



AAXY Services LLC DBA All Side Realty

Texas Licensed Real Estate Company, TREC lic # 537407
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Dear agent:

Starting from Feb. 1st, 2015 (including any contracts signed on or after this day), broker splits on all transactions will be adjusted as below.

I. Buy/Sell(All Side Realty represents buyer or seller):

Agent can decide how much to charge your clients. Broker charge will be **a)** \$149 for all transactions with purchase/sell price no more than \$100,000 or **b)** \$149 plus 0.03% of sales price. For example, if the contract price is \$200,000, broker split will be $\$149 + 0.03\% \times 200,000 = 149 + 60 = \209 .
For new agent without experience, first 5 Texas transactions, broker charge 10% of total commission received or above stated split, whichever is higher.

II. Leasing (All Side Realty represents landlord or tenant):

Broker charge will be **a)** \$70 for all leasing services with full monthly rent no more than \$1000 or **b)** $\$70 + 1\% \times (\text{one full month rent})$. For example if a leasing is for monthly rent of \$1500, broker fee will be $\$70 + 1\% \times \$1500 = 70 + 15 = \$85$.

III. Property management (All Side Realty represents landlord):

1. When All Side Realty provides full management services to clients procured by agent, agent will get a one time commission equal to one full month ^{management fee} ~~rent~~ after first 3 month rent received. As an option, agent can keep his/her name as agent/manager on the transaction so agent can keep track and won't loss the client for future buy/sell.

2. When All Side Realty only provides fund handling and accounting service: (ASR will handle all fund related services and issue 1098s, 1099s). ASR charges 100% management fee, agent can keep his/her name as agent/manager on the transaction and earn profit in repairs and charge fees for eviction and other issues.

3. When agent him/herself provides full management services, it will be discussed case by case. The general guideline is the agent must have **a)** over \$50,000 personal assets or 3 times of total monthly rent of all the properties he/she will manage, whichever is higher or **b)** the same amount in fidelity bond. Company will charge 10% to 30% of total management fees received. Agent must report transaction details and financial statements including all related bank statements to company in regular base.

IV. Other services.

Company will charge 10% of total commission/compensation or minimum \$25 of the total funds received from clients, whichever is higher.

All Agents must report all transaction/contract or official documents with clients in 5 days when the contract is available to agents including non closed contracts/documents. If agent violates this rule and causes any company loss, agent agrees to be responsible for all financial losses including broker time (\$100 per hour for broker and \$60 per hour for assistant time) and attorney cost.

All issues that are not defined in this document will be discussed case by case and need to be reviewed and agreed with broker. Please do not hesitate to contact our company broker if you have any question.

Agent Signature:

Date: