



45-DAY PERMIT SPONSOR CARD

ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION
Division of Professional Regulation/Real Estate Professions Section
320 West Washington Street, 3rd Floor
Springfield, Illinois 62786
Real Estate Licensing 217/782-3414

45-DAY PERMIT SPONSOR CARD

- If you will be self-sponsored you must complete the 45-day permit on your own behalf.
- This form is required to be completed in order to apply for licensure as a Salesperson, Broker, Managing Broker, or Leasing Agent.
- You must include original terminated license or an affidavit explaining why the original license is not available.
- This form is also required to change your Sponsoring Broker. When changing your Sponsoring Broker, there is a \$25 fee. Payment must be in the form of a check or money order made payable to IDFP.

EMPLOYEE INFORMATION

(Note: Must be submitted within 24 hours of Issuance)

CURRENT DATE _____ LICENSE NO. _____

NAME _____ SOC SEC NO. _____

MAILING ADDRESS _____

CITY, COUNTY, STATE, ZIP CODE _____

TELEPHONE NUMBER (_ _ _) _ _ _ - _ _ _ GENDER _____

MANAGING BROKER BROKER SALESPERSON LEASING AGENT

SPONSOR/FIRM INFORMATION

SPONSOR NAME Andersen Conglomerates Corporation LICENSE NO. 477.012505

D/B/A (IF APPLICABLE) US Realty Associates, Inc.

MAILING ADDRESS 904 S. Roselle Road, Suite 250

CITY, STATE, ZIP CODE Schaumburg, IL 60193

TELEPHONE NUMBER (847) 592 - 7421

BY *For A. Ross* LICENSE NO. 475.085959

MANAGING BROKER SIGNATURE

Retain two copies, one for the sponsor and one for the employee.
If you have any questions, please contact our office.

Return Original to the address at the top of this form.

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <input type="checkbox"/> Other (see instructions) ▶ _____	
	<input type="checkbox"/> Exempt payee	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
City, state, and ZIP code		
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number									

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number									

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

This Agreement is entered into this _____ day of _____ 20____, in Cook County, Illinois, by and between US Realty Associates, Inc. and _____ thereafter referred to as "Agent".

WITNESSETH:

WHEREAS, US Realty Associates, Inc. is in the business of real estate sales; and

WHEREAS, Agent desires to conduct business with US Realty Associates, Inc.; and

WHEREAS, Agent acknowledges the excellent reputation, good will, and benefit of obtaining contacts and clients through a business relationship with US Realty Associates, Inc.; and

WHEREAS, as a consequence of this relationship, Agent will have limited exposure to information and relations with contacts and clients served by US Realty Associates, Inc.; and

WHEREAS, that information may include, but not be limited to, customer lists, services, pricing and commission policies, financing procedures, and other related matters; and

NOW, THEREFORE, in consideration of the commencement of the business relations as set forth in the recitals, in further consideration of the mutual and several covenants and agreements set forth in this Agreement, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by US Realty Associates, Inc. and Agent, it is mutually covenanted as follows:

1. Incorporation of Recitals. The foregoing recitals are hereby made a part of this agreement.
2. Commission structure. The Agent shall receive 90% of the total of commission paid to US Realty Associates, Inc. Associates, Inc. as listed on HUD less \$150 transaction fee, upon closing of the sale.
3. Nondisclosure. Agent shall not, during or after the term of business relations, directly or indirectly, use, disseminate, or disclose to any person, firm, business or any other entity for any purpose whatsoever, any information not generally known in the industry in which Agent is or may be engaged which was disclosed to Agent by US Realty Associates, Inc. as a consequence of or through the business relationship established between the parties. This shall include information regarding US Realty Associates, Inc. processes, services, pricing and commission policies, customers, procedures and other related matters.
4. Exposure. Agent shall, at the time of and during the business relationship of the parties under the agreement, shall be exposed to the special contacts and relations established by US Realty Associates, Inc. prior to commencement of this relationship.
5. Solicitation. Agent agrees that during the term of relationship with US Realty Associates, Inc. and after the termination of such relationship, Agent will not induce or attempt to induce any person who is an employee, subcontractor, or agent to leave US Realty Associates, Inc. and engage in any business, which will compete with US Realty Associates, Inc..
6. Agreement survives termination. All rights of the parties pursuant to this agreement shall survive any termination of business relations between the parties.
7. Breach of agreement. Agent acknowledges that violation of this agreement in any way whatsoever shall produce severe damage and injury to US Realty Associates, Inc. In the event of the breach of, or threatened breach by Agent of this agreement, US Realty Associates, Inc. shall be entitled to seek injunctive relief, both preliminary and permanent, enjoining and restraining such breach or threatened breach. Such remedies shall be in addition to all other remedies available to US Realty Associates, Inc. in law or in equity, including but not limited to US Realty Associates, Inc. 's right to recover from Agent any and all damages that may be sustained as a result of Agent's breach.

8. Attorney fees. If an attorney shall be retained by US Realty Associates, Inc. to interpret or enforce the provisions of this agreement, US Realty Associates, Inc. shall be entitled to reasonable attorneys' fees, including any such fees set by the trial or appellate court upon trial or appeal.
9. Expenses. Agent shall be responsible for all expenses incurred while performing services under this Agreement. This includes license fees, memberships and dues; automobile and other travel expenses; meals and entertainment; insurance premiums; and all salary, expenses and other compensation paid to employees or contract personnel the Agent hires to complete the work under this Agreement.
10. Independent Contractor Status. Both the US Realty Associates, Inc. and Agent agree that the relationship created by this Agreement is that of an independent contractor. Agent and the US Realty Associates, Inc. shall not be construed as joint ventures, partners, employees, or agents of each other. Agent's employees or contract personnel are not US Realty Associates, Inc.'s employees. Agent and US Realty Associates, Inc. agree to the following rights consistent with an independent contractor relationship.
- Agent has the right to perform services for others during the term of this Agreement.
 - Agent has the sole right to control and direct the means, manner and method by which the services required by this Agreement will be performed.
 - Agent has the right to perform the services required by this Agreement at any place, location or time.
 - Agent will furnish all equipment and materials used to provide the services required by this Agreement.
 - The Agent or Agent's employees or contract personnel shall perform the services required by this Agreement; US Realty Associates, Inc. shall not hire, supervise or pay any assistants to help Agent.
 - Neither Agent nor Agent's employees or contract personnel shall receive any training from US Realty Associates, Inc. in the skills necessary to perform the services required by this Agreement.
 - US Realty Associates, Inc. shall not require Agent or Agent's employees or contract personnel to devote full time to performing the services required by this Agreement.
11. Confidentiality. Agent will not disclose or use, either during or after the term of this Agreement, any proprietary or confidential information of US Realty Associates, Inc. without US Realty Associates, Inc.'s prior written permission except to the extent necessary to perform services on Contractor's behalf. Proprietary or confidential information includes:
- the written, printed, graphic or electronically recorded materials furnished by US Realty Associates, Inc. for Agent to use
 - business plans, customer lists, vendor lists, operating procedures, trade secrets, know-how and processes, computer programs and inventories, discoveries and improvements of any kind, and
 - information belonging to customers and suppliers of US Realty Associates, Inc. about whom Agent gained knowledge as a result of Contractor's services to US Realty Associates, Inc.
- Upon termination of Agent's services to US Realty Associates, Inc., or at US Realty Associates, Inc.'s request, Agent shall deliver to US Realty Associates, Inc. all materials in Agent's possession relating to US Realty Associates, Inc.'s business.
12. Business Permits, Certificates and Licenses. Agent has complied with all federal, state and local laws requiring business permits, certificates and licenses required to carry out the services to be performed under this Agreement.
13. State and Federal Taxes. US Realty Associates, Inc. will not:
- withhold FICA (Social Security and Medicare taxes) from Agent's payments or make FICA payments on Agent's behalf
 - make state or federal unemployment compensation contributions on Agent's behalf, or
 - withhold state or federal income tax from Agent's payments.

Agent shall pay all taxes incurred while performing services under this Agreement--including all applicable income taxes and, if Agent is not a corporation, self-employment (Social Security) taxes.

14. Fringe Benefits. Agent understands that neither Agent nor Agent's employees or contract personnel are eligible to participate in any employee pension, health, vacation pay, sick pay or other fringe benefit plan of US Realty Associates, Inc.
15. Workers' Compensation. US Realty Associates, Inc. shall not obtain workers' compensation insurance on behalf of Agent or Agent's employees. If Agent hires employees to perform any work under this Agreement, Agent will cover them with workers' compensation insurance and provide US Realty Associates, Inc. with a certificate of workers' compensation insurance before the employees begin the work.
16. Unemployment Compensation. US Realty Associates, Inc. shall make no state or federal unemployment compensation payments on behalf of Agent or Agent's employees or contract personnel. Agent will not be entitled to these benefits in connection with work performed under this Agreement.
17. Insurance. US Realty Associates, Inc. shall not provide any insurance coverage of any kind for Agent or Agent's employees or contract personnel. Agent shall indemnify and hold US Realty Associates, Inc. harmless from any loss or liability arising from performing services under this Agreement.
18. Exclusive Agreement. This is the entire Agreement between Agent and US Realty Associates, Inc.
19. No Partnership. This Agreement does not create a partnership relationship. Agent does not have authority to enter into contracts on US Realty Associates, Inc.'s behalf.
20. General Provisions.
 - a. Execution Clause. US Realty Associates, Inc. and Agent shall take any and all such steps as are necessary and appropriate to execute, acknowledge and deliver to the other any and all further instruments necessary or expedient to effectuate the purpose and intent of this agreement.
 - b. Total Agreement. The agreement contains the entire understanding of US Realty Associates, Inc. and Agent who expressly acknowledge that no representations, warranties, promises, covenants or undertakings, oral or otherwise have been made other than those expressly set forth herein.
 - c. Governing Law. The agreement shall be construed and interpreted under the laws of the State of Illinois, without regard for the later domicile or residence of either party.
 - d. Modification of Agreement. This agreement may be modified, amended, or rescinded at any time after its signing by a subsequent written agreement between the US Realty Associates, Inc. and Agent.
 - e. Binding Effect. This agreement shall ensure to the benefit of and shall be binding upon the heirs, executors and administrators of US Realty Associates, Inc. and Agent.
 - f. Severability. If any provision of this Agreement shall be held to be invalid, illegal, or against public policy, the validity and enforcement of all other provisions of this agreement shall not be affected and shall remain in full force and effect.
 - g. Termination. The relationship can be terminated at any time with or without notice and with or without cause be either party.
 - h. Captions. The captions contained in this agreement are for convenience only and are not intended to limit or define scope or effect of any provision of this agreement.

IN WITNESS WHEREOF, the parties to this Agreement has hereunto set their hands and seals this.

US Realty Associates, Inc.:	_____	Agent:	_____
Its:	_____	Print Name:	_____
Date:	_____	Date:	_____