



TRIO RESIDENTIAL LLC, "Referring Firm" refers TRIO and its affiliated property holding companies "Buyer" (collectively or individually "Trio") to \_\_\_\_\_, "Broker". Broker asserts that it is licensed to conduct business in: \_\_\_\_\_ (Fill in Licensed States). As outlined in this Broker Referral Agreement, "Agreement", Referral Fees are due from Broker to Referring Firm for representing Buyer in the closing of any homes for Buyer and under the Trio lease-to-own program, "Referred Business".

**Business To Be Conducted:** Trio operates a residential home lease-to-own financing program offering 1 to 5 year financing through the use of a residential lease with an option to purchase most similar to an auto lease. Brokers can earn standard commissions for working with their clients to find a qualified home and financing their home with Trio. Additionally, Trio provides referrals to approved participating brokers, "Trio Qualified Agents", from consumers contacting Trio directly "Referrals". This Broker Referral Agreement, "Agreement", outlines the referral fee due to Trio for representing Buyer for Trio related closings.

**Referral Fee:** Broker shall pay Referring Firm a referral fee and/or transaction fee in accordance with the attached Trio Agent Compensation addendum. Fees shall be paid to Trio Residential LLC through closing and included in the Commission Disbursement Form prepared by Broker (a copy of which shall be provided to Referring Firm). Should the Fee owed not be paid by escrow then Broker shall pay the Referral Fee directly to Referring Firm within three business days of closing at the address noted below. This Referral Fee is typically 25% of the selling office commission and may be changed by Trio at any time upon written notice to Broker.

**Other Business:** Should a Referral not close a transaction with Trio, then for 12 months following the date of an accepted referral, Broker agrees to pay a referral fee of 25% to Referring Firm on all other business generated from said Referral (i.e. Rental Commission, Selling Office Commission, Listing Office Commission). Should Broker not pay the referral fee for any Other Business, and Trio subsequently discovers a commission was paid to Broker related to a Referral, then Broker shall be obligated to pay 50% of the commission to Referring Firm as a penalty.

**Term:** This Agreement shall be binding upon all parties for an initial term of 12 months. Thereafter, this agreement shall continue for subsequent 12 month periods from the date of any Referral unless terminated in writing by either party.

**Minimum Expectations:** Should Broker fail to meet Trio's minimum expectations as outlined on the Agent Compensation addendum, then upon written notice from Trio, Broker may be removed from representation and replaced by a Broker of Trio's selection. Compensation is then adjusted to 50% of the resulting commission provided the Broker cooperates with Trio or 0% should the Broker not cooperate.

**Attachment:** Trio Agent Compensation Addendum

**Agreed and Accepted**

**REFERRING FIRM**

TRIO RESIDENTIAL LLC

By: \_\_\_\_\_ Date: \_\_\_\_\_

Darryl Lewis  
Its: Designated Broker

601 108th Avenue NE, Suite 1900  
Bellevue, WA 98004  
Fax: 855-FAX-TRIO  
License #: 18546

**BROKER**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

License #: \_\_\_\_\_  
Its: Designated Broker

Referral Broker: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

License #: \_\_\_\_\_

*Confidential*