



Licensed Real Estate Agent
Reg No 644 - License No 109/E

13 Pafias Afrodites Street Kato Paphos
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SALES AGENCY CONTRACT

1. Commission on agreement entered into today the

Between NEOPHYTOS (NEVILLE) ARESTI, REG. NO. 340 for and on behalf of Medallion Homes Limited hereinafter called "the Agent" and of the of the other Part.....hereinafter called "the client".

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

Owner's solicitor.....

ADDRESS OF THE PROPERTY TO BE SOLD:

TEL NO: MOB 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 agent's 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 10% 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 Six consecutive months (6) 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 Sole agency 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.

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.

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MEDALLION HOMES LIMITED

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CLIENT

Matching Details

Name:.....

Property Address:.....

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Tel:

- ☐ Plot of land
- ☐ 1 bedroom
- ☐ 2 bedrooms
- ☐ 3 bedrooms
- ☐ 4+ bedrooms
- ☐ Studio
- ☐ 1 Reception
- ☐ 2+ Receptions

- ☐ New
- ☐ Post 1970
- ☐ Less than 10 years
- ☐ Less than 5 years
- ☐ Older Property

- ☐ Studio
- ☐ Ground Floor Apt.
- ☐ Upper Apartment
- ☐ Garden Apartment
- ☐ Townhouse (Maisonette)
- ☐ Semi-Detached

- ☐ Detached House
- ☐ Villa
- ☐ Semi-detach. Bungalow
- ☐ Detached Bungalow

- ☐ Good Condition
- ☐ Needs Tidying
- ☐ Modernise
- ☐ Convert

- ☐ Residents Parking
- ☐ No Parking
- ☐ Street Parking
- ☐ Parking Space Only
(Private/Common)
- ☐ Carport
- ☐ Covered Parking (Private/Common)
- ☐ 1 Garage
- ☐ 2+ Garages
- ☐ Driveway

- ☐ No Outside Access
- ☐ Balcony
- ☐ Patio
- ☐ Verandah
- ☐ Roof Garden
- ☐ Own Garden
- ☐ Fencing

- ☐ Stone Built House
- ☐ Renovated
- ☐ Leasehold

- ☐ Freehold
- ☐ Fully Furnished
- ☐ Partly Furnished
- ☐ Unfurnished

- ☐ Lift (Elevator)
- ☐ Porterage (Housekeeper)

- ☐ Swimming Pool
- ☐ Tennis Court

- ☐ Security Pool
- ☐ Solar Hot Water System
- ☐ Electric Hot Water System
- ☐ Not Ex-council
- ☐ Air-conditioned
- ☐ Central Heating
- ☐ Storage Heaters
- ☐ Open Fire Place

- ☐ Annexe
- ☐ 2 Bathrooms
- ☐ Cloakroom
- ☐ Separate W.C.
- ☐ Laundry/Utility Room

- ☐ Title Deeds
- ☐ Courtyard

ACCOMM.	SIZE	COMMENTS
Entrance <input type="checkbox"/>		
Lounge <input type="checkbox"/>		
Dinning Room <input type="checkbox"/>		
Family Room <input type="checkbox"/>		
Study <input type="checkbox"/>		
Bedroom 1 <input type="checkbox"/>		
Bedroom 2 <input type="checkbox"/>		
Bedroom 3 <input type="checkbox"/>		
Bedroom 4 <input type="checkbox"/>		
Bathroom <input type="checkbox"/>		
Kitchen <input type="checkbox"/>		
Laundry/Utility Room <input type="checkbox"/>		

1. Complex / Development Name:

2. Land (Approx.):

3. Suburb or Town:

4. Sign:

5. Construction:

6. Type:

7. House Size (sq. mtrs):

8. Common Expenses:

9. Municipal Rates:

10. Any other expenses:

11. Inspection:

Reason for selling:

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Details:

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Write Up:

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