

COMMERCIAL MORTGAGE REFERRAL FEE AGREEMENT

THIS AGREEMENT entered into on this ____ day of _____, 20____, between Domerus LLC, whose principal place of business is at 118 W. Streetsboro, Suite #246, Hudson, OH 44236 USA, hereinafter referred to as “Broker”, and _____, whose principal place of business is at _____, hereinafter referred to as the “Referrer”, together hereinafter referred to as “Parties”.

WHEREAS, Referrer has contact(s) who desire to secure various commercial mortgages through Broker.

NOW, THEREFORE, in consideration of the premise and the mutual promises and covenants contained herein, the Parties agree as follows:

1. **Term and Termination:** The Term of this Agreement shall commence on the Effective Date and shall continue in full force and effect for a period of 24 months from the date of this Agreement (the “Term”), unless earlier terminated by either party in writing.
2. **Referral Fee:** Broker shall pay to Referrer a one-time referral commission equal to 20% (twenty per cent) of that Origination Fee that is earned by Broker, only upon the funding of any mortgage to Referrer’s contact under this Agreement, and will be payable to Referrer within 15 banking days of Broker receiving commission disbursement from Lender.
3. **Broker Discretion:** The Referring Party understands and agrees that Broker shall be entirely free to accept or reject any referrals Referring Party provides.
4. **Survival:** If any provision of this Agreement is deemed void by any court of competent jurisdiction, the remaining provisions shall remain in force and effect.
5. **Entire Agreement:** This Agreement contains the entire understanding between the Parties, and any waiver, amendment or modification to this Agreement is subject to the above conditions and must be attached to this Agreement.
6. **Governing Law:** This Agreement shall be governed by the laws of Ohio, without giving effect to the principles of conflicts of law.

By signing below, the undersigned hereby understands and agrees to the above terms and voluntarily enters into this legally binding Agreement.

An email or facsimile copy of this Agreement shall constitute a legal and binding instrument.

By: _____
Chris Duliga, Domerus LLC

Date: _____

By: _____
(print name)

Date: _____