

INDEPENDENT CONTRACTOR SERVICES AGREEMENT (NON-EMPLOYEE COMPENSATION CONTRACT)

This Independent Contractor Services Agreement (the "Agreement") is entered into on this ____ day of _____, 20 ____ by and between HS Property Funds, LLC ("Company"), a Limited Liability Company, and _____ (herein after called "Contractor"), who resides at _____ (address).

Contractor and Client hereby agree to the following:

1. Services To Be Rendered: Contractor shall render to Company real estate scouting services which includes, but is not limited to, locating properties for the business use of Company, locating abandoned and/or unwanted houses or small apartment buildings, and locating 'motivated sellers' needing to sell their properties quickly.

Contractor shall render all services as an independent contractor and shall not be considered an employee of Company for any purpose, including but not limited to eligibility for Company benefits or compensation or other rights and privileges afforded to employees of Company. Any and all insurance that Contractor may desire shall be obtained and provided by Contractor without cost or other obligation to Company. Contractor shall be held liable for its own actions while in pursuit of leads. Company will not intervene on Contractor's behalf in case of injury or damages while performing in accordance with this agreement. Contractor shall not modify any provisions of this Agreement without the prior written consent of Company.

2. Responsibilities: Contractor shall provide, at its own expense, its own transportation and equipment and any associated costs to maintain them. The following equipment is the minimum requirement:

1. Transportation
2. Digital Camera
3. Map of assigned area(s)
4. Access to the Internet (to submit property info and photos)

Contractor shall submit leads to Company using the 'lead submission' form on the company website.

3. Term: The consulting services provided under this Agreement shall be performed, when required by Company, during the period of one (1) year from the date of execution of this Agreement. Nevertheless, it is understood and agreed that Company or the Client may terminate this Agreement and the services provided hereunder at any time and for any reason prior to the completion of this term. If Company terminates this Agreement prior to its completion, Company shall be liable only for work performed by Contractor prior to the effective date of the termination. This Agreement may be terminated without prior notice upon the breach of any provision or obligation thereof by the non-breaching party.

4. Payment: Contractor shall be paid Five-Hundred Dollars (\$500) to Two-Thousand Dollars (\$2,000) for any new qualified property lead that results in Company and/or assigns being able to complete a successful settlement on identified property. A qualified lead is any property that Company is not already aware of. The exact payment amount is outlined herein: The Contractor shall receive 2% or \$500 of the assignment fee or projected profit, whichever is more, up to \$2,000.

5. Notices: All notices required or permitted pursuant to this Agreement shall be deemed given if and when personally delivered in writing to the party or its designated agent or representative, or if and when mailed by United States Mail, registered or certified mail, return receipt request, postage prepaid, and properly addressed. All notices shall be addressed:

To Company: Ugly To Pretty Houses, 9810 Apollo Dr #6232, Largo, MD 20774

To Contractor: _____

Each party may specify a different address for receipt of such notices by giving the other party at least fifteen (15) days written notice thereof.

6. Indemnification: Contractor shall defend, indemnify and hold harmless Company, its officers, employees, and agents, from any and all damage, losses, obligations, liabilities, claims, deficiencies, costs, and expenses of every nature and kind incurred by Company that are in whole or in part caused by or alleged to be caused by acts or omissions of Contractor, its officers, employees, agents, subcontractors, and lower-tier subcontractors arising out of or relating to Contractor's work under this Agreement.

7. Applicable Taxes: All taxes applicable to any amounts paid by Company to the Contractor under this Agreement will be the Contractor's liability and Company shall not withhold nor pay any amounts for federal, state or municipal income tax, social security, unemployment or worker's compensation. The Federal Employer Identification number or Social Security Number for Contractor is xxx-xx-_____ (last 4 of SSN).

Contractor will be responsible to report any earnings received to the IRS. Company will report any paid income over \$600.00 to the IRS on Form 1099.

8. Headings: The headings included herein are inserted only for convenience and reference and in no way define, limit, or describe the scope of this Agreement or the intent of any of its provisions.

9. Applicable Law: This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland.

10. Entire Agreement: This Agreement supersedes all written or oral agreements, if any, and constitutes the entire Agreement between the parties with respect to this Agreement. This Agreement may be modified only by the express written consent of both parties.

11. Severability: If any provision of this Agreement shall be determined to be illegal, invalid or unenforceable, the remaining provisions shall remain in full force and effect.

12. Survival: The provisions of paragraphs 1, 6 and 7 shall survive completion or termination of this Agreement.

13. Execution of Agreement: IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

14. Electronic Signatures: In accordance with the Uniform Electronic Transactions Act (UETA) and the Electronic Signatures in Global and National Commerce Act, or E-Sign (the Act), and other applicable local or state legislation regarding Electronic Signatures and Transactions, the parties do hereby expressly authorize and agree to the use of electronic signatures, by utilizing a digital signature service, as an additional method of signing and/or initialing this Agreement and Contract(s) procured hereunder.

COMPANY

Signature: _____

By: _____

Title: _____

Date: _____

CONTRACTOR

Signature: _____

Name: _____

Date: _____