

REAL ESTATE AGENT INDEPENDENT CONTRACTOR AGREEMENT

(BETWEEN THE AGENCY AND THE SALESPERSON)

I. The Parties. This Real Estate Agent Independent Contractor Agreement ("Agreement") is made on _____, 20____ ("Effective Date"), by and between _____ ("Salesperson")

AND

_____, with a principal office address of _____,
City of _____, State of _____ ("Agency").

The Salesperson and Agency, collectively the "Parties", agree as follows:

II. The Salesperson. The Salesperson is a licensed real estate agent in the State of _____. In accordance with State law, the Salesperson is duly qualified to solicit real estate as a service to the general public.

- a.) **Status.** The Parties agree that the services provided by the Salesperson are as an Independent Contractor and no other legal relationship exists or is implied. Nothing in this Agreement shall constitute an offer of employment, a partnership, a joint venture, or any other form of relationship other than the Salesperson's relationship with the Agency.
- b.) **Licensing.** At the Salesperson's own expense, he or she will be required to remain in "good standing", or the State's equivalent, through the term of this Agreement. In the event the license issues to the Salesperson is revoked suspended, or not renewed for any reason, the Salesperson shall automatically terminate effective the date of termination provided. The Salesperson agrees to hold the Agency harmless in any case related to licensing.
- c.) **Board of Realtors.** Under this Agreement, the Salesperson is: (check one)
 - ☐ - **Required** to apply and become a paying dues member to the local Association of Realtors board within _____ days of the Effective Date.
 - ☐ - **Not Required** to apply and become a paying dues member to the local Association of Realtors board.
- d.) **Fines.** The Salesperson is entirely responsible for any fines or judgments made against them, including payment, in regards to the Real Estate Commission, the National Association of Realtors, or any other regulatory institution.
- e.) **Best Efforts.** Salesperson shall exert his/her best efforts in all activities related to the listing, selling, leasing, or exchanging of real property and will always and at all times conduct himself/herself in full compliance with local state, and federal statutes, rules and guidelines and in a way that reflects the high standards of the Agency.
- f.) **Fees.** The Salesperson agrees to pay for all fees and expenses incurred in the process of selling real estate except: _____

- g.) **Draw.** The Salesperson: (check one)
 - ☐ - **Shall not** be paid a Draw on future commissions.
 - ☐ - **Shall be paid** a Draw on future commissions in the amount of \$ _____ every ☐ week ☐ month. This Draw shall be paid-back by the Salesperson under an arrangement made by the Agency. This Draw shall last for/until _____.

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Julien Coallier



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[The Independent Contractor in Real Estate](#) National Association of Realtors. Legal Affairs Dept, 1977

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