

Casanomy Property Management Realtor Referral Partnership Terms and Conditions

Effective Date: 4/1/2026

These Terms and Conditions (the "Agreement") govern your participation in the Casanomy Property Management Realtor Referral Partnership (the "Program"). By participating in the Program, submitting a referral, or accepting any commission, you (the "Participant" or "Realtor") agree to be bound by this Agreement. This Agreement constitutes a legal contract between you and Casanomy Property Management ("Casanomy"). If you do not agree to these terms, you must not participate in the Program.

1. Description of the Program

The Program is designed to reward licensed Realtors for referring residential property owners (Landlords) to Casanomy Property Management for management services. Our mutual goal is to unlock passive income for realtors while providing "Trusted Care" for property owners and leveraging our respective networks. This includes a reciprocal "Two-Way Referral" commitment where Casanomy will refer sales leads back to our realtor partners.

2. Eligibility and Geography

- **Realtors Only:** Participation in this Program is limited exclusively to active, licensed Real Estate Agents and Brokers (Realtors) in good standing.
- **Geography:** The referred Landlords must own residential rental properties **located within the State of Illinois.**
- **Broker Approval:** The Participant is solely responsible for obtaining any necessary broker approvals to participate in the Program and receive commissions.

3. Qualified Referral Definition

A "Qualified Referral" is defined as a property owner (Landlord) with residential properties in Illinois who is introduced to Casanomy by the Realtor through the Program's official channels (i.e., by submitting the referral form found on the Casanomy website, via email, or via unique QR code).

- **Process Initiation:** Submitting the official form initiates the Casanomy response process, whereby Casanomy will get in touch with the referred Landlord and begin the referral conversion process.

- **Successful Conversion Required:** A referral becomes "Qualified" and eligible for a referral fee only upon the successful conversion of the lead, defined by the referred Landlord signing a written property management agreement Casanomy for at least one housing unit.
- **New Clients Only:** The referred Landlord must not be an existing client of Casanomy and must not have been previously in contact with Casanomy for management services within the last twelve (12) months.

4. Realtor Benefits and Commitment

By participating, Realtors gain unlimited earning potential through passive income and the opportunity to leverage their existing network.

- **Trusted Care:** Casanomy commits to providing professional, high-standard management ("Trusted Care") for all referred properties, protecting the Realtor's client relationships.
- **Focus on Sales:** The Partnership allows Realtors to focus on property sales while generating recurring revenue from management referrals.
- **Reciprocal Commitment:** Casanomy is committed to fostering two-way referral relationships. As a Casanomy partner, when our Landlord clients express a need for property sales or acquisition services, we will prioritize referring those sales leads back to our Realtor partners.

5. Commission Structure and Payments

Casanomy will pay the Participant a referral commission for each unique housing unit that enters Casanomy's management portfolio as a direct result of a Qualified Referral.

- **Base Commission:** The standard base commission is **\$400 per unit, up to \$4000 per portfolio.**
- **Bonus Structure:** For referrals resulting in eight (8) or more units under contract from the same referred owner, the Realtor will receive the base commission of \$400 per unit (up to \$4000 per portfolio) plus an additional one-time **\$250 bonus.**
- **Illustrative Tiers:**
 - 1 to 3 Units referred: \$400 to \$1,200 Potential Commission.
 - 3 to 7 Units referred: \$1,200 to \$2,800 Potential Commission.

- 8 Units + referred: Up to \$4,000 per referral + one time \$250 Bonus.
- **Negotiation:** For large portfolios of properties (e.g., major multi-unit complexes or portfolios exceeding 10 units), Casanomy and the Realtor may negotiate specific, custom commission terms on a case-by-case basis.
- **Payment Timing:** Casanomy commits to paying the Realtor the referral fee promptly, defined as **within thirty (30) days** after the referred Landlord has signed the Management Agreement and paid the first month's property management fees. Payments are typically made via check or electronic bank transfer to the Realtor's broker.

6. Participant Conduct

Participants agree to:

- Provide accurate and truthful information regarding both them and the referred Landlord.
- Ensure the referred Landlord has given consent to have their information shared with Casanomy.
- Refrain from using deceptive, unethical, or illegal practices to obtain referrals.
- Not use unsolicited electronic messaging (SPAM) to gather referrals.

7. Modifications and Termination

- **Program Changes:** Casanomy reserves the right to modify, suspend, or terminate the Program, including the commission structure, at any time, for any reason, without prior notice. Any changes will be posted to the official Program website and will apply to all referrals submitted *after* the date of posting.
- **Participant Termination:** Casanomy may terminate a Participant's eligibility in the Program immediately, with or without notice, if Casanomy determines, in its sole discretion, that the Participant has violated this Agreement or engaged in conduct that is illegal, unethical, or detrimental to Casanomy's brand reputation.

8. General Terms and Legal

- **Illinois Law:** This Agreement is governed by and construed in accordance with the laws of the State of Illinois.

- **Arbitration:** Any dispute arising out of or relating to this Agreement, including the Program or any commission payments, will be settled by binding arbitration in DuPage County or Cook County, Illinois.
- **Limitation of Liability:** Casanomy Property Management will not be liable for any special, incidental, punitive, or consequential damages (including loss of profits) arising out of or in connection with this Agreement or the Program.
- **Indemnification:** You agree to indemnify and hold harmless Casanomy Property Management from and against any and all claims, damages, liabilities, and expenses arising out of your participation in the Program.

9. Contact Information

If you have any questions regarding the Program or these terms, please contact us:

- **Email:** info@casanomy.com
- **Phone:** (630) 780-5020