CONTRACTUALLY REQUIRED DISCLOSURES

ARTICLE I – CONTRACT TERM

Section 1.1 – Effective Date. This Agreement shall become effective on the date on which the last party hereto executes it, as indicated by the dates set forth beside each party's signature, or, if no dates are set forth, on the date on which the last party hereto delivers its executed signature to the other party.

Section 1.2 – Initial Term. The initial term of this Agreement shall commence on the Effective Date and shall continue for a period of twenty-four (24) months thereafter, unless earlier terminated in accordance with the provisions of this Agreement.

Section 1.3 – Renewal Terms. Upon the expiration of the initial term, this Agreement shall automatically renew for successive renewal terms of twelve (12) months each, unless either party delivers written notice of non-renewal to the other party at least ninety (90) days prior to the end of the then-current term.

Section 1.4 – Termination for Convenience. Either party may terminate this Agreement for any reason or no reason upon ninety (90) days' prior written notice to the other party, subject to the payment obligations set forth in Article IV.

Section 1.5 – Termination for Cause. Either party may terminate this Agreement immediately upon written notice if the other party materially breaches any provision of this Agreement and fails to cure such breach within thirty (30) days after receiving written notice thereof.

Section 1.6 – Survival. The provisions of Articles V, VI, VII, and VIII shall survive the expiration or termination of this Agreement for any reason.

ARTICLE II – SCOPE OF SERVICES

Section 2.1 – Engagement. The Company hereby engages the Contractor, and the Contractor hereby accepts such engagement, to perform the services described in Exhibit A attached hereto and incorporated herein by reference (the "Services").

Section 2.2 – Standard of Performance. The Contractor shall perform the Services in a professional and workmanlike manner, consistent with generally accepted industry standards, and shall devote such time and attention as may be reasonably necessary to fulfill its obligations hereunder.

Section 2.3 – Subcontractors. The Contractor may not engage any subcontractor to perform any portion of the Services without the prior written consent of the Company, which consent shall not be unreasonably withheld, conditioned, or delayed.

Section 2.4 – Independent Contractor Relationship. The Contractor is an independent contractor and not an employee, partner, joint venturer, or agent of the Company. The Contractor shall have no authority to bind the Company to any obligation and shall not represent otherwise to any third party.

Section 2.5 – Tools and Equipment. The Contractor shall furnish all tools, equipment, and materials necessary to perform the Services, except as otherwise agreed in writing by the parties.

ARTICLE III – COMPENSATION AND PAYMENT

Section 3.1 – Fees. As compensation for the Services, the Company shall pay the Contractor the fees set forth in Exhibit B attached hereto and incorporated herein by reference.

Section 3.2 – Expenses. The Company shall reimburse the Contractor for reasonable, pre-approved, out-of-pocket expenses incurred in connection with the Services, upon submission of itemized receipts and documentation.

Section 3.3 – Invoicing. The Contractor shall submit invoices to the Company on a monthly basis. Each invoice shall describe the Services performed and the amounts due.

Section 3.4 – Payment Terms. The Company shall pay each undisputed invoice within thirty (30) days after receipt. Late payments shall bear interest at the rate of one and one-half percent (1.5%) per month.

Section 3.5 – Taxes. The Contractor shall be responsible for all taxes arising from the compensation paid hereunder, including but not limited to income taxes, self-employment taxes, and sales taxes.

ARTICLE IV – INTELLECTUAL PROPERTY

Section 4.1 – Ownership of Work Product. All work product, deliverables, inventions, and materials created by the Contractor in the performance of the Services shall be the sole and exclusive property of the Company.

Section 4.2 – Assignment. The Contractor hereby assigns to the Company all rights, title, and interest in and to the work product described in Section 4.1, including all intellectual property rights therein.

Section 4.3 – Pre-Existing Materials. The Contractor retains ownership of any pre-existing materials used in the performance of the Services, but grants the Company a perpetual, non-exclusive, royalty-free license to use such materials as incorporated in the work product.

ARTICLE V – CONFIDENTIALITY

Section 5.1 – Confidential Information. Each party acknowledges that it may receive confidential information of the other party in connection with this Agreement. Confidential information includes all non-public information designated as confidential or that reasonably should be understood to be confidential.

Section 5.2 – Obligations. Each party shall hold the other party's confidential information in strict confidence, shall not disclose it to any third party without prior written consent, and shall use it only for purposes of performing its obligations under this Agreement.

Section 5.3 – Exceptions. The obligations in Section 5.2 shall not apply to information that (a) is or becomes publicly available through no fault of the receiving party, (b) was rightfully known to the receiving party prior to disclosure, (c) is rightfully received from a third party without restriction, or (d) is required to be disclosed by law or court order.

ARTICLE VI – INDEMNIFICATION AND LIMITATION OF LIABILITY

Section 6.1 – Indemnification by Contractor. The Contractor shall indemnify, defend, and hold harmless the Company and its officers, directors, employees, and agents from and against any and all claims, losses, damages, liabilities, costs, and expenses (including reasonable attorneys' fees) arising out of or relating to the Contractor's breach of this Agreement, negligence, or willful misconduct.

Section 6.2 – Indemnification by Company. The Company shall indemnify, defend, and hold harmless the Contractor from and against any and all claims arising out of or relating to the Company's breach of this Agreement or the Company's use of the work product in violation of this Agreement.

Section 6.3 – Limitation of Liability. Except for breaches of Article V or Article VI, neither party shall be liable to the other for any indirect, incidental, consequential, special, or punitive damages, regardless of the theory of liability, even if advised of the possibility of such damages.

Section 6.4 – Cap on Liability. The aggregate liability of either party under this Agreement shall not exceed the total fees paid or payable by the Company to the Contractor during the twelve (12) months preceding the event giving rise to the claim.

ARTICLE VII – DISPUTE RESOLUTION

Section 7.1 – Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Delaware, without regard to its conflict of laws principles.

Section 7.2 – Jurisdiction. Any action or proceeding arising out of or relating to this Agreement shall be brought exclusively in the state or federal courts located in Wilmington, Delaware, and each party consents to the jurisdiction of such courts.

Section 7.3 – Waiver of Jury Trial. Each party hereby waives its right to a trial by jury in any action or proceeding arising out of or relating to this Agreement.

ARTICLE VIII – GENERAL PROVISIONS

Section 8.1 – Entire Agreement. This Agreement, including all exhibits attached hereto, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, and negotiations, whether written or oral.

Section 8.2 – Amendment. This Agreement may be amended only by a written instrument signed by both parties.

Section 8.3 – Notices. All notices under this Agreement shall be in writing and shall be deemed given when delivered personally, sent by confirmed email, or sent by certified mail, return receipt requested, to the addresses set forth on the signature page.

Section 8.4 – Assignment. Neither party may assign this Agreement or any rights or obligations hereunder without the prior written consent of the other party, except that the Company may assign this Agreement to a successor in connection with a merger, acquisition, or sale of substantially all of its assets.

Section 8.5 – Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid provision shall be reformed to the minimum extent necessary to make it enforceable.

Section 8.6 – Waiver. No waiver of any breach of this Agreement shall be deemed a waiver of any subsequent breach. No failure or delay in exercising any right hereunder shall operate as a waiver thereof.

Section 8.7 – Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Electronic signatures shall be deemed valid and binding.

Section 8.8 – Force Majeure. Neither party shall be liable for any failure or delay in performance under this Agreement to the extent such failure or delay is caused by events beyond the reasonable control of the party, including but not limited to acts of God, war, terrorism, pandemic, labor disputes, or governmental actions.

Section 8.9 – Headings. The headings in this Agreement are for convenience of reference only and shall not affect the interpretation of this Agreement.

Section 8.10 – No Third-Party Beneficiaries. This Agreement is for the benefit of the parties hereto and their permitted successors and assigns, and nothing herein shall confer any rights upon any third party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates set forth below.

Section 1 – Agent Training

Training Topic	Min. Hours	Delivery Method
Fair Housing Law	3 hours	Classroom or approved online
Ethics and Professional Conduct	3 hours	Classroom or approved online
Property Disclosures	2 hours	Classroom or approved online
Contract Law	3 hours	Classroom or approved online
Agency Relationships	2 hours	Classroom or approved online
Trust Account Management	2 hours	Classroom or approved online

Section 2 – Continuing Education

Requirement	Detail
Annual CE hours required	12 hours
Must include Fair Housing	Yes, 3 hours
Must include Ethics	Yes, 3 hours
Carry-over hours permitted	Up to 6 hours
Deadline	December 31 each year

Section 3 – Agent Obligations

Agents must complete all required training before listing or showing any property. Failure to complete continuing education by the deadline will result in suspension of the agent's license privileges until compliance is restored.

Section 4 – Record Keeping

Agents must maintain records of all completed training and continuing education for a minimum of four years. Records must be made available to the brokerage upon request.

Section 5 – Violations

Violations of this policy may result in disciplinary action, including fines, suspension, or termination of the agent's relationship with the brokerage.

Section 1 – Agent Training. All agents must complete the training listed in the table above before listing or showing any property.

Section 2 – Continuing Education. Agents must complete 12 hours of continuing education each year, including 3 hours of Fair Housing and 3 hours of Ethics.

Section 3 – Agent Obligations. Agents must maintain records of all completed training for a minimum of four years.

Section 4 – Violations. Violations may result in fines, suspension, or termination