

SUBAGENT AGREEMENT

This Subagent Agreement (“Agreement”) is made this ___ day of _____, 201___, by and between Great White Enterprises, LLC, a Wisconsin limited liability company having an office address of 5058 O’Reilly Road, Omro, Wisconsin, 54963, a real estate brokerage firm licensed in the State of Wisconsin having a broker number of 55826-90 (“Great White”) and _____, a real estate professional licensed in the State of Wisconsin and having an office address of _____, and a license number of _____ (“Subagent”).

WHEREAS, Great White is a real estate brokerage firm licensed in the State of Wisconsin; and

WHEREAS, Great White offers flat fee limited service real estate brokerage services, flat fee limited full service real estate brokerage services and flat fee full service real estate brokerage services in the State of Wisconsin, with the specific level of real estate brokerage services being provided to a particular seller dependent upon which option the seller chooses; and

WHEREAS, Subagent is a licensed real estate broker in the State of Wisconsin who is able to provide real estate brokerage services to sellers of property, and who desires to provide such services to sellers or potential sellers.

NOW, THEREFORE, the parties hereby agree as follows:

AGREEMENT

1. The term “Seller” is any individual or entity which enters into a Listing Contract with Great White for the sale of Seller’s property in the State of Wisconsin.

2. Subagent agrees that if a potential seller makes contact with Subagent, and indicates that the potential seller wishes to enter into a listing contract with Great White, then Subagent will meet with the potential seller and review the Great White service options which best suits the potential seller. These service options are: (a) flat fee limited service; (b) flat fee limited full service and (c) flat fee full service.

3. Subagent will then complete the appropriate WB-1 or WB-3 listing contracts, together with the appropriate attachments and Great White Addendums, consistent with Wisconsin Department of Regulations and Licensing standards, have them signed by the Seller and Subagent, collect the appropriate non-refundable flat fee, and submit all of the same to Great White within two days of signing. Within two business days of Great White’s receipt of the same, Great White will mail Subagent its portion of the non-refundable flat fee that is immediately due and payable. The breakdown of the flat fees is set forth on Exhibit A.

4. If Great White is contacted by a potential seller, who desires to sell (residential) (vacant land) property in the Subagent's exclusive area, as defined in paragraph 10, Great White will refer said potential seller to Subagent. Subagent will then meet with the potential seller, and perform the duties and obligations set forth in paragraphs 2 and 3 herein. Upon Great White's receipt of the items referenced in paragraph 3, Great White will send Subagent's portion of the non-refundable flat fee.

5. After the listing contract has been entered into with the Seller, the Subagent will perform all of the obligations and services of the broker as set forth in the listing contract, addendums and attachments thereto, and will do so consistent with all Wisconsin Department of Regulations and Licensing Standards, and with all terms, conditions and requirements set forth in the listing contract and the addendums and attachments thereto.

6. It is mandatory that Subagent place listing contracts and appropriate information on the South Central Wisconsin MLS. Go to South Central Wisconsin MLS for information and joining. They may be reached at 608-240-2800 or South Central Wisconsin MLS.com. Subagents who do not want to join South Central Wisconsin MLS MUST sign an MLS CO-LISTING AGREEMENT. Conditions are: Properties which are listed with a Participant and a non-participant of the South Central Wisconsin MLS may be submitted for publication provided said non-participant is a Realtor and is a member of another Realtor MLS or CIREX, and provided said non-participant agrees in writing to abide by the rules and regulations of the South Central Wisconsin MLS. See, Listing Information/Submitting Listings/Co-Listing with Non-Members on the South Central Wisconsin MLS.com website.

7. It is mandatory that Subagents place listing contracts and information on South Central Wisconsin MLS. It is mandatory that Subagents go to: Internet/IDX/ListHub and enter "Yes", that your seller would like their listing to appear on the Internet.

Subagents must then go to ListHub setup and create an account. It is free.

When Subagent sets up their ListHub account, it is mandatory that they choose "Subscribe to All" or "Maximum Marketing". This feature will place all their listings on ListHub's current channel list.

8. Regarding real estate signs, in an effort to develop continuity over a large geographic area, Great White has developed a standardized yard sign design. The use of Great White sign design is mandatory. See Exhibit A for additional details.

9. It is possible that in addition to a flat fee, a Seller may also owe Great White a commission on the sale of Seller's property. To the extent Great White is entitled to a commission on the sale of Seller's property, Great White will pay to Subagent One Hundred (100%) percent of whatever net commission Great White receives; in which case Subagent will not be entitled to any commission which Seller has otherwise offered to cooperating brokers. However, if this Agreement has terminated prior to the closing of the sale, then Subagent will receive no commission from that sale.

10. Great White will divide Wisconsin's 72 counties into exclusive areas, made up of no less than one (1) entire county. Each area will have one subagent who will act as subagent to

Great White. Great White may allow up to two (2) subagents per area, providing this arrangement is agreeable to both subagent and Great White. The exclusive area for Subagent shall be the following Wisconsin counties:

- A. D.
- B. E.
- C. F.

11. Either party may terminate this Agreement by sixty (60) day written notice.

12. Subagent will have Errors and Omissions Insurance, with terms and limits acceptable to Great White. Subagent shall provide its Errors and Insurance information on Exhibit A.

13. Great White's use of subagents throughout the State of Wisconsin does not constitute a violation of any anti-trust law, price fixing or group boycott as defined by the Department of Regulations and Licensing.

14. This Subagent Agreement was drafted by Attorney Douglas D. Hahn of the Menn Law Firm, Ltd., Appleton, Wisconsin, as attorney for Great White Enterprises, LLC.

GREAT WHITE ENTERPRISES, LLC:

SUBAGENT

By: _____
Paul C. Landig, Managing Member
Address: 5058 O'Reilly Road
Omro, Wisconsin 54963
Email: paul@greatwhiteenterprises.com
Fax: 920-685-0688

By: _____
Address: _____

Email: _____
Fax: _____