



YOU DECIDE REFERRAL

LICENSE HANGING AGREEMENT

Nevada Real Estate Referral Brokerage

This License Hanging Agreement ("Agreement") is entered into as of the date signed below, by and between **You Decide Referral**, a Nevada-licensed real estate referral brokerage located at 5550 Painted Mirage Rd, STE 440, Las Vegas, NV 89149, operated by **Ken Calder, Broker, Nevada License No. B.1001777** ("Broker"), and the licensed real estate agent identified in the signature block below ("Agent").

By executing this Agreement, Agent agrees to hang their Nevada real estate license with You Decide Referral under the terms and conditions set forth herein. This Agreement is governed by the Nevada Revised Statutes (NRS) Chapter 645, the Realtor Code of Ethics, and the Fair Housing Act.

1. LICENSE HANGING

1.1 Agent agrees to transfer and hang their active Nevada real estate license with You Decide Referral for the duration of this Agreement.

1.2 License hanging is provided at **no cost** to the Agent. There are no setup fees, monthly fees, desk fees, or association dues charged by Broker under this Agreement.

1.3 Agent acknowledges that while hung with You Decide Referral, Agent operates solely as a referral agent and shall not independently list, represent buyers or sellers, or conduct any active real estate transaction without the express written consent of Broker.

1.4 Agent is responsible for maintaining their Nevada real estate license in active and good standing with the Nevada Real Estate Division (NRED) throughout the term of this Agreement, including all continuing education requirements and timely license renewal.

1.5 The \$20.00 NRED fee to transfer the license is the sole responsibility of the Agent and is paid directly to NRED.

Agent Initials

2. REFERRAL COMMISSIONS

2.1 Standard Referral Commission. When Agent refers a client to Broker or You Decide Realty and that client successfully closes a real estate transaction, Agent shall receive **thirty percent (30%)** of the gross commission received by the brokerage on that transaction.

2.2 New Construction Commission. When Agent refers a buyer who closes on a newly constructed home through a builder relationship established or managed by Broker, Agent shall receive **seventy percent (70%)** of the gross commission received by the brokerage on that transaction.

2.3 YDR Listing Sales. If Agent sells a listing held by You Decide Realty, Agent shall receive **seventy percent (70%)** of the gross commission received by the brokerage on that sale, subject to a separate written agreement for each transaction.

2.4 Commission Conditions. No referral commission is earned or owed until the applicable real estate transaction closes escrow and commission funds are received by the brokerage. In the event a transaction falls through prior to close, no commission is owed to Agent.

2.5 Payment Timeline. Earned referral commissions shall be paid to Agent within five (5) business days of the brokerage receiving commission funds. Payment shall be made via ACH direct deposit to Agent's designated bank account on file with Broker.

2.6 Referral Agreement Required. Each referral must be accompanied by a completed referral documentation form submitted to Broker prior to or at the time the referred client enters into a purchase or listing agreement. Broker reserves the right to decline any referral that does not meet this requirement.

3. INDEPENDENT CONTRACTOR STATUS

3.1 Agent is an independent contractor and not an employee, partner, or joint venturer of Broker or You Decide Referral. Nothing in this Agreement shall be construed to create an employment relationship between the parties.

3.2 Agent is solely responsible for all federal, state, and local taxes on any commissions or compensation received under this Agreement. Agent shall complete and return a valid IRS Form W-9 prior to receiving any commission payment.

3.3 Broker shall not control the manner or method by which Agent generates referrals, provided that Agent complies with all applicable laws, regulations, and the Realtor Code of Ethics.

4. AGENT OBLIGATIONS

4.1 Agent agrees to conduct all referral activities in compliance with the Nevada Revised Statutes, the Realtor Code of Ethics, the Fair Housing Act, and all other applicable federal, state, and local laws.

4.2 Agent shall not make any representations on behalf of Broker, You Decide Referral, or You Decide Realty beyond the scope of referring clients, without express written authorization from Broker.

4.3 Agent shall promptly notify Broker of any disciplinary action, license suspension, revocation, or legal proceeding involving Agent's real estate license.

4.4 Agent shall not refer clients to competing referral brokerages or collect duplicate referral fees for the same client from multiple brokerages.

Agent Initials

5. TERM AND TERMINATION

5.1 Term. This Agreement commences on the date signed by both parties and continues until terminated by either party.

5.2 Termination by Agent. Agent may terminate this Agreement at any time by providing written notice to Broker and completing the required NRED license transfer forms. Agent remains entitled to any earned commissions on transactions that closed prior to the effective date of termination.

5.3 Termination by Broker. Broker may terminate this Agreement immediately upon written notice to Agent in the event of: (a) violation of any law, regulation, or the Realtor Code of Ethics by Agent; (b) suspension or revocation of Agent's Nevada real estate license; or (c) any conduct that Broker determines, in Broker's reasonable discretion, to be detrimental to the brokerage.

5.4 Effect of Termination. Upon termination, Agent shall promptly transfer their license to another brokerage or place it on inactive status with NRED. Referral fees on transactions that have not yet closed at the time of termination shall be subject to Broker's sole discretion.

6. CONFIDENTIALITY

Agent agrees to keep confidential all non-public information regarding Broker's clients, transactions, business operations, commission structures, and proprietary processes. This obligation survives the termination of this Agreement.

7. LIMITATION OF LIABILITY

Broker's total liability to Agent for any claim arising under this Agreement shall not exceed the total commissions paid to Agent in the twelve (12) months preceding the claim. In no event shall Broker be liable for any indirect, incidental, or consequential damages.

8. GOVERNING LAW AND DISPUTE RESOLUTION

This Agreement shall be governed by the laws of the State of Nevada. Any dispute arising from this Agreement shall first be submitted to good faith mediation. If mediation is unsuccessful, disputes shall be resolved in the state or federal courts of Clark County, Nevada. The prevailing party shall be entitled to recover reasonable attorney's fees and costs.

9. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, or agreements. This Agreement may not be modified except by a written instrument signed by both parties. If any provision of this Agreement is found unenforceable, the remaining provisions shall remain in full force and effect.

REQUIRED DOCUMENTS — SUBMIT WITH THIS AGREEMENT

	Document	Notes
■	This signed License Hanging Agreement	All pages initialed

Agent Initials

■	NRED Form 504 — Real Estate License Change Form	Signed and dated
■	NRED Form 505 — Termination by Broker	Signed by current broker
■	IRS Form W-9	Signed and dated
■	Copy of Nevada Driver's License or Government-Issued ID	Legible copy
■	Voided check or bank letter with ACH routing and account number	Required for commission payment

Email completed package to: ken@youdecidereferral.com | Questions: 702-843-0044

AGENT INFORMATION

Full Legal Name:	_____	NV License Number:	_____
Home Address:	_____	City / State / Zip:	_____
Phone Number:	_____	Email Address:	_____
Current / Prior Brokerage:	_____	Market Area:	_____
Payment Method:	ACH Direct Deposit (required — see banking info below)		

ACH BANKING INFORMATION

All commission payments are made via ACH direct deposit. Please provide your banking details below. This information is kept strictly confidential and used solely for commission payment.

Bank Name:	_____	Account Type:	<input type="checkbox"/> Checking <input type="checkbox"/> Savings
Account Holder Name:	_____		
Routing Number (9 digits):	_____	Account Number:	_____

A voided check or bank letter confirming routing and account numbers must be submitted with this agreement.

SIGNATURES

By signing below, the parties agree to all terms and conditions of this License Hanging Agreement. Agent acknowledges reading, understanding, and agreeing to all provisions set forth herein.

AGENT SIGNATURE

BROKER SIGNATURE

Agent Initials

Agent Signature	Date	Ken Calder, Broker NV B.1001777	Date
_____	_____	_____	_____
Print Full Name	You Decide Referral		

NV License Number			

FOR BROKER USE ONLY

Date Received:	_____	License Transfer Submitted to NRED:	_____
NRED Confirmation #:	_____	Setup Complete:	_____
Notes:			

LEGAL NOTICE: This Agreement is a template prepared for informational purposes. You Decide Referral recommends that all parties consult with a licensed Nevada real estate attorney prior to execution. This document does not constitute legal advice. You Decide Referral complies fully with Nevada Revised Statutes Chapter 645, the Fair Housing Act, RESPA, and the Realtor Code of Ethics.

Agent Initials