



**REAL ESTATE REGULATORY AGENCY
BROKER'S CONTRACT AGREEMENT
(SELLER)**

FORM A

BRN: 39739 _____

STR#: _____

As per the Real Estate Brokers By-Law No. (85) of 2006.

PART 1. THE PARTIES

A) THE AGENT / BROKER (Block letters only)	B) THE PROPERTY OWNER (The Seller)
NAME OF ESTABLISHMENT: <u>G X L PROPERTIES LLC</u> ADDRESS: <u>BOULEVARD PLAZA, 903 TOWER 1, DUBAI, UAE</u> OFFICE CONTACT DETAILS: PH: <u>+971 54 4096512</u> FAX: _____ EMAIL: <u>info@gxlloyd.com</u> ORN: <u>25870</u> DED LISC: <u>932 490</u> P.O BOX: <u>53568</u> NAME OF REGISTERED AGENT: NAME: <u>GEORGE J LLOYD</u> BRN: <u>39739</u> DATE ISSUED: <u>20/6/2021</u> MOBILE: <u>+971 56 394 6059</u> EMAIL: <u>george@gxlloyd.com</u>	OWNER 1: ADDRESS: _____ P.O BOX: _____ CITY: _____ COUNTRY: _____ PH: _____ FAX: _____ MOBILE: _____ EMAIL: _____ OWNER 2: ADDRESS: _____ P.O BOX: _____ CITY: _____ COUNTRY: _____ PH: _____ FAX: _____ MOBILE: _____ EMAIL: _____

DECLARATION BY THE AGENT	DECLARATION BY THE OWNER (The Seller)
<p><i>I hereby declare, I have read and understood the Real Estate Brokers Code of Ethics, I have provided the Seller/s with an honest market price range expected for the property, and I shall accept my client's instructions and work to obtain the highest possible selling price from a potential Buyer. I shall present all price offers in writing and shall receipt a deposit to be held in trust till a contract of sale is executed & transfer completion.</i></p>	<p><i>I/We hereby declare, we are the Owners of the property as stated below. I/We undertake in agreement with the Agent, to sell the said property when a reasonable offer to purchase is presented by the Agent / Broker. I/We shall not advertise or market the property lower than Agent/Broker (for Exclusive listing, not at all) and act promptly to respond to the buyer's proposal. We understand that any deposit money will be held by the Agent & cannot be accessed till settlement.</i></p>

PART 2. THE PROPERTY

PROPERTY ADDRESS: _____ _____ MASTER DEVELOPER: _____ MASTER PROJECT NAME: _____ PLOT NO: _____ COMMUNITY : _____ BUILDING NAME: _____ APARTMENT NO#: _____ AREA: _____ SQ FT(GFA) CAR PARK: _____ ORIGINAL PRICE: _____ DATE OF PURCHASE: _____ DATE OF LAST TRANSFER: _____ DEVELOPER: _____ RERA DEVELOPER REG NO#: _____ RERA APPROVED BANK: _____ TRUST ACCOUNT NUMBER: _____ TRANSFER FEE PAID BY: SELLER 1% <input type="checkbox"/> BUYER 1% <input type="checkbox"/> NEG <input type="checkbox"/> MAINTENANCE FEE P.A _____ PER SQ FT STUDIO <input type="checkbox"/> 1 BR <input type="checkbox"/> 2 BR <input type="checkbox"/> 3 BR <input type="checkbox"/> 4 BR <input type="checkbox"/> OTHER <input type="checkbox"/> VILLA <input type="checkbox"/> LAND <input type="checkbox"/> WHOLE BUILDING <input type="checkbox"/> OTHER : _____	IS A COPY OF THE ORIGINAL CONTRACT ATTACHED? Yes <input type="radio"/> No <input type="radio"/> IS THERE A MORTGAGE ON THE PROPERTY? Yes <input type="radio"/> No <input type="radio"/> IS A COPY OF OWNER'S PASSPORT ATTACHED? Yes <input type="radio"/> No <input type="radio"/> DOES A MOU EXIST ON THIS PROPERTY? Yes <input type="radio"/> No <input type="radio"/> IS THE PROPERTY TENANTED? Yes <input type="radio"/> No <input type="radio"/> PRESENT USE: RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> DEVELOPMENT <input type="checkbox"/> RETAIL <input type="checkbox"/> UNDER CONSTRUCTION <input type="checkbox"/> PAYMENT SCHEDULE: COMPLETION DATE: ____ / ____ / ____ ALREADY PAID: _____ BALANCE TO DEVELOPER: _____ NEXT PAYMENT: ____ / ____ / ____ NEXT PAYMENT: ____ / ____ / ____ NEXT PAYMENT: ____ / ____ / ____ NEXT PAYMENT: ____ / ____ / ____ OTHER: _____
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RANGE: _____ **TO** _____ **LIST PRICE** _____

The Seller has instructed the Agent to list the property at the listing price above. The Agent has advised the Seller the likely selling price range of the property based on current market price indicators. The Seller agrees NOT to increase the price above the highest price as stated above after signing this appointment agreement. If so, in this instance, the Agent may claim loss of fees from Seller.



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(SELLER)**

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PART 3. THE AGREEMENT (Terms and Conditions)

THE AGREEMENT	THE CONDITIONS
<p>This Agreement Shall Commence On: ____ / ____ / ____ This Agreement Shall Expire On: ____ / ____ / ____</p> <p>The Agent may <input type="radio"/> may not <input type="radio"/> seek to renew this agreement after ____ days (A renewal should be done in writing on FORM A1.)</p> <p>The Agent shall list, market and introduce a prospect buyer who is qualified and willing to buy.</p> <p>The Agent shall provide the Seller and activity update on the progress on a weekly <input type="checkbox"/> fortnightly <input type="checkbox"/> monthly basis <input type="checkbox"/></p> <p>All offers to buy the property shall be provided to the Seller in writing on the prescribed Form F and meet the Dubai & UAE Government laws & RERA requirements.</p> <p>The Seller shall be prepared to sign a legally binding contract to sell the property and not increase in price nor make any additional adverse demands at the time when the willing buyer presents, with a reasonable offer to purchase with similar conditions herein.</p>	<p>The property transfer fee shall be paid by The Buyer 1% <input type="checkbox"/> The Seller 1% <input type="checkbox"/> Negotiable <input type="checkbox"/> Payable to: The DLD <input type="checkbox"/> On Transfer <input type="checkbox"/></p> <p>NO TRANSFER FEE IS TO BE PAID TO DEVELOPER. (Tick whichever applies)</p> <p>The property, listed by the Seller/s with this Agent/Broker is on the following basis for the term as noted herein.</p> <p>1. Exclusive Agent <input checked="" type="checkbox"/> (See below) 2. Sole Agent <input type="checkbox"/> (Owner may sell privately) 3. Open Listed <input type="checkbox"/> (Listed with more than 1 Agent)</p> <p>The Exclusive Appointment is defined as the ONLY one permitted to list & market the property including the Seller</p> <p>The Agent is permitted to engage in joint / conjuncting with another Registered Broker to introduce a Buyer on the prescribed contract of sale form. YES <input type="radio"/> NO <input type="radio"/></p> <p>This agreement may be terminated by the Seller/s only on the FORM U (a blank is attached and provided to the Seller at the time of signing this appointment) which must be issued with 7 days advance notice. The Seller/s shall be obliged to provide the reason of termination & if a buyer introduce by the Agent buys the property, the Agent shall still be entitled to claim the fee from the Seller/s.</p>

BOTH PARTIES HAVE ACCESS TO DISPUTE RESOLUTION WITH RERA IF IN DISPUTE.

PART 4. THE COMMISSION & FEES

AGENT'S COMMISSION	OTHER FEES																					
<p>The Agent / Broker's commission fee applicable is agreed between the parties at <u>THREE</u> percent <u>3</u> (%) of the agreed sale price of a contract of sale.</p> <p>The parties hereby agree that the Agent's Commission shall be deducted from the deposit monies held in trust on the day of settlement of a contract of sale after the transfer is completed.</p> <p>The Agent <u>MUST</u> declare to seller if dealing with Buyer. Unless agreed, the Agent shall act for one party only.</p>	<p>(Tick whichever applies)</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:80%;"></th> <th style="width:10%; text-align: center;">Agent</th> <th style="width:10%; text-align: center;">Seller</th> </tr> </thead> <tbody> <tr><td>Advertising</td><td align="center"><input type="checkbox"/></td><td align="center"><input type="checkbox"/></td></tr> <tr><td>Key Cutting</td><td align="center"><input type="checkbox"/></td><td align="center"><input type="checkbox"/></td></tr> <tr><td>Courier Costs</td><td align="center"><input type="checkbox"/></td><td align="center"><input type="checkbox"/></td></tr> <tr><td>Bank Charges</td><td align="center"><input type="checkbox"/></td><td align="center"><input type="checkbox"/></td></tr> <tr><td>International Currency transfer costs</td><td align="center"><input type="checkbox"/></td><td align="center"><input type="checkbox"/></td></tr> <tr><td>Signboard</td><td align="center"><input type="checkbox"/></td><td align="center"><input type="checkbox"/></td></tr> </tbody> </table> <p>The parties agree that the fees shall not exceed an amount of _____ this shall be paid upon an invoice present to the Seller by the Agent at settlement, this shall be noted in the sale agreement.</p>		Agent	Seller	Advertising	<input type="checkbox"/>	<input type="checkbox"/>	Key Cutting	<input type="checkbox"/>	<input type="checkbox"/>	Courier Costs	<input type="checkbox"/>	<input type="checkbox"/>	Bank Charges	<input type="checkbox"/>	<input type="checkbox"/>	International Currency transfer costs	<input type="checkbox"/>	<input type="checkbox"/>	Signboard	<input type="checkbox"/>	<input type="checkbox"/>
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PART 5. THE SIGNATURES

THE SIGNATURE - THE AGENT / BROKER	THE SIGNATURE - THE OWNER/S (Seller/s)
<p>NAME: <u>GEORGE J LLOYD</u> <i>Please Print in block letters (Full Name)</i></p> <p>SIGNATURE: _____</p> <p>REGISTERED BROKER NUMBER(BRN): <u>39739</u></p> <p>AGENCY / BROKER OFFICE NO(ORN): <u>25870</u></p>	<p>OWNER 1: _____</p> <p>SIGNATURE: _____</p> <p>OWNER 2: _____</p> <p>SIGNATURE: _____</p> <p>DATE OF SIGNATURE: _____</p>

This Appointment Agreement must be signed by the Agent with their Broker's Register Number inserted under the Company / Office Stamp over the Agent's signature. The parties acknowledge that this agreement shall be registered in the Agent / Brokers Transaction Register in their office as required under the Real Estate Brokers By-Law No. (85) of 2006.



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FORM A

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PART 6. ADDITIONAL INFORMATION (for Completed properties)

<p>TENANCY Not Applicable (N/A) <input type="radio"/></p> <p>The property is tenanted N/A <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> (If YES to above please complete the following)</p> <p>Is the tenancy agreement registered with RERA? N/A <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/></p> <p>The Tenancy agreement commenced on _____ / _____ / _____</p> <p>The Tenancy agreement shall expire on _____ / _____ / _____</p> <p>A security deposit (bond) exists on the property N/A <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/> (If YES to above please complete the following)</p> <p>Current Rent per month _____</p> <p>Current Market Rent value per month _____</p> <p>The tenant may be prepared to relocate N/A <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/></p> <p>Agent to Consult with the tenant N/A <input type="radio"/> YES <input type="radio"/> NO <input type="radio"/></p>	<p>PROPERTY CONDITION</p> <p>The property is listed for sale 'as is' and the Seller declares the following</p> <table style="width:100%; border: none;"> <tr> <td style="width:60%;">Plumbing</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Electrical & wiring</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Appliances</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Windows</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Doors</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Walls</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Floors</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Roof</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Garage Doors</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Balcony</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Air Conditioning</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Hot Water Service</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> <tr> <td>Pool Pump</td> <td>Poor <input type="radio"/></td> <td>Fair <input type="radio"/></td> <td>Good <input type="radio"/></td> <td>N/A <input type="radio"/></td> </tr> </table>	Plumbing	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Electrical & wiring	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Appliances	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Windows	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Doors	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Walls	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Floors	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Roof	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Garage Doors	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Balcony	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Air Conditioning	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Hot Water Service	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>	Pool Pump	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
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<p>INCLUSIONS / EXCLUSIONS</p> <table style="width:100%; border: none;"> <tr> <td style="width:15%;">Stove</td> <td>Yes <input type="radio"/></td> <td>No <input type="radio"/></td> </tr> <tr> <td>Oven</td> <td>Yes <input type="radio"/></td> <td>No <input type="radio"/></td> </tr> <tr> <td>Refrigerator</td> <td>Yes <input type="radio"/></td> <td>No <input type="radio"/></td> </tr> <tr> <td>Washing Machine</td> <td>Yes <input type="radio"/></td> <td>No <input type="radio"/></td> </tr> <tr> <td>Air Conditioner</td> <td>Yes <input type="radio"/></td> <td>No <input type="radio"/></td> </tr> <tr> <td>Landscaping</td> <td>Yes <input type="radio"/></td> <td>No <input type="radio"/></td> </tr> <tr> <td>Equipment</td> <td>Yes <input type="radio"/></td> <td>No <input type="radio"/></td> </tr> <tr> <td>Curtains</td> <td>Yes <input type="radio"/></td> <td>No <input type="radio"/></td> </tr> </table>	Stove	Yes <input type="radio"/>	No <input type="radio"/>	Oven	Yes <input type="radio"/>	No <input type="radio"/>	Refrigerator	Yes <input type="radio"/>	No <input type="radio"/>	Washing Machine	Yes <input type="radio"/>	No <input type="radio"/>	Air Conditioner	Yes <input type="radio"/>	No <input type="radio"/>	Landscaping	Yes <input type="radio"/>	No <input type="radio"/>	Equipment	Yes <input type="radio"/>	No <input type="radio"/>	Curtains	Yes <input type="radio"/>	No <input type="radio"/>	<p>The Agent shall only include inclusions with the property with the prior approval of the Seller.</p> <p>The inclusions noted shall be included in the sale agreement</p> <p>OTHERS : _____</p> <p>_____</p> <p>_____</p> <p>_____</p>
Stove	Yes <input type="radio"/>	No <input type="radio"/>																							
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Curtains	Yes <input type="radio"/>	No <input type="radio"/>																							

OTHER (Please add your additional requirements & Instruction to Agent)

DATE: _____	SIGNED BY: THE AGENT	DATE: _____	SIGNED BY: THE SELLER
_____ / _____ / _____	"X"	_____ / _____ / _____	OWNER 1: _____
			OWNER 2: _____

**Form U must accompany Form A, the Seller must give 7 days written notice to terminate this agreement stating the reason for termination.
The Agent declares FORM U blank has been sent to the Seller with this form.**



REAL ESTATE REGULATORY AGENCY
TERMINATION NOTICE

FORM U

BRN: 39739

STR#: _____

NOTICE OF
TERMINATION OF AGREEMENT

This Notice of Termination of agreement is served by

SELLER BUYER SELLER'S AGENT BUYER'S AGENT LANDLORD TENANT OWNER

NAME: _____

ADDRESS: _____

SIGNED: _____

WITNESSEDBY: _____

PHONE: _____

DATE: ____ / ____ / ____

FAX: _____

EMAIL: _____

SIGNED: _____

NAME: _____

WITNESSEDBY: _____

ADDRESS: _____

DATE: ____ / ____ / ____

PHONE: _____

FAX: _____

EMAIL: _____

(All signatories to the original agreement are required)

DETAILS OF AGREEMENT

DATE OF AGREEMENT: ____ / ____ / ____

TYPE OF AGREEMENT

(Insert a ✓ in the appropriate box)

THIS NOTICE IS SERVED UPON:

NAME: _____

ORIGINAL RERA REF NO: _____

FORM A

FORM A1

FORM B

FORM B1

FORM D

FORM D1

FORM I

FORM F

FORM G

FORM H

FORM P1

FORM S1

REASON FOR TERMINATION

NOTE: Original Agreement terms and conditions shall still apply until this notice becomes effective.

The person named above, is terminating your current contract for the following reason;

DATE EFFECTIVE

AGENT (If applicable)

ISSUE DATE: ____ / ____ / ____

NOTICE REQUIRED: _____ Seven days minimum

EFFECTIVE DATE: ____ / ____ / ____

If sent by fax, registered mail, email, retain a copy of this form or proof of sending - i.e. Any of the following; a print transmission report from fax, printout from email or proof of forwarding docket from courier.

If delivered in person, seek a signature from recipient on your copy and retain.

NAME OF ESTABLISHMENT: _____

ADDRESS: _____

OFFICE CONTACT DETAILS:

PH: _____ FAX: _____

EMAIL: _____

BRN: _____ P.O.BOX: _____

NAME OF REGISTERED AGENT:

NAME: _____

BRN: _____

MOBILE: _____

EMAIL: _____

BOTH PARTIES HAVE ACCESS TO DISPUTE RESOLUTION WITH RERA IF IN DISPUTE.