

COMMERCIAL MENTORSHIP PROGRAM ADDENDUM

Agreement made this ____ day of _____, 2022, by and between _____ hereinafter referred to as “Broker,” Mentor and Keller Williams Realty DTC, LLC.

This Commercial Mentorship Addendum (“Addendum”) is made as of the Date above, by and between the Market Center, Commercial Advisor and Broker and amends the terms of both the Commercial Advisor’s and the Broker’s Independent Contractor Agreements with the Market Center. In the event of a conflict between this Addendum and the Broker’s or Commercial Advisor’s respective Independent Contractor Agreement, the terms of the Addendum shall govern.

RECITAL

Broker has recently begun the practice of commercial real estate at Keller Williams Realty DTC, LLC and acknowledges a lack of practical experience in the business.

TRANSACTION SUPERVISION / MENTORSHIP

The Broker will engage in Commercial Real Estate Brokerage. Brokers that join a team will be exempt from the Commercial Mentorship Program Addendum but will be required to complete the course requirements.

BROKER DUTIES

1. Broker is required to join the KW Commercial Group within 90 days of signing this Addendum.
2. Broker is required to join a commercial listing exchange service prior to signing any Listing Agreement.
3. Broker will acquire the Mentor’s approval of all contracts PRIOR to presentation for signature to a buyer/seller/landlord/tenant.
4. Broker will complete Costar training prior to or during enrollment with Costar.
5. Broker will attend “Intro to Commercial” webinar.
6. Broker will attend at least one (1) KW Commercial Monthly Member Update
7. Broker will complete CTMe Contracts or DocuSign Training
8. Broker will complete Advisor Addendum (this form) and include in first three (3) transactions.
9. Broker will give advisor reasonable timeframes to review all offers/contracts.
10. Broker will be committed to learning and following counsel of advisor.

ADVISOR DUTIES

1. Advisor is appointed by the Market Center, and by signing below accepts such appointment, to act as an additional supervising broker for real estate transactions conducted by Broker in the name of the Market Center.
2. Advisor shall review applicable contracts, associated paperwork and give advice to Broker to help ensure the Broker's transaction complies with the Market Center's Office Policy Manual, Colorado and federal law, the Colorado Real Estate Commission rules and regulations, those policies promulgated by the applicable national, state and local associations of Realtors, and Keller Williams Realty International's policies.
3. Advisor to be included in appropriate Command Opportunities file to monitor transactions from origination to close.
4. Advisor agrees to be reasonably available to offer guidance and answer questions for the Broker.

COMPENSATION

Referrals will not be considered as a sales transaction under the scope of this Addendum.

The split will be based on the net amount of the commission, i.e. after marketing and other transactional fees are deducted.

The commission for the first three (3) transactions will be shared, 50% to the Mentor, then 70/30 with the Brokerage.

CONFIDENTIALITY

Broker and Mentor understand that during the course of a transaction, they may be subject to sensitive and/or confidential information. Both Broker and Mentor agree to maintain the confidentiality of all parties. Confidential Information shall mean any information that is not publicly available and relates to Disclosing Party's: (1) business policies and practices; (2) proprietary business information, including without limitation, financial condition, organization and/or employee data and costs; (3) information received from others that Disclosing Party is obligated to treat as confidential or proprietary; and (4) any other information that the Disclosing Party deems to be confidential or proprietary. Confidential Information in any tangible medium may be marked "CONFIDENTIAL." Confidential Information shall also include other non-public information that reasonable ought to be deemed confidential given the circumstances of disclosure.

TERM

The term of this Addendum shall be: (1) The close of three (3) co-brokered transactions with a Mentor (which only one transaction may be a Lease). Or (2) Until such time that the Broker has demonstrated competency to work on their own.

TERMINATION

This Addendum may be unilaterally terminated by the Market Center at their discretion. In the event Broker leaves the Market center during the term of this Addendum, this Addendum shall remain in full force and affect for any of Broker's transactions closing at the Market Center.

In the event that the Mentor leaves the Market Center during the term of this Addendum, this Addendum shall be assignable by the Market Center to another Mentor. Leaving Mentor is not eligible for any compensation from Broker's transactions closed after termination.

Agreed to this ____ day of _____, 2022, in the city of, _____, Colorado.

Broker Signature

Mentor

Team Leader