

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

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

BRN:	
STR#:	

PROPERTY ADDRESS: IS A COPY OF THE ORIGINAL CONTRACT ATTACHED? Yes	PART 1. THE PARTIES		
ADDRESS: OFFICE CONTACT DETAILS: PH:	A) THE AGENT / BROKER (Block letters only)	B) THE PROPERTY OWNER (The Seller)	
ADDRESS: OFFICE CONTACT DETAILS: PH:	NAME OF ESTABLISHMENT:	OWNER 1:	
OFFICE CONTACT DETAILS: PH: FAX:		II ADDRECC.	
PHE FAX: EMAIL: ORR DEDUSC: NAME OF REGISTERED AGENT: NAME: BRN: DATE ISSUED: OWNER 2: ADDRESS: MOBILE: EMAIL: DECLARATION BY THE AGENT I hereby declare, I have read and understood the Real Estate Brokers Code of Ethics, I have provided the Selien's with an honest market price and expense of the property as stated below. I hereby declare, I have read and understood the Real Estate Brokers Code of Ethics, I have provided the Selien's with an honest market price and expense of the property as stated below. If we understain this greenment with the Agent, to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain this expense with the Agent to self the sad property as stated below. If we understain the any expense more than Agent to self the sad property as stated above the higher pres proper of the property based on market price indepted. If we understain the any expense market price indepted to self self self we they self prepared to the property self and the property as stated down			
PHE FAX: DED LISC: FAX: MOBILE:	OFFICE CONTACT DETAILS:	P.O BOX: CITY:	
EMAIL: ORN: DEDLISC: NAME OF REGISTERED AGENT: NAME: BRN: DATE ISSUED: MOBILE: EMAIL: DECLARATION BY THE AGENT I hereby declare, I have read and understood the Real Estate Brokers Code of Ethics, I have provided the Seller's with an honest smarker price angle expected for the property, and is 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 receit a depost to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed & transfer price accepts to be held in trust till a contract of sale is executed. PART 2. THE PROPERTY PROPERTY THE PROPERTY IS A COPY OF THE ORIGINAL CONTRACT ATTACHED? Yes No O SEA MOULENST ON THIS PROPERTY? Yes No O SEA MOULENST ON THIS PROPERTY TRANSFER. SEA MOULENST ON THIS PROPERTY SEA NO O SEA MOULENST ON THIS PROPERTY SEA	PH: FAX:		
OWNER 2: ADDRESS: NAME OF REGISTERED AGENT: NAME: BRN:			
P.O. BOX: NAME SRN:		EMAIL:	
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MASTER DEVELOPER: MASTER PROJECT NAME: PLOT NO: COMMUNITY: BUILDING NAME: APARTMENT NO#: AREA: SQFT(GFA) CAR PARK: ORIGINAL PRICE: DATE OF PURCHASE: DATE OF LAST TRANSFER: DEVELOPER: AREA APPROVED BANK: TRUST ACCOUNT NUMBER: TRANSFER FEE PAID BY: SELLER 1% BUYER 1% NEG MAINTENANCE FEE PA PER SQ FT NEXT PAYMENT: STUDIO 1 BR 2 BR 3 BR 4 BR OTHER VILLA LAND WHOLE BUILDING OTHER: 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 aggress NOT to increase the price above the highest price are stated above after signing this	PART 2. THE	PROPERTY	
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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	RANGE: TO	LIST PRICE	
appointment agreement. If so, in this instance, the Agent may claim loss of fees from Seller.	property based on current market price indicators. The Seller agrees N	NOT to increase the price above the highest price as stated above after signing this	



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

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BRN:	
STR#:	

PART 3. THE AGREEMENT (T	erms and Conditions)		
THE AGREEMENT	THE CONDITIONS		
This Agreement Shall Commence On: / / This Agreement Shall Expire On: / / This Agent may may not seek to renew this agreement after days (A renewal should be done in writing on FORM A1.) The Agent shall list, market and introduce a prospect buyer who is qualified and willing to buy. The Agent shall provide the Seller and activity update on the progress on a weekly fortnightly monthly basis 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. 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	The property transfer fee shall be paid by The Buyer 1% The Seller 1% Negotiable Payable to: The DLD On Transfer NO TRANSFER FEE IS TO BE PAID TO DEVELOPER. (Tick whichever applies) The property, listed by the Seller/s with this Agent/Broker is on the following basis for the term as noted herein. 1. Exclusive Agent (See below) 2. Sole Agent (Owner may sell privately) 3. Open Listed (Listed with more than 1 Agent) The Exclusive Appointment is defined as the ONLY one permitted to list & market the property including the Seller 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 NO 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		
purchase with similar conditions herein. BOTH PARTIES HAVE ACCESS TO DISPUTE RESOLUTION WITH RERA IF IN DISPUTE.			
PART 4. THE COMMIS	SION & FEES		
AGENT'S COMMISSION	OTHER FEES		
The Agent / Broker's commission fee applicable is agreed between the parties at percent (%) of the agreed sale price of a contract of sale. 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.	(Tick whichever applies) Agent Seller Advertising Key Cutting Courier Costs Bank Charges International Currency transfer costs Signboard		
The Agent <u>MUST</u> declare to seller if dealing with Buyer. Unless agreed, the Agent shall act for one party only.	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.		
PART 5. THE SIG	NATURES		
THE SIGNATURE - THE AGENT / BROKER	THE SIGNATURE - THE OWNER/S (Seller/s)		
NAME:	OWNER 1:		
Please Print in block letters (Full Name)	ll .		
SIGNATURE:	SIGNATURE: OWNER 2:		
REGISTERED BROKER NUMBER(BRN):	ll .		
AGENCY / BROKER OFFICE NO(ORN):	SIGNATURE: DATE OF SIGNATURE:		
over the Agent's signature. The parties acknowledge that this agree	II Broker's Register Number inserted under the Company / Office Stamp ment shall be registered in the Agent / Brokers Transaction Register in Estate Brokers By-Law No. (85) of 2006.		



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

FORM A

BRN:	
STR#:	

PART 6.	ADDITIONAL INFORMATION	ON (for Completed	properties)
TENANCY N	ot Applicable (N/A)	PROPERTY CONDITION	
The property is tenanted (If YES to above please of	\sim	The property is listed for sale 'as	is' and the Seller declares the following
Is the tenancy agreemen	nt registered with RERA? N/A YES NO	Pluming Electrical & wiring	Poor Fair Good N/A Poor Fair Good N/A
The Tenancy agreement	t commenced on / /	Appliances	Poor Fair Good N/A
The Tenancy agreement	t shall expire on / /	Windows	Poor
A security deposit (bond	d) exists on the property N/A YES NO	Doors	Poor C Fair C Good N/A C
(If YES to above please of	complete the following)	Walls	Poor Fair Good N/A
Current Rent per month		Floors Roof	Poor Fair Good N/A Poor Fair Good N/A
	ue per month	Garage Doors	Poor Fair Good N/A
current market here var	de per montin	Balcony	Poor O Fair O Good N/A O
The tenant may be prep	pared to relocate N/A YES NO	Air Conditioning	Poor (Fair (Good (N/A (
		Hot Water Service	Poor C Fair C Good N/A C
Agent to Consult with th	ne tenant N/A O YES O NO O	Pool Pump	Poor Fair Good N/A
INCLUSIONS / EXCL	USIONS		nclusions with the property with the prior
Stove	Yes No No	approval of the Seller.	
Oven	Yes No	The inclusions noted shall be i	included in the sale agreement
Refrigerator Washing Machine	Yes No Yes No	OTHERS :	
Air Conditioner	Yes No		
Landscaping	Yes No		
Equipment Curtains	Yes No Yes No		
9.43.444.45			
OTHER (Please add	your additional requirements & Instruction	on to Agent)	
-			
DATE:	SIGNED BY: THE AGENT	DATE: SIGNED	D BY: THE SELLER
/	/ "X"	//	. OWNER 1:
			OWNER 2:
	Form U must accompany Form A, the Se terminate this agreement statii The Agent declares FORM U blank has	ng the reason for terminati	on.



REAL ESTATE REGULATORY AGENCY TERMINATION NOTICE

FORM U

3RN:			
TR#:			

NOTICE OF		
TERMINATION OF AGREEMENT		
This Notice of Termination of agreement is served by		
NAME	ER'S AGENT LANDLORD TENANT OWNER	
ADDRESS:	21.01.00	
	WITNESSEDBY:	
PHONE:	, ,	
FAX:EMAIL:		
EMALE	SIGNED:	
NAME:	WITNESSEDBY:	
ADDRESS:		
PHONE:	//	
FAX:		
EMAIL:	(All signatories to the original agreement are required)	
D	ETAILS OF AGREEMENT	
DATE OF AGREEMENT: / /	FORM A FORM I	
TYPE OF AGREEMENT	FORM A1 FORM F	
(Insert a ✓ in the appropriate box) THIS NOTICE IS SERVED UPON: FORM B FORM G		
THIS NOTICE IS SERVED OF OR.	FORM B1 FORM H	
NAME:	FORM D FORM P1	
ORIGINAL RERA REF NO:	FORM D1 FORM S1	
REAS	SON FOR TERMINATION	
NOTE: Original Agreement terms and conditions shall still apply or The person named above, is terminating your current contract for		
	, 	
DATE EFFECTIVE	AGENT (If applicable)	
	NAME OF ESTABLISHMENT:	
ISSUE DATE: / /	ADDRESS:	
NOTICE REQUIRED: Seven days minimum	OFFICE CONTACT DETAILS: PH: FAX:	
EFFECYIVE: DATE://	PH: FAX: EMAIL:	
	BRN: P.O.BOX:	
If sent by fax, registered mail, email, retain a copy of this form or proof of sending - i.e. Any of the following;	NAME OF REGISTERED AGENT:	
a print transmission report from fax, printout from email or proof of forwarding docket from courier.	NAME:	
	BRN:	
If delivered in person, seek a signature from recipient on your copy and retain.	MOBILE:	
тестренсоп уош сору ана тесані.	EMAIL:	
DOTH DADTIES HAVE ACCESS TO DISD	UTE RESOLUTION WITH RERA IE IN DISPUTE.	

Version: 07 April 2008