



Agent Referral & Partner Program

33rd Company[®] is your trusted Realty Partner. You can earn a referral fee for every Owner/Investor you refer, as well as a fee for qualifying Tenant referrals. 33rd Company[®] provides a referral fee for each new Owner/Investor or qualifying Tenant lead you refer!**

Earn a Referral fee on your next Owner or Tenant referral!

With **33rd Company**[®] as your Property Management partner, Real Estate Agents can enjoy the ability to offer their clients Professional Property Management Options to enhance their existing resources. This ensures that the Agent can offer the widest possibilities of service to their clients, and ensures that their customer's best interest always comes first. It is as easy as 1-2-3!

- **Step 1** : Register your prospect using our [Agent Referral Form](#). Don't call, or e-mail us with your referral. To make sure you get paid, you must first register your prospect online.
- **Step 2** : For Tenant referrals, provide the tenant our [Screening Guidelines](#) and [on-line Brochure](#), then set up an showing using the [Agent Showing Request](#). After the showing, the tenants can fill out the on-line application, and we will do all the rest!
- **Step 3** : Get Paid! On the successful lease of an Owner/Investor Referral, or signed lease from a Tenant Referral, we will pay you a referral fee. Once the Tenant Lease or Property Management Contract ends, your referred client would be free to seek your services again in the future! You will have peace of mind knowing that you client and their home will be in the hands of one of the best Property Management Companies in Minnesota.

SIMPLE... FAST... EFFICIENT !!



33rd Company[®] referrals must be documented by the e-mail confirmation received from the on-line form before your referral has contacted, has met with, or has already been previously contacted by **33rd Company[®]. See the Fee Schedule and Terms and Conditions for more information. (As of 04/01/2011)



Referral Fee Schedule



Owner Referrals from Agents

33rd Company[®] pays referral fees for EVERY Owner/Investor you refer to us that uses our Property Management Services. On receipt of your referral, we will meet with the client, provide them a free 1 hour in home consultation on our Property Management services and sign them up. We will pay your referral fee when the home leases.

- **33rd Company**[®] pays **33%** of our Leasing Fee as a referral fee for each new owner or investor client property referral, paid when the property leases.



Tenant Referrals from Agents

33rd Company[®] pays referral fees for EVERY qualifying tenant you refer. Simply register your client referral, and either set up a showing request if you would like to do the showing (if the home is vacant), or let us do the showing (occupied homes, or Agent does not want to do showing). Once the showing has been completed, if your tenant referral is interested in applying, they would fill out the on-line rental application, and if offered the home, will enter into a lease with **33rd Company**[®].

- **For Vacant homes that you refer, and also do the showing:**
 - \$200 flat fee for a Referral for new tenant client, paid when tenant enters into a lease.
 - Tenant must meet screening criteria, and must successfully screen and sign lease for referral to Qualify.
- **For Occupied homes where **33rd Company**[®] does the showing to the client:**
 - \$100 flat fee for a Referral for new tenant client, paid when tenant enters into a lease.
 - Tenant must meet screening criteria, and must successfully screen and sign lease for referral to Qualify.



Agent Referral Program Terms & Conditions

By participating in the **33rd Company**[®] Agent Referral Program, the referring Agent agrees to the following terms and conditions of the program.

REFERRAL FEE POLICY

33rd Company[®] pays referral fees for Owners/Investors or Tenants to the Agent's Broker upon the successful lease of a property or qualifying tenant. Agents must be in good standing and have an active Minnesota Sales Person License, held by a Licensed Minnesota Broker, also in good standing. **33rd Company**[®] reserves the right to discontinue this service for Agents / Brokerage Companies who do not follow stipulated showing requirements, or who do not conduct themselves professionally in every way. Referral Fees will only be paid to the Agent's managing Broker, and only after the referred property (if accepted for management) has been leased by **33rd Company**[®] or the referred tenant has qualified and entered into a lease agreement with **33rd Company**[®]. Once the Agent has registered the client, **33rd Company**[®] will retain the referral and provide a referral fee to the Agent for each new Owner/Investor or qualifying Tenant lead you refer! The referral must be documented by the e-mail confirmation received from the on-line form before your referral has contacted, has met with, or has already been previously contacted by **33rd Company**[®]. Only one referral fee is paid for each Owner, Investor, or Tenant referred regardless of the number of properties referred, or applied for under this program.

33rd Company[®] reserves the right to change, modify, or discontinue this referral service program at any time without notice. **33rd Company**[®] makes no representations, references, or provides any warranties, implied or expressed, whatsoever to referring Agents as to the suitability of rental services that are provided. All such services are separately negotiated by and between **33rd Company**[®] and the referred client. **33rd Company**[®] is not liable for acts of other brokers or agents, and assumes no responsibility for any misrepresentations made by such brokers or agents. This referral program is not intended to directly solicit buyers/sellers currently under contract.

PRIVACY

ALL referred client information shall remain confidential, and shall not be shared with any other third party, the referring Agent, or Agent's broker. Referring Agent agrees that the referral shall become a client of **33rd Company**[®] once the referral has been submitted. **33rd Company**[®] shall not provide any information about the referred client, contract terms, financial information of client, or any other information back to the referring Agent, regardless as to the source of information, or from tenant screening activities, at any time during or after a contract has ended. Agent agrees not to solicit the client or offer competing services during the time that client is under contract with **33rd Company**[®]. The referred client will be free at the end of any contract with **33rd Company**[®] to seek the services of the referring Agent. **33rd Company**[®] cannot guarantee that the referred client will seek future services from the referring Agent, and could choose another agent, or elect to retain **33rd Company**[®] for future services. (Updated 04/01/2011)