

# Show Vegas Realty

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## SHOW VEGAS REALTY LLC INDEPENDENT CONTRACTOR AGREEMENT

This agreement is made and entered into this..... day of..... 2022 by and between Show Vegas Realty LLC (hereinafter referred to as "Broker") and.....(hereinafter referred to as "Independent Contractor/Agent" ICA) .

### **The parties agree to the following:**

1. Agent agrees to pay \$100 office rent per month for 100% commission, and a Transaction Coordinator fee of \$300 for each transaction if required. Rent shall be due on 1<sup>st</sup> day of each month and shall be assessed a \$50 late fee if not paid by 10<sup>th</sup> day of each month.

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2. Each closed transaction will have a \$575 transaction fee (which includes E&O insurance) deducted from commission due to agent, to be paid to Show Vegas Realty LLC. Agent is responsible for deductibles incurred as the result of any E&O claim.

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3. Residential Transactions where the sales price is \$1,000,000 plus, a transaction fee of \$1500 will apply, and a Transaction Coordinator fee of \$300.

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4. Commercial Transaction: Where the contract is \$1,000,000 plus, the transaction fee will be \$2500, and a Transaction Coordinator fee of \$300.

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5. All advertisements must be approved by the Broker/Broker Manager.

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6. Agent agrees and understands that taxes (Federal, State, local, Social Security), and any other incomes taxes, MLS dues, Business License, postage, business cards, advertisement, printing document are the sole responsibility of the agent.

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7. If the Agent has a website Show Vegas Realty shall not be used in the domain name, however, Show Vegas Realty must be listed in the website content on each page.

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8. Agent is to provide personalized signs for their listings in approved format. Agent will pay for the installation and removal of signs. All signs and advertisement must be approved in advance by Broker. Agents license number must be on all advertising.

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9. Agent agrees to conduct themselves at all times in all transactions with honesty, integrity, with the utmost adherence to any agency relationship between the Broker and a Client. Agents shall consult with the Broker regarding any questions of law, ethics and standard real estate practices.

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10. Agent agrees to maintain a minimum of (\$100,000/\$300,000) liability and property damages insurance policy naming Show Vegas Realty LLC as a co-insured covering any vehicles used to transport clients.

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11. The terms of this agreement are on month-to-month basis. Termination of this agreement requires 30-day notice and a \$299.00 cancellation fee. Should either party elect to terminate this agreement as provided for above, all listings procured by Agent belong to said Agent and may be taken with Agent to another Broker. Any sales commission due to the Agent that is in escrow will be paid to agent less any outstanding expenses due.

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12. Non-Licensed Assistants. Non-Licensed Assistants may not solicit for new business, show property for sale, use key safe, discuss terms or conditions of a possible sale, discuss features of a property including location, school or other features, discuss with or give MLS information to the public or discuss the content, relevance, importance or significance of documents or instrument with a principle or service provider.

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13. Show Vegas Realty is not licensed to provide Property Management. Agent is only permitted to have Courtesy Rental Listings and use the contract. Fees apply: Listing \$250, Tenant \$50, File must be located at the office.

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14. Changes: Independent Contractor/Agent agrees to abide by any changes to this agreement or company policies either by email, company website or/and any other method in writing, taking effect as stated in this notice.

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15. Entire Agreement: The content of this agreement shall be construed in accordance with Nevada State Law and shall constitute the entire Agreement between parties.

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16. Agent must keep current with all Las Vegas Realtors Association rules and regulations and be current in their Continuing Education.

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17. Nonrefundable joining fee of \$499.00 is required upon signing up with Show Vegas Realty. Joining fee includes 500 Business cards and website page.

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Inessa Shahinyan, Owner/Broker  
7207 W Sahara Ave, Suite 125,  
Las Vegas, NV, 89117

Date: .....

.....  
Independent Contractor/Agent

Date: .....