

Addendum B – Ability to Practice Real Estate

Exhibit Designed to complement the Key Advantage Realty Licensee Contract

This addendum is designed to satisfy the requirement of a separate specific set of brokerage policies and commission terms directly related to the practice of real estate in Nevada as required within the Key Advantage Realty licensee contract. The Nevada real estate licensee, holding an active real estate license under Key Advantage and who has agreed to these terms, may represent the interests of clients in real property transactions. Though this option is available to licensees conducting business under Key Advantage, licensees can opt out of practice and still participate in the limited practice originally agreed to in the standard licensee contract. Though it must be agreed to, this addendum is only applicable for those licensees who seek to practice real estate and directly represent the interests of their clients.

1. The licensee understands that Key Advantage Realty is not a member of any national or local association which would otherwise provide access to the Multiple Listing Service, certain transactional forms and similar systems related to the practice of real estate.
 - a. The licensee understands that this may create some obstacles relating to access of certain information, property access and commonly used transactional forms, but Nevada law does not require a licensee to be a member of any association to transact real estate.
 - b. Licensees who elect to represent the sellers of real property under the terms of this addendum must use Owners Hub brokerage which is a member of the MLS to post the property for sale in the MLS. Owners Hub will charge a flat fee to post and maintain the listing as directed by the Key Advantage licensee through the term of the listing. Said flat fee is paid directly to Owners Hub at close of escrow by the licensee OR deducted from their portion of the commission earned. Flat fee not to exceed \$990. The current rate for said service is noted at www.OwnersHub.com/KeyAdvantage
2. Key Advantage will supply basic forms traditionally used in the purchase or sale of Nevada Real Estate through the online licensee account.
 - a. Though basic forms are supplied, Key Advantage does not provide or guarantee access to forms outside of said standard forms. Most transactions can be completed using forms provided by the state of Nevada and Key Advantage Realty. Online resources for additional forms are available through the licensee portal but online vendors may have per form fees.
3. Key Advantage will require all forms and paperwork related to a real estate transaction to be submitted to the brokerage in a timely manner through the provided transaction management system or through an approved submission method. All required paperwork must be submitted prior to commission payment. The brokerage will retain the commissions earned indefinitely until the required paperwork has been submitted and the transaction has been deemed legally compliant.
 - a. Though no transaction fee is charged by the brokerage, Key Advantage does require the use of a transaction coordinator for every transaction. The transaction fee paid to the transaction coordinator is not to exceed \$500 and will be paid directly to the transaction coordinator through escrow / at the close of escrow. The licensee or their client is responsible for this transaction fee as this is a not a fee paid to or collected by Key Advantage. The transaction coordinator will ensure proper completion of all paperwork. The list of approved transaction coordinators can be found in the licensee online account. This section does not apply to new home sales nor real estate referrals.
4. Key Advantage Realty will retain 20% of the total commission. The licensee will be paid 80% of the total commission.
 - a. Commissions are paid only after all paperwork has been submitted in accordance with section 3 of this addendum.
 - b. Commissions are paid via echeck (digital check sent via email) or direct deposit (if available)
 - Checks cannot be obtained in person at the brokerage as physical checks are not issued by the brokerage.
5. The licensee or Key Advantage Realty may terminate this addendum and/or the original brokerage agreement at any time.
 - a. Common law pertaining to commissions earned and owed to each party will take precedence should either the licensee or the brokerage terminate the agreement.

By signing below, the Key Advantage licensee has reviewed and agrees to this addendum.

Printed Name of Licensee

Nevada Licensee Signature:

Date:

Broker

Key Advantage Realty LLC Representative:

Date

Title