

OHIO ADDENDUM TO THE INDEPENDENT CONTRACTOR AGREEMENT

Real Brokerage Technologies Inc./DBA Real Ohio, a California corporate entity of Real Broker LLC (**Company**), makes this addendum a part of the Independent Contractor's Agreement for agents affiliating with it in the State of Ohio (**Agent**). This addendum supersedes all previous Ohio addendums. While every effort is made to keep the contents of this document current, 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.

Mandatory Company Policy For State of Ohio

In addition to the Independent Contractor's Agreement signed by the licensee and the Ohio Revised Code, Chapter 4735.54 the following are enacted and applicable to an Agent affiliated with Company in the State of Ohio:

- (1) The types of agency relationships an affiliated Agent may establish are:
 - (a) Dual Agency - **Only** if the Agent has complied with the requirements set forth in Section 4735.71 of the Ohio Revised Code. An Agent shall not consider a dual agency relationship to exist if a party to a real estate transaction refuses to consent to dual agency.
 - (b) Representing a Purchaser or Buyer
 - (c) Representing a Seller
- (2) Agent will have an "Agency Disclosure Statement" signed by each party the Agent and the brokerage represents in an agency relationship.
- (3) Agent will provide the "Consumer Guide to Agency Relationships" to every purchaser or seller before an agency relationship is established. Should a purchaser or seller decline to sign the form, Agent shall note on the bottom of the form (a) The party(ies) to whom the form was presented; (b) The date and time the form was presented; (c) The fact that the party(ies) declines to sign the form; and (d) The reason the party(ies) declined to sign the form, if known. (Ohio Administrative Code 13:01:5-6(A)(1))
- (4) Signed documentation obtained from a party shall be stored separately from any other party and shall remain confidential, even after the transaction closes.
- (5) Verbal information obtained from a party shall remain confidential and not be disseminated in any way without written authorization of the party, even after the transaction closes.

Ohio Statewide Business Meetings:

Unless otherwise announced, Ohio statewide business meetings will be held the first Tuesday of every month at 11:00 am EST. All agents are strongly encouraged to attend.

LOCATION: Zoom

Workplace Posts:

Workplace (software designed by Facebook) serves as the Company's main form of communications with the Agent. The designated broker for the State of Ohio will post articles on Workplace having to do with various areas of real estate activities. It is extremely important that the Agent remain up to date with the information found in these articles and posts and comply with the information provided therein.

Active License & License Renewal

Pursuant to Section 4735.02 of the Ohio Revised Code, an agent affiliated with the Company must retain an active license with the State of Ohio. It is the sole responsibility of the Agent to obtain continuing education to comply with the State of Ohio requirements for license renewal. An agent failing to obtain the requisite amount of continuing education will be subject to separation. No real estate activities requiring a license may be performed if the license is not in an active status.

ADVERTISING - Properties the Agent does not own

Any licensed real estate broker or salesperson who advertises to buy, sell, exchange, or lease a property the licensee does not own, shall be identified in the advertisement by name and indicate the name of the brokerage with which the licensee is affiliated.

(Pursuant to Section 4735.16(B)(1))

ADVERTISING - Properties the Agent does own

Any licensed real estate broker or salesperson who advertises to buy, sell, exchange, or lease a property the licensee does own, shall be identified in the advertisement by name and indicate that the property is agent owned, and if the property is listed with a real estate brokerage, the advertisement shall also indicate the name of the brokerage with which the property is listed. (Pursuant to Section 4735.16(B)(2))

Size of the Name of the Company and Agent on Advertisements

The name of the Company (Real Brokerage Technologies, Inc) must be larger than the name of the Agent (salesperson) displayed in the advertisement. (Pursuant to Section 4735.16(B)(3))

BUSINESS CARDS

- An agent's name **cannot** be bigger than the brokerage's name. However, the brokerage name and logo needs to be prominently displayed in all marketing.
- Agent may use an approved DBA or nickname (nickname must be approved by the Ohio Division of Real Estate) on a business card.
- Agent's phone number does not need to clearly state the type of phone it is ("Office", "Cell", etc.).
- License number of the Agent Does not need to be on the business card.

- Brokerage license number and contact number do not need to be on the business card.

YARD SIGNS

- An agent's name may not be larger than the brokerage's name.
- Agents may use an approved DBA or nickname on a yard sign.
- Agent's phone number does not need to clearly state the type of phone it is ("Office", "Cell", etc.)
- Agent's license number does not need to be on the yard on a business card.
- Brokerage license number does not need to be on the yard sign.
- Brokerage contact number does not need to be on the yard sign.
- Yard signs can be any size. However, some HOAs have restrictions on size.

WEBSITE

- An agent's name may not be bigger than the brokerage's name.
- Agent may use an approved DBA or nickname on a website.
- Agent's phone number does not need to clearly state the type of phone it is ("Office", "Cell", etc.).
- Agent's license number does not need to be on their website.
- Brokerage license and number do not need to be on a website.
- In Ohio, an Agent's website is not required to list all states that brokerage is licensed in.
- Agent's website does not need to link to the brokerage's corporate website (www.joinreal.com).

GENERAL ADVERTISING REQUIREMENTS

- An agent's name may not be larger than the brokerage's name.
- An agent may use an approved DBA or nickname on advertisements. (Reminder: No DBA or nickname may be used until it has been approved by the ODRE and the broker.)
- Agent's phone number does not need to clearly state the type of phone it is ("Office", "Cell", etc.).
- Agent's license number does not need to be included on the advertisement.
- Brokerage license number is not required to be on the advertisement.
- Brokerage contact number is not required to be on the advertisement.
- For social media, follow the same rules as above.
- An Agent must have written permission to share another brokerage's listings.

UNLICENSED ASSISTANTS

Agents must be very careful with the activities they allow an unlicensed assistant to perform. It is unlawful for an unlicensed assistant to perform duties that require a license. Please refer to this guide from the Ohio Division of Real Estate.

CONTACT INFORMATION:

Ohio Real Broker Entity: Real Brokerage Technologies, Inc./DBA Real Ohio
License # 2020008417

Ohio Responsible Broker: Edward Hazners
License # 375801

Broker Email: OHBroker@therealbrokerage.com

Call / Text 440-391-1650

Main Address: 1991 Crocker Rd Suite 600

Mailing Address: Westlake, Ohio 44145

Support Contact Email: support@joinreal.com

Phone