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SALES AGENCY CONTRACT

Commission on agreement entered into today the

between **MEDALLION HOMES LTD. REG. NO. 644, LICENCE NO.109/E**

hereinafter called "the Agent" and of the other part

.....hereinafter called "the client".

Owner's name(s).....

Owner's solicitor.....

ADDRESS OF THE PROPERTY TO BE SOLD:.....

.....

ADDRESS OF THE OWNER OVERSEAS:.....

.....

TEL NO:..... MOB NO..... FAX NO.....

EMAIL:..... PRICE:.....

By virtue of this agreement the client confirms his/her instructions to the agent to sell the above mentioned property on the terms stated below the client will pay the agent 5% plus VAT commission. If after the introduction of a willing and able buyer the client decides he/she no longer wishes to proceed with the sale of the property regardless of the reason the commission is due and payable to the agent irrespective of whether the sale continues through to completion. The agreement covers the sale of movables if the property is being sold furnished.

1. This contract can be used as the clients' authority to their lawyer to pay the agents commission.
2. If the agreement is reached on a price different to the above mentioned, the client undertakes to pay the agent commission worked on the price the property is sold for.
3. If the sale is terminated through no fault of the client and the purchaser forfeits a deposit or part payment, the client agrees to pay the agent 10% of the sum forfeited. Should the amount forfeited be 20% or more then the agent is entitled to the full commission.
4. Keys provided will be duly registered and will only be used by our staff to accompany prospective buyers to view the property. The agent does not accept any responsibility, for any missing items.
5. Occupation of the said property shall be given to the purchaser on the conclusion of the sale or otherwise by mutual agreement.
6. Upon signing this agreement the Client gives permission for the AGENT to place a "FOR SALE" board in front of the property for the period of this authority, or until said property is sold.
7. This authority to sell expires on the.....Should however the property be sold after the expiration of this agreement to any person introduced by the AGENT, I agree to immediately pay the AGENT the above mentioned commission.

OPEN LISTING

1. The agent shall be entitled to 5% + VAT of the selling price provided that the buyer is introduced to the property by the agent.
2. The agent shall not be bound by any time limit within which it shall sell the property: but the client may sell the property himself at any time, in which case the above mentioned commission shall not be payable to the agent, if the client has not been introduced by the company

SOLE AGENCY

1. The agent shall be entitled to 5% + VAT of the selling price if the property is sold during a period of Twelve consecutive months (12) from the above date, during which period the agent shall be the sole agent of the property and the commission is payable to the agent in any case whether the property is sold by the agent or by the client himself or by any other agent.
2. If the property is withdrawn from the market within the stipulated Twelve (12) month period and the above property is sold privately in this period; the client is still bound to pay the agent 5% +VAT of the selling price. Nevertheless the client is still bound to reimburse all expenses, if any suffered by the agent should the client dissolve the sole agency agreement before maturity date.
3. Should this time period lapse without any extension being made: the agent should be entitled to 5%+VAT of the selling price in the event that the property is sold by the agent as per section 2 of this agreement.

.....
MEDALLION HOMES

.....
CLIENT