

Considering Opening a Real Estate BRANCH OFFICE in California?



Get legal counsel BEFORE you leap into an arrangement with other real estate licensees!!

\$999 BRANCH OFFICE LEGAL SERVICE COVERS YOUR BACK!

You have been approached by another real estate licensee and asked to start a branch office, or you have decided to let one of your existing agents start a branch office close to their home. The idea sounds great, and the arrangement can be great, but there are potential pitfalls you should consider BEFORE filing your branch office application with the DRE and extend your business operation to another location.

Main issues to consider:

- How are you going to manage your duty to supervise?
- How are you going to handle file retention?
- How can you ensure identity theft liability is minimized?
- Are you going to have an agreement with the licensee to split profits or commissions?
Will this create a partnership?
- Will there be bank account issues?
- Who will be leasing the office space them or you?
- What happens if they lock you out? Keep your equipment?
- Will you send leads to the other office? What happens if these leads are taken and given to third parties?
- What if the licensee decides to start their own company behind your back?
- How can you protect against all the legal liabilities that you may face even though you are unaware of what's going on in another location?
- Have you figured out a branch office broker compliance program to guard against unwanted liability?
- Do you need a contract drafted that protects your interests in the event the licensee leaves you high and dry, converts your property, tarnishes your good name etc?
- How can you best protect yourself and manage the opportunity?
- Can you afford costly and time-consuming litigation if something were to go wrong?
- Are you willing to risk your good name and reputation should something go wrong?



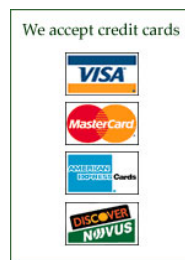
The Law Office of Steven C. Vondran has created a service to COVER YOUR BACK AND PROTECT YOUR INTERESTS!!!

Steve Vondran is a licensed California Real Estate Broker and Attorney. He has experience in all aspects of real estate including incorporating new brokers, running a real estate company, representing litigants in mediation and litigation, and helping to advise California real estate investors and brokers. Let us help get you started and/or grow your business with the proper legal foundation. There is no substitute for careful planning and prudence when you are looking to expand your real estate practice.

Here's what our **ALL-INCLUSIVE \$999 California Branch Office Service** Offers:

- **2 hours of initial one-on-one consulting** (normally done over the phone) to discuss your business expansion plans and identify potential legal issues that need to be addressed
- **Drafting of (1) licensee branch office agreement** that will set-out the arrangement between you and your licensed agents and other personnel who will be managing your branch office
- **Free Copy** of Attorney authored: "Broker Compliance Manual: *Managing the Branch Office*" sent via PDF to your email
- **DRE Filing** of Branch Office Application
- **Peace of mind** knowing you have taken steps to COVER YOUR BACK!!

Other services we provide (additional charges apply): New broker incorporations / DRE filings / DBA/FBNS's / DRE Suspension Hearings / Transaction Counseling / Agent Issues / Arbitration / Litigation / Legal Speaker for Monthly Meetings / Commission Disputes



**For more information or a FREE INITIAL CONSULTATION
Call Toll Free 1-877-276-5084**

Visit us on the web at:
www.VondranLaw.com