WALKER RESOURCES

WR-GCA-2026

General Client Agreement

Private Client Group · Est. 2011

This General Client Agreement (the “Agreement”) is made as of 12 September 2026, or the later date on which the Client signs below (the “Effective Date”), by and between:

Walker Resources LLC, a Washington limited liability company, employer identification number 41-4868506, with its principal office at 12702 15th Avenue NE #313, Seattle, WA 91825 (the “Broker,” “Walker,” or “we”); and

the individual or entity identified in the Client signature block of this Agreement (the “Client” or “you”).

Broker operates a private real-estate registry and advisory practice. This Agreement records the terms on which the Client may receive general advisory services, confidential access to the registry, and related introductions. It is intended to meet the professional standard of a written client-engagement letter for a Washington brokerage. It does not, by itself, create an exclusive agency, a listing of real property, or a buyer-representation agreement for a particular residence.

1. PARTIES AND CAPACITY

Walker Resources LLC is a Washington real-estate brokerage. License particulars will be provided on request and will appear on any subsequent listing, buyer-broker, or agency-disclosure form required for a specific transaction. The Client represents that the person signing has authority to bind the Client. If the Client is an entity, trust, or family office, the signatory signs in that representative capacity.

2. NATURE OF THE RELATIONSHIP

By signing this Agreement the Client authorizes Broker to treat the Client as a prospective private client for advisory purposes, including access to published and off-market residences in the Walker Resources registry. An agency relationship with respect to a particular transaction arises only when confirmed in a further writing signed by both parties — including, without limitation, a listing agreement, a buyer-broker representation agreement, or a dual-agency or associated-licensee disclosure as required by the Revised Code of Washington and the regulations of the Washington Department of Licensing.

Unless that further writing says otherwise, the relationship under this Agreement is non-exclusive. The Client may work with other brokers. Broker may advise other principals, including parties whose interests may compete with the Client’s, subject to confidentiality and to any later exclusive engagement.

3. SCOPE OF SERVICES

During the term, Broker may provide some or all of the following, as the matter requires:

- Confidential access to residences in the registry, including off-market and invitation-only placements shown only to registered clients.
- Advisory views on valuation, positioning, timing, and the buyer or seller profile most likely to transact, drawn from comparable private placements rather than public-portal averages.
- Coordination of private tours. A tour is not confirmed until an advisor replies in writing.
- Introductions to counsel, inspectors, lenders, architects, and other professionals. An introduction is not an endorsement, and the Client remains solely responsible for engaging those persons.

Broker does not provide legal, tax, accounting, structural, environmental, or investment advice. Photographs, published copy, floor areas, and third-party data are believed accurate when issued and may change without notice. Nothing on the website or in a monograph is an offer to sell real property in a jurisdiction where Broker is not licensed to do so.

4. CLIENT DUTIES

- Provide information that is accurate to the best of the Client's knowledge, and promptly correct it if it changes.
- Keep off-market materials, monographs, pricing, and the identity of principals confidential, and not circulate them outside the Client's professional advisors without Broker's prior written consent.
- Not scrape, harvest, or overload the registry, and not misrepresent identity or capacity.
- Give prompt written notice if another broker is engaged to represent the Client on a specific property.
- Comply with reasonable showing protocols, including confidentiality undertakings requested by a seller or listing broker.

5. COMPENSATION

No retainer, consultation fee, or other sum is due solely by reason of this Agreement. Broker's compensation, if any, for a specific transaction will be set out in a separate listing agreement, buyer-broker agreement, cooperating-broker arrangement, or closing instruction, and will be disclosed as required by Washington law. The Client is not obligated to pay a fee merely for creating an account, viewing the registry, submitting an enquiry, or attending a tour arranged under this Agreement.

If the Client later retains Broker on an exclusive basis, the later writing controls compensation for that engagement. Referral or cooperating compensation paid by another broker or by a seller does not, by itself, create a dual agency; any dual agency will be disclosed in writing before the Client is asked to consent.

6. CONFIDENTIALITY

Each party shall hold in confidence the other party's non-public information, including off-market listings, the identity and contact details of principals, financial capacity, and unpublished pricing. Broker may share Client information with its licensed advisors, staff, and professional service providers who have a need to know in order to perform this Agreement, and as required by law, court order, or a regulator. This Section survives termination for two (2) years, and indefinitely as to trade secrets and information that remains off-market.

Broker does not sell personal information and does not syndicate client identities to public listing networks. Use of account, enquiry, and tour records is described in Broker's Privacy Policy, as updated from time to time.

7. EQUAL HOUSING OPPORTUNITY

Broker is committed to Equal Housing Opportunity. Broker does not discriminate on the basis of race, color, religion, sex, handicap or disability, familial status, national origin, gender identity, sexual orientation, ancestry, source of income, veteran or military status, or any other class protected by the federal Fair Housing Act, the Washington Law Against Discrimination, or applicable local fair-housing ordinances. The Client agrees not to instruct Broker to violate those laws.

8. NO GUARANTEE; LIMITATION OF LIABILITY

Broker does not guarantee that any residence will be sold or purchased, that any price or timing will be achieved, or that any third-party report will be complete. To the fullest extent permitted by law, Broker's aggregate liability arising out of this Agreement is limited to the fees actually paid to Broker by the Client under a related transactional engagement (or, if none, to one thousand dollars), and Broker is not liable for indirect, incidental, special, consequential, or lost-opportunity damages. The limitation does not apply to Broker's fraud, willful misconduct, or gross negligence, or to any liability that cannot be limited under Washington law.

The Client is solely responsible for decisions made on the basis of published copy, photographs, monographs, or third-party data. Broker is not liable for the acts or omissions of inspectors, counsel, lenders, or other professionals the Client engages.

9. TERM AND TERMINATION

This Agreement begins on the Effective Date and continues until terminated by either party by written notice to the other. Termination does not affect confidentiality, limitation of liability, fair-housing, or governing-law provisions, or any separate transactional agreement then in force. Broker may suspend registry access if credentials are misused or if the Client breaches confidentiality.

10. NOTICES

Notices under this Agreement are effective when sent by email with confirmation of transmission, or two business days after posting by overnight courier. Notices to Broker shall be sent to advisors@jortyresources.com and to Walker Resources LLC, 12702 15th Avenue NE #313, Seattle, WA 91825. Notices to the Client shall be sent to the email and postal address provided in the signature block or in the Client's account.

11. GENERAL PROVISIONS

This Agreement is the entire understanding on its subject and supersedes prior oral discussions about general engagement. It does not supersede a later listing, buyer-broker, or agency agreement for a specific property; that later writing controls to the extent of any conflict. Amendments must be in a writing signed by both parties. If any provision is held unenforceable, the remainder continues in effect. A waiver on one occasion is not a waiver of any later breach. The Client may not assign this Agreement without Broker's prior written consent. Broker may assign it to a successor of the practice. The parties are independent contractors. This Agreement may be signed in counterparts, including electronic signatures, which together are one instrument. Electronic signatures are intended to satisfy the Washington Uniform Electronic Transactions Act.

This Agreement is governed by the laws of the State of Washington, without regard to conflict-of-law rules. The exclusive venue for disputes arising out of this Agreement is the state or federal courts sitting in King County, Washington, and each party consents to that venue.

12. ACKNOWLEDGEMENT

The Client acknowledges having had the opportunity to read this Agreement, to ask questions of Broker, and to consult independent counsel. The Client is not relying on any representation not set out in this Agreement or in a later signed transactional form. This form is a general engagement letter. Where a Washington REALTORS®, NWMLS, or other statutory form is required for a listing, buyer representation, agency disclosure, or transfer disclosure, that form will be used in addition to this Agreement.

13. SIGNATURES

IN WITNESS WHEREOF, the parties have executed this General Client Agreement as of the Effective Date.

BROKER

Authorized signature

Alexander Reed

Founding Principal

Walker Resources LLC

Date: 12 September 2026

advisors@jortyresources.com

+1 (206) 681-3450

CLIENT

Signature

Printed name ______________________________

Title / capacity ___________________________

Entity (if any) ___________________________

Date ____________________________________

Email ___________________________________

Telephone _______________________________

Walker Resources LLC · 12702 15th Avenue NE #313, Seattle, WA 91825 · +1 (206) 681-3450 · advisors@jortyresources.com · EIN 41-4868506 · Equal Housing Opportunity.