

SMART HOMES ONLINE / REALTOR JOINT VENTURE ENROLLMENT APPLICATION

Kevmar, a California Corporation, dba: Smart Homes Online, hereby enters into a Joint Venture Marketing Agreement to mutually assist each other in the identification and acquisition of Real Estate Buyers, Sellers, and Business Contacts.

- 1) **Phone Inquires on Listings**
All inquiries, prospects, and leads generated by the "Smart Homes System" on listings are the sole property of the contract Realtor.
- 2) **Fees and Costs to Realtor**
Smart Homes Online hereby guarantees that there will be **no charge, fees, costs, or expenses** to the contract Realtor now, or at any time during the term of this agreement for any services supplied to, or on behalf of, contact Realtor by Smart Homes Online.
- 3) **Duties and Responsibilities of Smart Homes Online**
Smart Homes Online, at its sole cost expense, shall provide the contract Realtor a rider sign for each and every listing of the Realtor. The cost of the rider sign, installation of a rider sign, recording of property specifications and information, answering all inquiries, return call to inquiries on the property calling the Smart Homes Online, Inc. number, the pre-qualification of the caller for a loan and the notification of the Realtor to all inquiries that have an interest in purchasing the listed property, possibly listing their present residence for sale or an interest in viewing the listed property or another property within the marketing area of the Realtor shall be borne by Smart Homes Online, Inc. exclusively.
- 4) **Duties and Responsibilities of Realtor**
In exchange for our services, we simply ask that the enrolled Realtor agrees to refer to Smart Homes Online a minimum of at least one (1) closed loan transaction each six (6) months from the start of this joint venture agreement.
- 5) **Term of Agreement and Cancellation**
The term of this agreement shall be ongoing from the date of the execution of this Agreement and shall automatically renew on the anniversary date of the agreement unless otherwise indicated by either part in writing. Either party may terminate this Agreement at any time with ten (10) days written notice.
- 6) **Entire Agreement**
This Agreement is the entire Agreement between the parties. No supplement, modification or waiver of this Agreement or any provisions herein shall be binding unless executed in writing and signed by both parties.
- 7) **Notices**
All notices, correspondences, or advertisements are to be sent E-Mail, Fax, U.S. Mail, postage pre-paid, or a nationally recognized overnight delivery service pre-paid.