



## Residential Dealer Agreement

(A) Independent Residential Dealer John Buyer, herein referred to as "Dealer", agrees to represent and sell memberships to the client associations, of Global Direct Sales, LLC, in North America.

Global Direct Sales will pay commission's equal to 3%, 5% or 10% of the price of the property enrolled in our membership association. Special commission rates may be earned by contacting us directly with special needs and situations.

Commissions will be paid seven to ten days prior to the estimated date the property owner will complete enrollment.

**Dealer agrees to pay all applicable taxes due on commissions earned from Global Direct Sales, LLC.**

**Dealer recognizes and acknowledges that they will receive an IRS form 1099 at the end of the year for any commissions paid during that tax year.**

Dealer acknowledges and understands that no income taxes, FICA or other withholding will take place. As an independent contractor, the dealer acknowledges and understands that they are not entitled to any company benefits, health insurance or other such benefits offered to regular employees.

Dealer agrees to adhere to all laws regarding the marketing and sale of referenced association memberships.

The Dealer authorizes Global Direct Sales LLC to charge back commissions in which the property owner does not complete enrollment.

In the event of a dispute arising from this agreement, all parties agree to apply the laws of the state of Maryland and seek any remedies, by the Courts of Maryland.

It is recognized by all parties that the commissions to be paid are not contingent upon the sale of any property. The income earned is strictly contingent upon a property owner completing enrollment into a client association.

Independent Residential Dealer authorizes Global Direct Sales, LLC to exchange and/or release information with any third party for which I or my agent has provided. Furthermore, I hereby authorize Global Direct Sales, LLC to open a savings account in my name at an FDIC insured bank to deposit my commission check. I authorize Global Direct Sales, LLC, as my agent, to be a signor on this account and to distribute the funds in the account for my benefit. In the event that the property owner does not complete enrollment, the Dealer authorizes GDS to close the account the commission was drawn off.

The Independent Residential Dealer further agrees to return, repay and rescind, any and all commissions paid to the Independent Dealer, in the event a sale is not completed and a Member does not complete enrollment.

Michael J. Tkac  
VP North American Sales & Marketing

\_\_\_\_\_  
Independent Residential Property Dealer

\_\_\_\_\_  
Date

(B) Name John Buyer

Current Mailing Address 555 Main Street

City Fairfax State NC Zip 55555

Telephone (444) 555-6666 SSN/EIN 444-44-4444

Email \_\_\_\_\_



## Residential Property Enrollment Form

(C) Residential Property Owner, Bob Seller, herein referred to as "Owner", agrees to enroll his property into the Owners Alliance, Inc. Membership is a bundle of benefits and services that convey with the property ([www.ownersalliance.org](http://www.ownersalliance.org)).

Owner agrees and acknowledges the desire to enroll the property known as,

(D) Address 685 Main Street, Fairfax, VA 22030, herein referred to as the "Property", into the Owners Alliance, the Owners Alliance desires to accept the property, with the requirements set forth herein.

The Owners Alliance hereby grants membership into the association, to the above-mentioned Property and Owner, for a period as outlined below. Nothing herein shall bind either party to exclusivity and the said property may be enrolled in other associations, as the Owner may will.

The Owner acknowledges, by checking one of the following boxes, which program they wish to enroll the property for membership. The enrollment fee is based upon a percentage of the value of the property enrolled, or the actual sales price, whichever is applicable plus \$300 payable at closing.

### Residential Program:

(E)  Diamond 11%  Emerald 6%  Ruby 4%  Other (Call for Details) \_\_\_\_% (Enrollment Fee Varies)

(F) (Property Value) \$76,000.00 X ( Program % (E) ) 6% + \$300 = \$4,860.00 (Enrollment Fee)

The Owner hereby intends to complete enrollment and submit all monies due within forty-five days of the signing of this agreement. Failure to do so will result in termination of the Owners Alliance membership

The Owner, at his sole option, may cancel the membership for a full refund within the Trial Period. The Trial Period ends forty-five days after enrolling, or in the event the enrolled Property is to be sold, up to forty-eight hours prior to the sale of the Property. The Owner waives any right under the law to cancel membership within forty-eight hours prior to closing, during the trial period.

In the event that the Property sells and closes escrow, prior to the completion of enrollment, the Property will automatically complete enrollment at closing. At closing, the Owner will be responsible for paying any monies due for his membership, either to the Owners Alliance, or designated funding source, as directed by the Owners Alliance.

The Owner hereby instructs any closing agent, that the above listed property, is a member of the Owners Alliance and the enrollment fee is due and payable at time of closing of escrow. In the event that a closing agent fails to collect the enrollment fee at closing, the Owner acknowledges that the monies are due and will promptly pay on demand, without delay.

In the event that the Property is sold, the Owner further agrees and acknowledges, that by the very act of his Property closing escrow, that he has received substantial and valuable benefit from his membership into Owners Alliance and that the enrollment fee is due in full at closing.

The Owner agrees to indemnify and hold harmless, the Owners Alliance, Inc., Global Direct Sales, LLC and the designated funding source from any loss or claim arising out of the sale of the Property by the Owner, any third parties, or parties to the transaction, with respect to the program and services provided by the Owners Alliance and its agents, pursuant to the terms and agreements of its program.

Unless terminated the membership shall be for a period of three years, five years, ten years or as determined by the Owners Alliance, depending on the program, Diamond, Emerald, Ruby or other, into which the Residential Property is enrolled.

All parties agree to this binding agreement under the laws of the state of Maryland. In the event of a dispute, all claims will be settled in the Courts of Maryland. This agreement is assignable to Rycho Funding, LLC and may not be modified except in writing and agreed to by all parties.

(G) \_\_\_\_\_ Date \_\_\_\_\_ Date  
Owner/Company Name Co-Owner

\_\_\_\_\_  
By Title

# Assignment of Funds

Closing Date: 2007-04-03  
Property Address: 685 Main Street  
City Fairfax State VA Zip 22030  
Property Owner's Name: Bob Seller  
Co-Owner's Name: \_\_\_\_\_

I/We, the undersigned, hereby assign the amount of **\$4,860.00** from my/our settlement proceeds, payable to **Rycho Funding, LLC**. Rycho Funding, LLC has purchased the liability listed on the accompanying Residential Property Enrollment Form from Owners Alliance bearing the same transaction number.

I/We hereby authorize and direct the agent/agency managing and executing settlement of the sale of the above-referenced property to disburse the assigned funds via wire transfer immediately upon the close of escrow of said property, in accordance with the wire transfer instructions provided by the assignee.

I/We understand and acknowledge that should the sale of the above referenced property not close as contracted that this agreement is voidable, in writing, by the owner(s).

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Printed Name/Company Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

TRN 1548

Sample

# GLOBAL DIRECT SALES, LLC

W-9 Substitute

In accordance with Internal Revenue Service regulations, we are required to have on file, the following information on all individuals and businesses to which we pay a commission.

Name John Buyer Address 555 Main Street Fairfax, NC 55555

I/We are: Individual (Sole Proprietorship) \_\_\_\_\_ Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Other \_\_\_\_\_

Social Security Number (or EIN if applicable): 444-44-4444

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding.
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding.

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

Please fax to: 301.560.4980

**TRN 1548**



### Personal Account Information

First Signer (First, Last)	John Buyer		
Social Security #	444-44-4444	Date of Birth	04-20-1965
Home Address	555 Main Street		
	Fairfax, NC 55555		
Driver's License #	State	Exp Date	Issue Date
Home Phone	(444) 555-6666		
Work Phone	Name of Employer		

I hereby authorize Global Direct Sales, LLC to open a savings account at Sandy Spring Bank of Maryland in my name and to deposit my commission check in that account. I hereby authorize a member of the management of Global Direct Sales, LLC to be a signor on the account and to distribute the funds in the account for my benefit.

\_\_\_\_\_  
Independent Dealer

\_\_\_\_\_  
Date

Please Fax this Completed and SIGNED Form as well as a Picture ID to 301-560-4980