

Baron Meddy Scout Program

This Baron Meddy Scout Program Agreement (the "Agreement") is made and entered into as of _____, by and between Baron Meddy Financial, inc., located at 211 East 43rd Street, 7th Floor #496, New York, NY 10017 (the "Company"), and _____, located at _____ (the "Scout").

1. Purpose

The purpose of this Agreement is to set forth the terms and conditions under which the Scout will provide potential real estate investment opportunities to the Company in exchange for a referral fee.

2. Term

This Agreement shall commence on the date first written above and shall continue until terminated by either party upon thirty (30) days written notice to the other party.

3. Referrer's Obligations

- a. The Scout agrees to use their best efforts to identify and refer potential real estate investment opportunities to the Company.
- b. The Scout will provide accurate and complete information regarding the potential investment opportunities, including but not limited to property details, owner contact information, and any known issues or concerns.
- c. The Scout will not engage in any negotiations or enter into any agreements on behalf of the Company.

4. Company's Obligations

- a. The Company agrees to review and evaluate each referred investment opportunity in a timely manner.
- b. If the Company proceeds with the acquisition of the referred property, the Company agrees to pay the Scout a referral fee as outlined in Section 5 of this Agreement.

5. Referral Fee

a. The Company agrees to pay the Scout a referral fee of up to 5% of the net acquisition price or a flat fee of a minimum of \$2,500 and a maximum of \$200,000 for each property successfully acquired by the Company as a direct result of the Scout's referral.

b. The referral fee will be paid within thirty (30) days of the closing of the acquisition of the referred property.

c. The Scout will not be entitled to any referral fee if the Company had prior knowledge of the referred property or was already in negotiations with the property owner before the Referrer made the referral.

6. Confidentiality

a. Both parties agree to keep all information related to the referred properties and this Agreement confidential, and not to disclose any such information to any third party without the prior written consent of the other party.

b. This confidentiality obligation shall survive the termination of this Agreement.

7. Independent Contractor

The Scout acknowledges that they are an independent contractor and not an employee, partner, or agent of the Company. The Scout shall have no authority to bind the Company or enter into any agreements on its behalf.

8. Indemnification

The Scout agrees to indemnify and hold harmless the Company from any and all claims, liabilities, damages, and expenses (including reasonable attorneys' fees) arising out of or related to the Scout's performance under this Agreement.

9. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of New York, without regard to its conflict of laws principles.

10. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, understandings, and negotiations, whether written or oral, regarding the subject matter hereof.

11. Amendments

This Agreement may be amended only by a written instrument signed by both parties.

12. Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

13. Notices

All notices and other communications required or permitted under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally, sent by registered or certified mail, return receipt requested, or by a nationally recognized overnight courier service, to the addresses set forth above or to such other addresses as may be specified by either party in writing.

Investment property target:

- Single family
- Multifamily Complex
- Apartment complex
- Commercial real estate
- Land
- Industrial Real Estate

14. Signatures

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

Baron Meddy Financial, Inc.

By: _____

Title: _____

Signature: _____

Scout

By: _____

Signature: _____