



Real Estate Referral Program

A Trusted Referral Partnership for Real Estate Professionals

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Welcome To The **REFERRAL PROGRAM**

The Advantage Services Real Estate Referral Program was created to support real estate agents and brokerages with **reliable, transaction-focused property services.**

We understand the importance of timelines, inspections, and client trust. Our goal is to help you navigate property-related needs efficiently while offering **referral commissions** for completed services resulting from your introduction.

This program is designed to be professional, transparent, and easy to use—allowing you to focus on serving your clients while **we handle the work.**



Program Overview

Who we are, what we do, and how we support real estate professionals

PROJECT OVERVIEW

Advantage Services is a family-owned and operated company proudly serving The Woodlands and surrounding communities since 1992. For more than three decades, we have built our reputation on quality workmanship, reliability, and professional service.

We specialize in supporting **real estate transactions** by providing dependable property services that address inspection items, negotiation concerns, and time-sensitive project needs. Our team understands the importance of timelines, clear documentation, and consistent communication throughout the transaction process.

The **Real Estate Referral Program** was created to provide agents and brokerages with a trusted service partner while offering **transparent referral commissions** on completed projects. This program is professional, non-exclusive, and designed to support client-first decision making.

Through this program, real estate professionals gain access to a single, reliable service provider for roofing, gutters, painting, insulation, design, and pool services.



In addition to supporting active transactions, the program helps agents add value during pre-listing preparation and post-closing improvements. Our team works efficiently to meet deadlines, provide clear estimates, and deliver documentation that supports confident decision-making.

We approach every referral with a long-term mindset, understanding that trust and consistency matter. Our goal is to become a dependable extension of your professional network—supporting your business while delivering quality results for your clients.



SCAN TO SUBMIT A REFERRAL

Referral Procedure

A simple, transparent process from referral to payment



COMPLETE OUR SECURE REFERRAL FORM TO
ENSURE PROPER TRACKING AND TIMELY
PAYMENT

How the Referral Process Works

The Advantage Services referral process is designed to be straightforward, professional, and easy to manage for both independent agents and brokerages.

Step 1 — Submit a Referral

Introduce your client to Advantage Services by phone, text, or email. Please include the property address, service requested, and your name.

Step 2 — Client Contact & Evaluation

Our team contacts the client directly, evaluates the property, and provides a clear, inspection-ready estimate.

Step 3 — Service Scheduling & Completion

Once approved, services are scheduled and completed efficiently, with attention to transaction timelines and quality standards.

Step 4 — Referral Payment Issued

After the project is completed and paid in full, your referral commission is processed and issued.

Important Program Guidelines

- Client consent is obtained prior to service
- Participation is optional and non-exclusive
- Referral commissions apply to contractor services only
- No influence on real estate representation or transaction terms

Referral Payment Details

- Referral commissions are calculated **before tax**
- Payments are issued within **14 days** of project completion
- Payments may be made to the agent or brokerage, as designated
- No minimum referral volume is required

QUESTIONS? CONTACT US.

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ADVANTAGE SERVICES
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Referral Structure

Clear referral percentages by service, paid on completed work

Commission Overview

Advantage Services offers referral commissions to licensed real estate agents and brokerages for completed contractor services resulting from a direct referral.

Commissions are calculated **before tax** and issued after the project is completed and paid in full by the client.

Referral Commission Rates

Service Category	Referral Commission
Roofing	\$500
Gutters	\$50
Interior & Exterior Painting	\$300
Insulation	\$250
Design / Remodeling	Per Job
Pool Design	\$500

Payment Terms

- Commissions are calculated on the **total project value before tax**
- Issued within **14 days** of project completion and payment
- Paid by check or electronic payment
- Brokerages may designate whether payment is issued to the brokerage or the referring agent

Eligibility Requirements

To qualify for a referral commission:

- The referring agent or brokerage must be identified at the time of referral
- The client must consent to be contacted
- The project must be completed and paid in full
- Referral must result in contracted services



Roofing Services

Transaction-focused roofing solutions for inspections and closings

Roofing Support for Real Estate Transactions

Roofing issues are one of the most common causes of inspection concerns, renegotiations, and closing delays. Advantage Services provides **dependable roofing solutions** designed to support real estate transactions at every stage.

Our team works closely with agents, buyers, and sellers to deliver **clear assessments, timely repairs, and professional documentation**—helping keep transactions moving forward.

Roofing Services We Provide

- Pre-listing roof inspections
- Roof repairs identified in inspection reports
- Written documentation for buyer and lender review
- Full roof replacements
- Emergency and time-sensitive repairs



What Sets Our Roofing Services Apart

- Family-owned and operated since **1992**
- Licensed and insured professionals
- Experience with transaction-driven timelines
- Clear communication with all parties involved
- Respect for your client relationships



Our Commitment

Every roofing referral is handled with professionalism, responsiveness, and attention to detail, supporting smooth closings while delivering reliable results for your clients.



Interior & Exterior Paint Services

Market-ready interior and exterior painting for listings and buyers

Why Paint Matters in Real Estate

Few improvements influence buyer perception as quickly and affordably as paint. Fresh, neutral finishes help buyers imagine themselves in a space, reduce visual distractions, and elevate the overall presentation of a property.

Advantage Services approaches painting as a **strategic tool**—not just a cosmetic update—helping properties feel clean, cohesive, and market-ready.

Where Painting Makes the Biggest Difference

- Improving first impressions at showings
- Enhancing listing photos and online marketing
- Reducing objections during inspections
- Creating consistency throughout the home

Painting Services Designed for Transactions

- Interior painting for listings and occupied homes
- Exterior painting and curb appeal enhancements
- Pre-listing refreshes with neutral color guidance



Our Philosophy

We believe paint should enhance a home without drawing attention to itself. Every project is completed with care, efficiency, and respect for your client relationship—helping your listings stand out for the right reasons.



Design & Remodel Services

Reliable drainage solutions to address inspection and curb appeal needs

Thoughtful Design & Remodeling for Real Estate

Design and remodeling decisions can influence how quickly a property sells and how buyers perceive its value. Advantage Services provides targeted design and remodeling support focused on **market readiness, functionality, and return on investment**.

Rather than unnecessary renovations, our team helps clients make informed improvements that align with buyer expectations and transaction timelines.



Services Offered

- Pre-listing updates and visual improvements
- Buyer-requested repairs and modifications
- Light remodeling and cosmetic enhancements
- Layout and functionality improvements
- Post-closing remodeling support

Benefits for Real Estate Professionals

- Improves first impressions and buyer appeal
- Helps resolve inspection or appraisal concerns
- Supports pricing and negotiation strategies
- Avoids over-improvement while maximizing impact



Our Approach

Every design and remodeling referral is approached with care, efficiency, and professionalism, supporting your transaction while protecting your client relationship.



Additional Property Services

Gutters, insulation, and pool services under one trusted provider

Support Beyond the Standard Services

Some properties require more specialized solutions to address inspection findings, buyer concerns, or final presentation details. Advantage Services offers a range of additional property services designed to help agents resolve issues efficiently and keep transactions moving forward.

These services are often the difference between a stalled negotiation and a successful closing.

Specialty Services Available

- **Wallpaper removal and installation**
Eliminates dated finishes or supports buyer-requested design changes
- **Sheetrock repair and finishing**
Addresses inspection items, damage, or cosmetic imperfections
- **Insulation services**
Improves energy efficiency and resolves inspection or appraisal concerns
- **Pool repairs and improvements**
Restores buyer confidence and addresses safety or functional issues
- **Golf simulator installation and upgrades**
Adds a unique feature for luxury listings and buyer personalization



Wallpaper



Sheetrock



Insulation



Pools



Golf Simulator

Our Approach

Each specialty service referral is handled with the same care, professionalism, and respect as our core services—ensuring your clients receive reliable solutions while your transaction stays on track.



Referral Process & Compliance

Transparent guidelines designed for Texas real estate professionals

Referral Process Overview

The Advantage Services referral process is designed to be simple, transparent, and professional—supporting smooth transactions while protecting client relationships.

Step 1 – Submit the Referral

The referring agent or brokerage submits a referral using the designated referral form, QR code, or direct contact.

Step 2 – Client Contact & Service Review

With client consent, Advantage Services contacts the client, reviews the service needs, and provides a clear estimate.

Step 3 – Project Completion

Services are scheduled and completed in alignment with transaction timelines and quality standards.

Step 4 – Referral Payment

Once the project is completed and paid in full, the referral commission is processed.

Compliance & Transparency

- Referral commissions are paid for **contractor services only**
- No influence on real estate representation, pricing, or transaction terms
- Client consent is obtained prior to service
- Participation is optional and non-exclusive

Commission & Payment Guidelines

- Referral commissions are calculated **before tax**
- Issued within **14 days** of project completion and payment
- Payments may be issued to the referring agent or brokerage, as designated

Brokerage Participation

Brokerages may choose to manage referral participation internally. Advantage Services is happy to work directly with brokers to align with office policies and approval requirements.

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