

HOME SWEET HOME

Source and Resource Agreement
homesweethome.fyi

Welcome! This agreement establishes the terms under which you receive source and resource material from the Home Sweet Home platform. The platform serves as a resource for consumers — helping them discover communities that match their lifestyle — and generates source material for you: detailed consumer profiles, lifestyle criteria, community match scores, and property specifications that help you serve buyers more effectively. Please complete all fields below, sign, and email to shinypennypro@gmail.com.

YOUR INFORMATION

Agency / Brokerage Name

Primary Contact Name

Title / Role

License Number / State

Office Address

City, State, ZIP

Email

Phone

Website

SWEET PARTNER REWARDS — Agent Referral

Were you referred to Home Sweet Home by another agent? If so, enter their information below. The referring agent will automatically receive a Sweet Partner Reward (see Agreement Terms for details on first-sale rewards for both the referring and new agent).

Referring Agent Name

Referring Agent Brokerage

Referring Agent Email

Referring Agent Phone

Leave blank if you were not referred by another agent.

HOW IT WORKS

1. A consumer completes the Home Sweet Home lifestyle assessment and requests to connect with an agent.
2. You receive the consumer's source material: assessment profile, community match scores, lifestyle priorities, and property specifications.
3. Using this material, your agent works with the consumer — already knowing what matters to them.
4. When a sale closes, you notify Shiny Penny Productions L3C with the sale details and commission amount.
5. Shiny Penny Productions L3C sends you an invoice for the agreed compensation.
6. You pay the invoice via direct deposit to the account on the invoice. Invoices are payable monthly.

AGREEMENT TERMS

Compensation

Any consumer who uses the Home Sweet Home platform and whose use of the platform is involved in a completed real estate transaction shall trigger a compensation obligation. The Receiving Brokerage agrees to pay Shiny Penny Productions L3C a fee equal to twenty percent (20%) of the total gross commission earned on any such transaction.

The compensation attaches to the consumer, not the individual agent. If the consumer is reassigned to a different agent within the brokerage, the obligation remains in effect.

The compensation applies to any transaction — purchase, sale, or lease — completed by or on behalf of a consumer who used the Home Sweet Home platform, within twelve (12) months of the consumer's initial use of the platform.

Sweet Partner Rewards

Home Sweet Home offers a referral rewards program to encourage agents and brokerages to help grow the platform. When an agent or brokerage with an active Source and Resource Agreement refers another agent or brokerage who then signs their own agreement, both parties receive a Sweet Partner Reward on their respective first qualifying transactions.

Referring Agent Reward. The referring agent or brokerage earns a reward equal to twenty percent (20%) of the Source and Resource Compensation (i.e., 20% of the 20% fee) earned by Shiny Penny Productions L3C on the **first** closed transaction completed by the referred agent's or brokerage's consumer. This reward is a one-time benefit applied to the first qualifying sale after the new agreement is signed.

New Agent Reward. The newly referred agent or brokerage also earns a reward equal to twenty percent (20%) of the Source and Resource Compensation on their own **first** closed transaction. This reward is a one-time benefit to welcome the new partner into the platform.

Both Sweet Partner Rewards are paid directly by Shiny Penny Productions L3C. They do not increase the Receiving Brokerage's compensation obligation. The referring party's identity is established at the time this agreement is signed and cannot be changed after execution.

After the first-sale rewards have been applied, ongoing transactions carry the standard Source and Resource Compensation rate with no further reward adjustment.

Consumer Transition

If a consumer elects to work with a different brokerage, the consumer's full Home Sweet Home report is available only to brokerages that have executed a Source and Resource Agreement with Shiny Penny Productions L3C. The new brokerage assumes the compensation obligation under its own agreement.

The consumer may retain a copy of their report; however, ongoing platform services including live property matching and updated community data are available exclusively through brokerages with active agreements.

Payment Procedure

Sale Notification: Upon closing, you notify Shiny Penny Productions L3C within five (5) business days with: property address, closing date, sale price, and gross commission earned.

Invoice: Shiny Penny Productions L3C submits an invoice for the compensation amount. If a Sweet Partner Reward applies, the invoice will itemize the reward credit separately. The reward is paid by Shiny Penny Productions L3C directly to the qualifying party and does not reduce or affect the Receiving Brokerage's payment obligation.

Payment: You pay all outstanding invoices monthly, within thirty (30) days of receipt, via direct deposit (ACH) to the account on the invoice.

Intellectual Property

All source and resource material, including the assessment methodology, matching algorithm, platform technology, and aggregate data, remains the exclusive intellectual property of Shiny Penny Productions L3C. The Receiving Brokerage receives a right to use the material for serving connected consumers, not ownership of it. Consumer data shall not be redistributed or repurposed.

Use of Material

The Receiving Brokerage shall not attempt to circumvent this Agreement by directing a Home Sweet Home consumer to transact outside the agreed relationship or through any arrangement designed to avoid the compensation obligation. Shiny Penny Productions L3C reserves the right to verify transactions through publicly available land records.

Term

This Agreement is effective for twelve (12) months and automatically renews unless either party provides thirty (30) days' written notice. Termination does not release the Receiving Brokerage from the compensation obligation for any transaction involving a consumer who used the Home Sweet Home platform during the term of this Agreement.

Dispute Resolution and Liability

Any dispute arising under this Agreement shall first be addressed through good-faith negotiation. If unresolved within thirty (30) days, either party may pursue mediation through an accredited mediation agency mutually agreed upon by the parties. If the parties cannot agree on a mediator within ten (10) business days, mediation shall be administered by the American Arbitration Association.

In the event of legal action arising from this Agreement, the prevailing party shall be entitled to recover all reasonable and actually incurred legal costs from the non-prevailing party.

The financial liability of Shiny Penny Productions L3C under this Agreement shall be limited to the amount of compensation actually earned or potentially earnable on the transaction(s) in dispute.

Governing Law

This Agreement shall be governed by the laws of the State of: _____

PAYMENT ACCOUNT

Invoices will be sent to the email address above. Payments via ACH transfer to:

Account Holder: Shiny Penny Productions L3C

Bank Name: TD Bank

Routing Number: 011600033

Account Number: 5243919323

Account Type: Checking

SIGNATURES

By signing below, both parties agree to the terms of this Source and Resource Agreement.

SHINY PENNY PRODUCTIONS L3C

Signature: _____

Scott Thomas Carter

Date: _____

RECEIVING BROKERAGE

Signature: _____

Name: _____

Title: _____

Date: _____

Once completed, email this form to shinypennypro@gmail.com