



EXCLUSIVE REAL ESTATE AGREEMENT FOR PROMOTION OF PROPERTY SALE

On Samos today .. / .. /

The Following Parties:

- Ioannis Palaiokastritis - Realtor - Civil Engineer with a Greek Tax Number EL **107587003** that is the owner of the Real Estate Company under the Commercial title «SAMOS HOUSING», that holds its headquarters on - Neapoleos 4, Str 83100 Samos GR which will be called in short from now on as “**Realtor**”, and

Property Owner 1

Surname.....
Name.....
Fathers Name.....
Passport Number.....
Address.....
Greek Tax Number.....
Mobile.....
Email.....

Property Owner 2 (if any)

Surname.....
Name.....
Fathers Name.....
Passport Number.....
Address.....
Greek Tax Number.....
Mobile.....
Email.....

Which will be called the “**Property Owner**” from now on :

1. The property **owner** declares that he authorises the realtor with this **exclusive** order to find a buyer for the sale of his property with the following information: :

Properties Description (Land, House, Hotel, Apartment, etc)

- Desired Price €
- Desired Price €
- Desired Price €

(2nd and 3rd line to be filled in if there is more than one property for sale)

-Location :

-Land Area

-House Aream2

Remarks :

The exclusive order concerns any client submitted by the realtor.

This order as exclusive is valid until

...../...../20...

(12 months minimum, 24 months preferable)

(1) The realtor declares and promises that he will do his best to find a buyer for the above property at the best possible price.

(2) The property owner will be obliged to pay to the realtor, if his property is sold to any buyer during the length of the current agreement:

- **3% plus VAT for contracts up to 1.5 million Euros**
- **2% plus VAT for contracts up to 4 million Euros**
- **1% plus VAT for contracts of 4 million Euros or more.**

Minimum fee is 2000€ PLUS VAT regardless of the property value for contracts less than 65000€,
And 1500€ PLUS VAT regardless of the property value for contracts less than 25000€,

The above payment should be paid regardless of any payment paid to the realtor on behalf of the buyer.

(3) In any case, if the realtor presents a buyer for any reason and the property owner refuses to sell (family reasons, sentimental and emotional reasons, change of opinion in general), within the time of this mandate, the realtor is entitled to **full compensation** at the rate is listed in this order at the desired price.

(4) If the property is sold after the period of the aforementioned period of exclusive order, the realtor is entitled to the agreed fee only if he has indicated the property to the buyer. As an

indication, it is meant any action by the realtor, without which the buyer would not be able to know the existence of the property in question.

(5) The property seller is responsible of informing the realtor immediately about the signing of the Contract and to pay the agreed fee.

(6) Both parties agree that the above terms of the contract are legal, fair fully meet the mutual interest and expressly waive their right to invoke or seek for any reason the cancellation of part or the whole of this contract.

(7) If the owner manages to sell the property on his own with proof the realtor did or the website did not aid in any way then the realtor is entitled to 50% of the fee instead of the full Realtor fee.

(8) After the expiration date of this agreement, the property owner must inform in writing (via letter, email) that the current contract is terminated altogether otherwise it is considered to continue as an exclusive real estate agreement as it stands today. In any case, the current agreement may, after its expiration date, in the free will and judgment of the property seller, be renewed in writing for the same or longer period.

(9) The property seller must immediately and in writing (via Letter - email) inform the trustee if he / she decides to withdraw the property from the market in order to stop the selling effort and thus make the current agreement non-valid.

Failure to inform the realtor even after the expiration date of this agreement of the property seller's decision to withdraw the property from the market makes the realtor eligible to claim the agreed real estate fee plus compensation for his efforts trying to sell the property while the "owner" property seller has decided to take it out of the market without informing in writing.

(10) If the seller in the duration and if this agreement is not cancelled in writing, moves to provenly sell the property by his own means without any interference by the realtor or his imaging work and his website then the realtor is entitled of the 50% of the real estate fee agreed on this contract.

THE PARTICIPANTS

THE REALTOR

THE PROPERTY OWNER

STATEMENT OF NO MORTGAGE OR ANY OTHER FINANCIAL BURDEN IS ON THE NEXT PAGE

PROPERTY STATEMENT OF NO MORTGAGES

I, THE PROPERTY OWNER WITH ID No or Passport Number .

I promise you and declare responsibly that the property I assign to the realtor for sale does not have any financial or other burdens (bank loans affiliated, mortgages etc.).

If the realtor IOANNIS PALEOKASTRITIS produces a property buyer and during the legal background check of the property there is an economic or other burden on the property or property that I gave him a commission for sale, I am responsible for financial compensation both of the broker and the prospective purchaser for the expenses for the legal review and the time spent both on the case, travel tickets etc.

The Property Owner