

Idaho Addendum to the Real Broker, LLC Independent Contractor Agreement

Real Broker, LLC makes this addendum a part of the Independent Contractor's Agreement to set forth state-specific policies and procedures for an agent ("Agent") affiliating with the company in the State of Idaho. This Addendum supersedes all previous Idaho addenda. The Company reserves the right to modify, suspend, or discontinue any of the terms, policies, procedures and/or benefits described in this addendum with proper notice.

All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include reference to this Addendum and any other addenda attached to the Agreement, which are hereby incorporated by reference.

BROKER CONTACT INFORMATION

Company Name: Real Broker LLC
Company State License #: LC54829

State Broker Name: Gerald Allen 'Jerry' Dalton
State Broker License #: DB33985
Phone: 208-841-3088
Email: idbroker@therealbrokerage.com

MEETINGS

Last Thursday of every month at 10:00 AM (MST)

AGENCY RELATIONSHIPS

Agent shall deliver to a prospective buyer or seller at the first substantial contact the agency disclosure brochure adopted or approved by the Idaho real estate commission. Agent shall obtain a signed and dated record of buyer or seller's receipt of the agency disclosure brochure.

Types of Agency Relationships- Single Agency, Limited Dual Agency without Assigned Agents and Limited Dual Agency with Assigned Agents

EARNEST MONEY

To be held at closing company (title company), or cooperating brokerage's trust account. Real Broker LLC in the state of Idaho does not maintain a trust account and cannot hold earnest money.

CONTINUING EDUCATION

Twelve (12) elective hours, two (2) commission core classes as well as one state-approved ethics class every two (2) years, to be completed by the last business day of the licensee's birth-month.

LICENSE RENEWAL

One-year after initial licensure, and every subsequent two years.

COMMISSION PAYMENTS

Idaho is a split-check state. In order to utilize a split check through the closing company, licensee agrees to have a broker-approved Commission Disbursement Authorization (CDA) sent to the closing company no later than the date of close of escrow. If the licensee does not have an approved CDA by close of escrow, funds will be sent to Real Broker LLC for distribution. Funds will not be distributed until a broker-approved CDA is submitted. Licensee agrees to hold Real Broker LLC harmless for any injury (monetary or otherwise) related to delayed funds resulting from licensee's failure to provide a timely CDA.

DOCUMENT SUBMISSION/REVIEW

Agents will submit all relevant and necessary transaction documentation to the designated broker within 3 business days of execution. Failure to submit documentation to the designated broker in a timely manner may result in license deactivation and/or termination from Real Broker LLC. Repeated failure to submit documentation to the designated broker WILL result in license deactivation, termination from Real Broker LLC, and reporting to the Idaho Real Estate Commission Disciplinary Board.

MARKETING/ADVERTISING

Real Broker, LLC must be "Prominent" in ALL real estate advertising, including but not limited to: real estate signage, business cards, social media and websites.

TEAMS/ALTERNATIVE NAME REGISTRATION

Team names do not need to be approved or registered with the Idaho Real Estate Commission. However, if a team wants their name to be recognized by their local MLS, they will need to comply with local MLS rules regarding registration.

PERSONAL ASSISTANTS (Licensed/Unlicensed)

Personal assistants are recommended to be active licensees with the Idaho Real Estate Commission.

License law prohibits unlicensed persons from negotiating, listing or selling real property. Unlicensed assistants should never independently draft legal documents such as listing and sales contracts, nor should they offer opinions, advice or interpretations in relation to those documents. In addition, unlicensed assistants should not distribute any information concerning a listed property other than that

prepared by the employing broker or licensee. Licensees should not directly share commissions with unlicensed assistants. An assistant may be paid on a per transaction basis as part of a regulated real estate transaction. Unlicensed assistants may not provide property access to prospective buyers.

BOARD AFFILIATIONS

Coeur d'Alene Regional REALTORS
Lewis Clark BOR
Selkirk AOR
Boise Regional REALTORS
Caldwell BOR
Mountain Central AOR
Nampa AOR
Mini Cassia AOR
Sun Valley BOR
Western Magic Valley REALTORS
Greater Idaho Falls AOR
Greater Pocatello AOR

MLS AFFILIATIONS

Intermountain MLS
Selkirk MLS
Coeur D'Alene MLS
Mountain Central MLS
Snake River MLS
Teton MLS

HELPFUL LINKS/RESOURCES

[Idaho Real Estate License Law](#)