

JOINT VENTURE AGREEMENT

THIS AGREEMENT is made as of Date, by and between **Your Name**, and **Partner Name**.

Recitals

Your Name and **Partner Name** (sometimes hereinafter referred to collectively as the "Partners" and individually as the "Partner") have contracted to purchase the real properties described as **Address** hereto (the "Property") and desire to form a joint venture under the laws of the state of **STATE Name** (the "Joint Venture") for the limited purpose of wholesaling/assigning the contract of the Property and their equitable interest in the Property.

Accordingly, the Partners hereby form and agree to conduct certain activities as a Joint Venture for the purposes hereinafter set forth and upon the following terms and conditions:

1. The scope of this Joint Venture shall not exceed any business performed beyond the property.
2. The Joint Business and Affairs shall be limited strictly to the marketing and sale of the Property, and shall not be extended by implication or otherwise except by the written agreement of the Partners.
3. Except as otherwise expressly and specifically provided in this Agreement, neither Partner shall have any authority to act for, or to assume any obligation or responsibility on behalf of, the other Partner or the Joint Venture.
4. The Joint Venture Shall commence upon the date of this Agreement and shall continue until the completed closing of the sale of the Property.
5. Upon execution of this Agreement, if the end buyer was introduced to the Partners by **Partner Name**, then he shall each be deemed to have contributed to the Joint Venture, and shall be owed his percentage of forty percent (50%).

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and the year first above written.

Signature: _____ Date: _____

Print Name:

Signature: _____ **Date:** _____

Print Name: