

## Joint Venture Agreement

**Purpose:** This Agreement is established exclusively for the purpose of participating in the No One Left Behind Challenge. The goal is to collaborate on closing real estate wholesaling deals and sharing the accompanying assignment fees. This Agreement and its terms shall automatically expire three (3) months after the conclusion of the No One Left Behind Challenge.

This Joint Venture Agreement (the "Agreement") is entered into as of the date below by and between:

**Name of Party 1:** \_\_\_\_\_ ("Party 1")

**Name of Party 2:** \_\_\_\_\_ ("Party 2")

**Collectively referred to as the "Parties."**

### Joint Venture Terms:

1. **Entity Name for Contracts:** All contracts for real estate wholesaling deals executed under this Agreement will be written in the name of:  
\_\_\_\_\_.
2. **Responsibilities:**
  - Party 1 shall be responsible for:  
\_\_\_\_\_.
  - Party 2 shall be responsible for:  
\_\_\_\_\_.
3. **Assignment Fee Distribution:** The Parties agree to distribute the assignment fees as follows:
  - Party 1: \_\_\_\_\_% of the assignment fee.
  - Party 2: \_\_\_\_\_% of the assignment fee.
4. If Party 2 (salesperson/closer) also manages the Dispositioning of the property, they shall be entitled to an additional fixed amount of \$\_\_\_\_\_ or an additional percentage of \_\_\_\_\_% of the assignment fee.
5. **Deductible Expenses:** Deductible expenses are not required but may be deducted from the gross proceeds. These include:
  - Lead generation costs.
  - Transaction Coordination expenses.
  - Any other agreed-upon costs necessary to complete the transaction.
6. **Additional Terms and Conditions:**
  - Both Parties shall work in good faith to complete all transactions.
  - Any disputes arising under this Agreement shall be resolved through mediation prior to pursuing other legal remedies.
  - Confidentiality: All deal-related information shall remain confidential unless otherwise agreed upon in writing.

- Amendments: This Agreement may be amended only by a written document signed by both Parties.

**Termination:** This Agreement shall automatically terminate three (3) months after the conclusion of the No One Left Behind Challenge or upon completion and distribution of all assignment fees, whichever occurs later. Any leads generated from the No One Left Behind Challenge will belong to Party 1 after the three months. An extension agreement can be put in place for additional time.

**Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of \_\_\_\_\_.

**Signatures:**

Party 1: Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Party 2: Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_