Bird Dog Agreement

Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bird Dog “Locator Consultant”\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Consultant Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Buyer:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Buyer Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

All parties agree to the following terms and conditions:

The Locator Consultant is an independent contractor and will spend time and resources to locate motivated sellers, who own houses not listed by Realtors, to the Buyer.

The Buyer desires to have services provided by the Consultant. Therefore, the parties agree as follows:

1. DESCRIPTION OF SERVICES. Beginning on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_, the

Consultant will provide the following services (collectively, the "Services"): locate real estate motivated seller, referral and contact service.

2. PERFORMANCE OF SERVICES. The Consultant shall determine the manner in which the Services are to be performed and the specific hours to be worked by the Consultant. The Company will rely on The Consultant to work as many hours as may be reasonably necessary to fulfill the Consultant's obligations under this Agreement.

1. PAYMENT. The Buyer, will pay a locator, referral and/or fee to the Consultant

For the Services equivalent to $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ flat fee paid from proceeds derived from the sale and/or purchase of the certain property located, referred and/or contacted as requested by The Company for services as described in Paragraph 1 above.

All fees due to Consultant shall be payable in a lump sum upon completion of the Services, upon property settlement and closing, unless other wise further negotiated between the Buyer and the Consultant. The Consultant fee is to be paid by the Settlement Agent when recordation is complete.

4. TERMINATION. This agreement will terminate automatically upon completion by the Consultant of the Services required by this agreement.

5. CONFIDENTIALITY AND UNAUTHORIZED DISCLOSURE: The Buyer acknowledges that the Consultant will have information on property location, prices and other confidential information regarding the property and seller. The Consultant is not authorized to share this information with anyone other then the specified parties in this agreement. If the Consultant does disclose confidential information, the Buyer is entitled to an injunction to restrain the transfer of said information. A violation of this confidentiality shall be a material violation of this entire agreement.

6. ENTIRE AGREEMENT. This agreement contains the entire agreement of all parties and there no other promises or conditions in any other agreement, either written or oral. This agreement supersedes any and all other prior written or verbal agreements between said parties.

Party received services:

Buyer:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Party providing services:

Consultant:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_