

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

BRN: _____

STR#: _____

PART 1. THE PARTIES

A) THE AGENT / BROKER (Block letters only)

NAME OF ESTABLISHMENT: **SPF Realty Real Estate Broker LLC**

ADDRESS: #Office 227, Block B, Al Shafar Investment Building, Interchange 3, Sheikh Zayed Road, DUBAI, U.A.E

OFFICE CONTACT DETAILS:

PH: +971 4 3396222 FAX: +971 4 3396122

EMAIL: info@spfrealty.com

ORN: 1021 DED LISC: 545858

P.O BOX: 213469

NAME OF REGISTERED AGENT:

NAME: _____

BRN: _____ DATE ISSUED: _____

MOBILE: _____

EMAIL: _____

B) THE PROPERTY OWNER (The Seller)

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

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.

DECLARATION BY THE OWNER (The Seller)

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.

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% BUYER 1% NEG

MAINTENANCE FEE P.A _____ PER SQ FT

STUDIO 1 BR 2 BR 3 BR 4 BR

OTHER VILLA LAND WHOLE BUILDING

OTHER: _____

IS A COPY OF THE ORIGINAL CONTRACT ATTACHED? Yes No

IS THERE A MORTGAGE ON THE PROPERTY? Yes No

IS A COPY OF OWNER'S PASSPORT ATTACHED? Yes No

DOES A MOU EXIST ON THIS PROPERTY? Yes No

IS THE PROPERTY TENANTED? Yes No

PRESENT USE:

RESIDENTIAL COMMERCIAL INDUSTRIAL

DEVELOPMENT RETAIL UNDER CONSTRUCTION

PAYMENT SCHEDULE:

COMPLETION DATE: _____ / _____ / _____

ALREADY PAID: _____

BALANCE TO DEVELOPER: _____

NEXT PAYMENT: _____ / _____ / _____

NEXT PAYMENT: _____ / _____ / _____

NEXT PAYMENT: _____ / _____ / _____

NEXT PAYMENT: _____ / _____ / _____

OTHER: _____

(IF NEEDED ATTACH ADDITIONAL PAGES)

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.

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: <input type="checkbox"/> 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 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 _____ percent ____ (%) 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>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">(Tick whichever applies)</td> <td style="width: 10%; text-align: center;">Agent</td> <td style="width: 10%; text-align: center;">Seller</td> </tr> <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> </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>	(Tick whichever applies)	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: _____ <i>Please Print in block letters (Full Name)</i></p> <p>SIGNATURE: _____</p> <p>REGISTERED BROKER NUMBER(BRN): _____</p> <p>AGENCY / BROKER OFFICE NO(ORN): _____</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.

PART 6. ADDITIONAL INFORMATION (for Completed properties)

TENANCY Not Applicable (N/A)

The property is tenanted N/A YES NO
(If YES to above please complete the following)

Is the tenancy agreement registered with RERA? N/A YES NO

The Tenancy agreement commenced on _____ / _____ / _____

The Tenancy agreement shall expire on _____ / _____ / _____

A security deposit (bond) exists on the property N/A YES NO
(If YES to above please complete the following)

Current Rent per month _____

Current Market Rent value per month _____

The tenant may be prepared to relocate N/A YES NO

Agent to Consult with the tenant N/A YES NO

PROPERTY CONDITION

The property is listed for sale 'as is' and the Seller declares the following

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"/>

INCLUSIONS / EXCLUSIONS

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"/>

The Agent shall only include inclusions with the property with the prior approval of the Seller.

The inclusions noted shall be included in the sale agreement

OTHERS : _____

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.**

SELECT FEATURES AMENITIES

Property Features

- | | | |
|-----------------------------------------------|---------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Balcony | <input type="checkbox"/> Basement Parking | <input type="checkbox"/> BBQ area |
| <input type="checkbox"/> Broadband Ready | <input type="checkbox"/> Broadband Ready | <input type="checkbox"/> Built in wardrobes |
| <input type="checkbox"/> Carpets | <input type="checkbox"/> Central Air conditioning | <input type="checkbox"/> Central Heating |
| <input type="checkbox"/> Community View | <input type="checkbox"/> Covered parking | <input type="checkbox"/> Driver's Room |
| <input type="checkbox"/> Fully Fitted Kitchen | <input type="checkbox"/> Fully furnished | <input type="checkbox"/> Gazebo and Outdoor entertaining area |
|
 | | |
| <input type="checkbox"/> Gymnasium | <input type="checkbox"/> Intercom | <input type="checkbox"/> Jacuzzi |
| <input type="checkbox"/> Kitchen white goods | <input type="checkbox"/> Maid's room | <input type="checkbox"/> Marble floors |
| <input type="checkbox"/> On high floor | <input type="checkbox"/> On low floor | <input type="checkbox"/> On midfloor |
| <input type="checkbox"/> Part furnished | <input type="checkbox"/> Pets allowed | <input type="checkbox"/> Private Garage |
| <input type="checkbox"/> Private garden | <input type="checkbox"/> Private Swimming pool | <input type="checkbox"/> Professionally landscaped garden |
| <input type="checkbox"/> Satellite / Cable TV | <input type="checkbox"/> Sauna | <input type="checkbox"/> Shared swimming pool |
| <input type="checkbox"/> Solid wood floors | <input type="checkbox"/> Steam room | <input type="checkbox"/> Study |
| <input type="checkbox"/> Upgraded interior | <input type="checkbox"/> View of garden | <input type="checkbox"/> View of Golf Course |
| <input type="checkbox"/> View of Parkland | <input type="checkbox"/> View of sea / garden | |

Property Amenities

- | | | |
|--------------------------------------------------|---------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> 24 Hours Maintenance | <input type="checkbox"/> Bank / ATM facility | <input type="checkbox"/> Basketball courts |
| <input type="checkbox"/> Beach Access | <input type="checkbox"/> Bus services | <input type="checkbox"/> Business center |
| <input type="checkbox"/> Children's Nursery | <input type="checkbox"/> Children's Play area | <input type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Communal gardens | <input type="checkbox"/> Concierge service | <input type="checkbox"/> Cycling tracks |
| <input type="checkbox"/> Fitness Center | <input type="checkbox"/> Golf club and club house | <input type="checkbox"/> Laundry service |
| <input type="checkbox"/> Marina Berth | <input type="checkbox"/> Metro station | <input type="checkbox"/> Mosque |
| <input type="checkbox"/> Polo club and Clubhouse | <input type="checkbox"/> Public park | <input type="checkbox"/> Public parking |
| <input type="checkbox"/> Public Transport | <input type="checkbox"/> Recreational Facilities | <input type="checkbox"/> Restaurants |
| <input type="checkbox"/> School | <input type="checkbox"/> Shopping mall | <input type="checkbox"/> Shops |
| <input type="checkbox"/> Sports academies | <input type="checkbox"/> Squash courts | <input type="checkbox"/> Tennis courts |
| <input type="checkbox"/> Valet Service | <input type="checkbox"/> Walking trails | |