NEXUS NETWORK

Investor Network Access White Paper

What deal flow and network access actually looks like for investors — and the one fee that applies specifically to wholesale JV deals.

Your Role In The Network

As an Investor, you are primarily a consumer of deal flow and network services, not a paid participant in the Nexus fee engine — there is no direct payout mechanic that pays investors a commission or referral fee.

What You Actually Get

- Real visibility into properties moving through the pipeline via agents and inspectors in the network — deals in motion, not stale listings.
- Direct access to the vetted contractor network for post-purchase renovation work, with the same 5% referral-fee structure that applies to any client using a network contractor.
- If your agent acts as project manager on your renovation (with your disclosed agreement), a single point of accountability for the work, at a fee they disclose to you upfront.

Wholesale JV Transactions

If you participate in a wholesale joint-venture deal facilitated through the network, Nexus takes a flat 1% fee on the deal amount, paid directly to Nexus — this is not split with any agent, ambassador, or inspector, and is disclosed as part of that specific transaction structure.

Example Wholesale Deal	Nexus Fee (1%)
$165,000 deal	$1,650.00

A Note On Cash And Non-Mortgage Transactions

Many investor transactions — cash purchases, land contracts, seller financing — fall outside federal RESPA referral-fee restrictions entirely, since those rules apply specifically to transactions involving a federally-related mortgage loan. Where an investor deal does involve a VA, FHA, or USDA-backed loan and an agent's own client relationship is involved, see the Agent and Ambassador white papers for the specific restriction that applies to that agent, not to you as the investor.
