



COLDWELL BANKER
SELECT REAL ESTATE

Exhibit B-1
Independent Contractor Agreement
Experienced Agent Compensation Plan

Agent's Full Name: _____ Today's Date: _____
Select Group Office: _____ Agent's Anniversary Date: _____
Volume Goal: Next 12 Months: _____ Goal Review Date: _____
GCC Goal: Next 12 Months: _____ Prior 12 Month Threshold: _____

90% Capped Commission Plan

Agent Commission plan will be determined based on their previous 12 months production.

Agent will be paid a 90% commission, less a Flat Fee CAP of \$12,500 Per Year.

		GCI Threshold needed to Achieve Cap	Initials
Plan 1	Pay Full Amount \$12,500 (Less a \$500 Prepayment Discount)		
Plan 2	Monthly Payments of \$1,040.00 until paid		
Plan 3	Deduct Additional 40% from commissions until paid	(\$31,500)	
Plan 4	Deduct Additional 35% from commissions until paid	(\$36,000)	
Plan 5	Deduct Additional 30% from commissions until paid	(\$42,000)	
Plan 6	Deduct Additional 25% from commissions until paid	(\$50,000)	
Plan 7	Deduct Additional 20% from commissions until paid	(\$62,500)	
Plan 8	Deduct Additional 15% from commissions until paid	(\$84,000)	
Plan 9	Deduct Additional 10% from commissions until paid	(\$125,000)	
Commissions in excess of \$350,000, in a Plan Year, will be paid at 95%			

Guidelines:

1. Compensation Agreement:

a) Automatically renews for successive 12 month period unless either party gives 30 days prior written notice.

2. Experience Agent Exceptions:

a) Minimum 2 years experience may choose Plan 6 regardless of production.

b) Minimum 5 years experience may choose Plan 7 regardless of production.

a) Minimum 10 years experience may choose Plan 8 regardless of production.

3. Annual CAP not achieved, results in:

a) No back charge provided the prior 12 month GCC is equal or greater than the number necessary to pay \$12,500 by the end of the Plan year.

b) If the full plan is not achieved agent will automatically be moved to next lower Plan Number for the following year.

Additional Notes:

Any agreements and commission plans that predate this agreement are no longer valid.

Agent's Signature _____

Date _____

Manager's Signature _____

Date _____