

Alliance Business Capital, Inc.

Independent Contractor Agreement

For Brokers & Independent Contractors Originating or Arranging Commercial Real Estate Loans

1. Purpose

This Independent Contractor Agreement (“Agreement”) is made between **Alliance Business Capital, Inc.** (“Alliance”) and the undersigned Independent Contractor (“Contractor”) for the purpose of originating, arranging, or assisting with commercial real estate financing opportunities through Alliance Lending Partners.

2. Scope of Work

Contractor may introduce prospective borrowers to Alliance and assist in gathering documentation necessary for underwriting, processing, and closing. Contractor agrees to:

- Submit complete and accurate loan packages
- Assist Alliance in obtaining required supporting documents
- Provide Alliance full access to borrowers for underwriting and verification
- Follow Alliance’s submission standards and communication protocols

3. Compensation

If Alliance successfully closes a loan for a borrower referred by Contractor within **six (6) months** of referral, Alliance agrees to pay Contractor:

50% of borrower-paid fees, excluding Alliance’s processing fee, which Alliance retains in full.

Payment will be made after Alliance receives funds from the borrower or lending partner.

4. No Double Compensation

Contractor acknowledges and agrees that **Alliance will only pay compensation on transactions where the borrower is *not* paying a fee directly to the Contractor.** If Contractor charges or receives any fee, commission, or compensation from the borrower related to the referred transaction, **no compensation shall be owed or paid by Alliance.**

5. Independent Contractor Status

Contractor is an **independent contractor**, not an employee, agent, representative, or partner of Alliance. Contractor may not:

- Represent themselves as acting on Alliance's behalf
- Bind Alliance or make commitments to borrowers or lenders
- Negotiate loan terms on behalf of Alliance

Contractor is solely responsible for all taxes associated with compensation received.

6. Communication Restrictions

Contractor agrees **not to contact any Alliance Lending Partner directly** regarding any loan submitted to Alliance. Any attempt to do so:

- Immediately voids Alliance's obligation to pay compensation
- Allows Alliance to retain 100% of any fees collected
- Results in immediate termination of this Agreement

All lender communication must be handled exclusively by Alliance.

7. Compliance With NDA

Contractor agrees to comply with the **Confidentiality, Non-Disclosure, Non-Circumvention, and Non-Use Agreement** executed concurrently with this Agreement. This Agreement incorporates the NDA by reference.

8. Loan Approval Disclaimer

Contractor understands that Alliance does not approve or deny loans. All loan decisions are made solely by Alliance Lending Partners. Alliance is not liable if a loan cannot be approved, funded, or closed.

9. Term & Termination

This Agreement remains in effect until terminated by either Party with written notice. Alliance may terminate immediately for violations of communication protocols, misrepresentation, or breach of the NDA.

10. Governing Law

This Agreement is governed by the laws of the State of Florida.

11. Entire Agreement

This Agreement, together with the executed NDA, constitutes the full understanding between the Parties and supersedes all prior discussions.

Signature Blocks

Independent Contractor

Contractor Name: _____

Company Name: _____

Address: _____

Email: _____

Phone: _____

Signature: _____

Date: _____

Alliance Business Capital, Inc.

Name: Bob Goodykoontz

Title: President

Email: bob@alliancebc.co

Phone: 866-712-4175 Ext. 101

Signature: _____

Date: _____