

Welcome to HOUSBE Independent Agent Alliance (HIAA)

## **Master Agreement V.1.0.1**

Effective Date: July 7, 2025

By signing this Agreement, you agree to the terms and conditions of membership of HOUSBE Independent Agent Alliance (HIAA)

### **DEFINITIONS:**

HOUSBE Independent Agent Alliance (HIAA) – is a Purpose-Built Solution for Real Estate Agents for a New Era of Real Estate.

HIAA aims to empower agents through open-access frameworks, free from legacy gatekeeping structures. The mission of HIAA is to return control to the professionals doing the work. To fulfill this mission, HIAA is building a national alliance of independent agents ready to lead their own business. This is a movement created by agents, for agents. By joining HIAA, you become a founding member of a future looking organization.

HOUSBE – is a technology platform, owned and developed by HOUSBE, L.L.C. (a Florida Limited Liability Company), which connects stakeholders in the Real Estate industry (Licensed Agents, Home Owners, Buyers, Renters, and Lenders) by providing a smart, modern platform to buy, sell and rent real estate in the United States of America. HOUSBE provides tools for search, chat, marketing, and lead generation.

HOUSBE is not a real estate broker, does not represent buyers or sellers in transactions, does not draft or review real estate contracts, does not handle escrow or funds, does not take commissions from real estate transactions, and does not solicit nor negotiate on behalf of anyone.

### **NOW THEREFORE IT IS AGREED THAT:**

1. By joining HOUSBE Independent Agent Alliance (HIAA), you agree to become part of a powerful independent network supported by:

- Agent-first technology.
- Transparent lead generation.
- A growing ecosystem fully reinvesting in member success.

2. As a member of HOUSBE Independent Agent Alliance (HIAA), you understand that all membership proceeds are funneled directly back into growing and strengthening the network.

Furthermore, you are fully aware of the HIAA membership terms:

### **Membership Overview**

- \$199 one-time entry fee (non-refundable).
- \$19.99/month subscription for full access, updates, and governance participation.
- \$9.99 per lead within your zip code, and \$19.99 per lead in other zip codes.
- You only pay for the leads you choose to receive.
- No commission splits. No referral fees. No binding contracts.
- 100% focus on transparency, performance, and agent control.

3. As a member of HOUSBE Independent Agent Alliance (HIAA), you understand that the Membership Revenue generated supports the following:

- National marketing to promote the Alliance.
- Development of technology and infrastructure purpose-built for agents.
- Secure, transparent governance systems, as a path to Self-Governance.

4. As a member of HOUSBE Independent Agent Alliance (HIAA), you accept the organization's governance structure vis-a-vis:

- Upon attaining a membership strength of 1,000,000 agents, governance power will be vested in the HIAA Council – a member-led body that guides strategic direction, product priorities, and ethical frameworks.
- HOUSBE, L.L.C. will continue to manage platform operations and technology, implementing the community's decisions where legally and operationally applicable.

5. As a member of HOUSBE Independent Agent Alliance (HIAA), you understand that the Legal & Governance Structure of the organization is built on two complementary entities, to ensure stability and legal clarity:

- i) HOUSBE Independent Agent Alliance (HIAA) – DAO or Non-Profit
  - Represents the collective voice of agents,
  - Sets priorities, ethics, and strategic direction,
  - Oversees democratic governance, including voting.
- ii) HOUSBE, L.L.C – Marketplace Platform
  - Operates the platform and implements HIAA decisions,
  - Maintains legal/financial independence for compliance and resilience.

6. As a member of HOUSBE Independent Agent Alliance (HIAA), you understand and recognize that the organization has set out the following Key Governance Milestones:

Member Count	Governance Milestone
10,000 agents	Joint Advisory Council
100,000 agents	Voting Charter Established
1,000,000 agents	Full Governance Transition (agent-led)

7. As a member of HOUSBE Independent Agent Alliance (HIAA), you understand that for Governance enhancement purposes, the following processes will always be in place:

- Quarterly Strategy Sessions – open to proposals and development feedback.
- Annual Financial Reports – full transparency into fund allocation.
- Conflict Resolution Board – neutral, agent-involved dispute process.
- Member Education Resources – allowing agents to learn how to engage in governance.

8. As a member of HOUSBE Independent Agent Alliance (HIAA), you understand and acknowledge that:

- HOUSBE is not funded by institutional capital.
- HOUSBE operates independently of traditional institutional hierarchies.
- HOUSBE Independent Agent Alliance (HIAA) is a grassroots movement built for professional agents seeking independence and innovation in a changing market.
- HOUSBE is more than a technology platform – it is a durable and transparent model, built to serve and empower independent real estate professionals.

#### LEGAL DISCLOSURE:

##### **Ownership & Leadership**

HOUSBE, L.L.C. remains under founder ownership and leadership to ensure operational stability, mission alignment, and independence from outside investor control. While ownership stays with the company, the HOUSBE Independent Agent Alliance (HIAA) gains increasing governance influence as the network grows – guiding platform priorities through transparent, member-led voting.

This dual structure ensures long-term platform continuity while giving real estate professionals a meaningful voice in its direction.

LEGAL DISCLAIMER:

HOUSBE, L.L.C. is a technology platform and professional marketplace. It does not operate as a real estate brokerage and does not supervise or employ licensed agents. All participants in the HOUSBE Independent Agent Alliance (HIAA) are responsible for maintaining compliance with the licensing laws and brokerage requirements of their respective U.S. states, territories, or jurisdictions.

This document does not constitute a brokerage agreement and does not create an agent-broker relationship.

HOUSBE does not guarantee leads, transactions, or commissions.

AMENDMENTS:

HOUSBE Independent Agent Alliance (HIAA) reserves the right to modify this Agreement at any time. Continued membership of HIAA constitutes an acceptance of the most recent version of this Agreement.

GOVERNING LAW:

This Agreement is governed by the laws of the State of Florida, without regard to its conflict of law principles.

ADDRESS FOR RECEIVING NOTICES:

HOUSBE L.L.C  
900 N Federal Hwy, Ste 306  
Hallandale Beach, FL 33009  
Email: [info@housbe.info](mailto:info@housbe.info)

IN AGREEMENT WITH THE CLAUSES OF THIS MASTER AGREEMENT:

You hereby confirm your willful decision to join the HOUSBE Independent Agent Alliance (HIAA).

Signed this day July 7, 2025.