1/1/2008

MIRA VISTA PROPERTIES
REALTY GROUP LLC

Referral Agreement

It is hereby agreed by the undersigned parties a referral fee shall be paid to:

_____ for the benefit of _____

Sending Firm / Broker — Sending Agent

and said referral fee shall be $ _____ or _____percent (%) of the GROSS Commission

earned by the receiving Broker on the _____ Listing Side or ____ Selling Side

for client(s) _____ (name).

Said referral fee shall be paid to the referring Broker out of escrow at the time of closing.

_____ Date (MM/DD/YYYY)	_____ Date (MM/DD/YYYY)
_____ Sending Agent	_____ Receiving Agent
_____ Real Estate Firm Name	_____ Real Estate Firm Name
_____ Address	_____ Address
_____ City, State, Zip Code	_____ City, State, Zip Code
_____ Tax ID #	_____ Tax ID #
_____ Agent Signature	_____ Agent Signature
_____ Designated Broker Signature	_____ Designated Broker Signature