



TOMLINSON



TOMLINSON GROUP OF COMPANIES

Property Inspector Referral Policy (Washington)

In accordance with regulations adopted by the Washington State Department of Licensing, the following policy is hereby adopted for all brokers affiliated with the Tomlinson Group of Companies and providing any services in the State of Washington ("Washington Brokers").

1. Definitions. For purposes of this policy, the following definitions apply:

(a) A "Property Inspector" includes any person or entity providing or offering to provide inspection services in connection with any aspect of a real estate transaction, including an inspector inspecting real property, a home or other structure, septic tanks, septic systems, wells, timber, or any component parts of any of the foregoing (such as plumbing, electrical, heating and air conditioning, potential presence of wood-destroying organisms, potential contamination, potential presence of environmental substances such as mold or radon, and similar matters).

(b) "Relationship" or "Relationship with an Inspector" shall refer to any relationship a referring broker might at the present time have or have had in the past. For purposes of this provision, a Relationship includes any Familial Relationship and any Business Relationships.

(c) "Familial Relationship" includes a family relationship created at law (such as a relationship to a father-in-law, mother-in-law, brother-in-law, sister-in-law, aunt, uncle, cousin, and the like, which exists due to marriage, adoption, or some other legal process), as well as a family relationship by blood (a relationship to any degree to a parent, grandparent, sibling, child, grandchild, aunt, uncle, cousin, and the like).

(d) "Business Relationship" refers to instances where a broker has an ongoing business relationship with or has done business with an inspector previously. A Business Relationship would include situations where a broker receives any type of compensation or economic benefit in connection with introductions or referrals to any home inspectors, circumstances where a broker stands to benefit monetary in any way from referral to a broker (which could include an ownership interest in an inspector's business or being married to someone with an ownership interest in an inspection business), circumstances where an agent has utilized the inspector for inspection services provided by the inspector on the broker's own home or for others, and similar relationships.

2. Referral Where There is a Relationship.

Any broker referring any person to whom the broker provides real estate brokerage services in the State of Washington to an inspector with whom they have a Familial Relationship or Business Relationship, as defined above, shall disclose in writing the existence and nature of

the relationship between the broker and the inspector no later than the time the referral is made. The written disclosure shall be substantially in the form attached to this Policy.

3. Referral Where There is No Relationship.

While not required, any broker referring any person to whom the broker provides real estate brokerage services in the State of Washington where there is no Familial Relationship or Business Relationships is nevertheless strongly encouraged to provide a written disclosure related to the referral substantially in the form attached to this Policy.

4. Confirmation of Licensure.

NOTICE: The Washington State Department of Licensing (DOL) now requires that before referring any customer or client to any customer or client, a broker must confirm that they are licensed as a home inspector. A search can be made at DOL's website at fortress.wa.gov.dol/dolprod/bpd/LicenseQuery/

DO NOT REFER AN INSPECTOR TO ANYONE IF YOU DO NOT KNOW WHETHER THE INSPECTOR IS LICENSED.