

# GoldLine Realty Partners

## The Agent Opportunity

◆ 100% Commission ◆ GoldLine AI™ ◆ Northwest Houston ◆

### THE GOLDLINE MODEL IN PLAIN ENGLISH

GoldLine Realty Partners operates on a 100% commission model. Agents keep every dollar of their commission minus a flat annual membership, an E&O reimbursement, and a per-transaction fee — most of which the client covers at closing. There are no splits. There are no percentage royalties. There are no franchise fees taken from your production.

### ANNUAL FEES — PAID TO BROKERAGE

Fee	Amount	Payment Schedule	Notes
Annual Membership — Solo Agent	\$500	Due at sponsorship	Covers brokerage access & GoldLine systems
Annual Membership — Team Leader	\$1,500	Due at sponsorship	Covers team brokerage access & GoldLine systems
E&O Insurance Reimbursement	\$495 / year	\$247.50 at sponsorship + \$247.50 July 1st	Annual renewal each July 1st
Admin / Document / Retention Fee	\$150 per transaction	Per closing	May be passed to client with disclosure + signature

The Admin/Document/Retention Fee of \$150 is charged on every transaction and may be disclosed to and paid by the buyer or seller at closing as an itemized line on the settlement statement, per TREC guidelines.

### RESIDENTIAL TRANSACTION FEE SCHEDULE

Sale Price Range	Transaction Fee	Admin/Doc Fee	Total Brokerage Fee	Passable to Client?
Up to \$599,999	\$150	\$150	\$300	Yes — with disclosure + signature
\$600,000 – \$999,999	\$275	\$150	\$425	Yes — with disclosure + signature
\$1,000,000 – \$1,049,999	\$500	\$150	\$650	Yes — with disclosure + signature
\$1,050,000 – \$1,099,999	\$550	\$150	\$700	Yes — with disclosure + signature

\$1,100,000 – \$1,149,999	\$600	\$150	\$750	Yes — with disclosure + signature
\$1,150,000 – \$1,199,999	\$650	\$150	\$800	Yes — with disclosure + signature
\$1,200,000+	\$700+ (see note)	\$150	\$850+	Yes — with disclosure + signature

Residential fees above \$1,000,000 start at \$500 and increase by \$50 for each \$50,000 increment. Example: \$1,200,000 sale = \$500 base + (4 increments × \$50) = \$700 transaction fee.

### COMMERCIAL TRANSACTION FEE SCHEDULE (SALE OR LEASE)

Sale / Lease Value	Transaction Fee	Admin/Doc Fee	Total Brokerage Fee	Passable to Client?
Up to \$999,999	\$500	\$150	\$650	Yes — with disclosure + signature
\$1,000,000 – \$1,499,999	\$700	\$150	\$850	Yes — with disclosure + signature
\$1,500,000 – \$1,549,999	\$750	\$150	\$900	Yes — with disclosure + signature
\$1,550,000 – \$1,599,999	\$800	\$150	\$950	Yes — with disclosure + signature
\$1,600,000 – \$1,649,999	\$850	\$150	\$1,000	Yes — with disclosure + signature
\$1,650,000+	\$900+ (see note)	\$150	\$1,050+	Yes — with disclosure + signature

Commercial fees above \$1,500,000 start at \$750 and increase by \$50 for each \$50,000 increment. Applies to both commercial sales and leases.

### BROKER-REFERRED LEAD SPLIT

40% of GCI paid to the Broker on any transaction sourced from a broker-provided lead. The agent retains 60% of GCI. All standard transaction fees still apply. This split applies exclusively to leads originated and assigned by GoldLine — not the agent's own prospecting, sphere of influence, or self-generated business. Acceptance of broker-referred leads is always at the agent's discretion.

This is the only circumstance under which GoldLine takes a percentage of an agent's commission. On every other transaction, the agent keeps 100% of their GCI minus the flat fees above.

## WHAT YOUR COMMISSION MATH LOOKS LIKE

The following examples use real NW Houston production numbers to show what the GoldLine fee structure means in actual take-home dollars compared to a standard split-based brokerage.

Production Profile	Gross Commission	At 70% Split (current)	At GoldLine (100%)	Annual Difference
8 closings @ \$450K avg, 3%	\$108,000	<b>\$70,800 (you keep)</b>	\$103,700	+ \$32,900
12 closings @ \$550K avg, 3%	\$198,000	\$133,800 (you keep)	\$193,200	+ \$59,400
18 closings @ \$650K avg, 3%	\$351,000	<b>\$240,450 (you keep)</b>	\$344,550	+ \$104,100
24 closings @ \$750K avg, 3%	\$540,000	\$372,000 (you keep)	\$530,700	+ \$158,700
10 closings @ \$1.2M avg, 3%	\$360,000	<b>\$246,000 (you keep)</b>	\$352,500	+ \$106,500

GoldLine figures above use solo agent membership (\$500), E&O (\$495), and estimated transaction + admin fees at each price tier. Client-passable fees assumed absorbed by client.

## WHO THRIVES AT GOLDLINE

<p><b>Experienced agents who are done with:</b></p> <ul style="list-style-type: none"> <li>• Watching 30–50% of every commission go to someone else's overhead</li> <li>• Paying brand fees for a name that doesn't help them win listings</li> <li>• Being a production number at a franchise brokerage</li> <li>• Getting generic training that ignores the NW Houston market</li> <li>• Rebuilding listing copy, scripts, and follow-up from scratch on every deal</li> </ul>	<p><b>GoldLine gives every agent:</b></p> <ul style="list-style-type: none"> <li>• 100% of every commission they earn</li> <li>• A complete AI system built for Cypress, Katy, Bridgeland, and Tomball</li> <li>• Three proprietary playbooks that eliminate guesswork on every transaction</li> <li>• A practice simulator that builds confidence before every listing appointment</li> <li>• A broker who answers the phone — no layers, no corporate structure</li> </ul>
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*"At most brokerages, you rent a desk and a logo.*

At GoldLine, you own your business — and we give you the system to run it."

— GoldLine Realty Partners, Northwest Houston