



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

FORM A

BRN: _____
STR#: _____

PART 3. THE AGREEMENT (Terms and Conditions)

THE AGREEMENT	THE CONDITIONS
<p>This Agreement Shall Commence On: ____ / ____ / _____</p> <p>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"/></p> <p>Payable to: The DLD <input type="checkbox"/> On Transfer</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>	<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: _____ <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.



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

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

DATE: _____	SIGNED BY: THE AGENT	"X"	DATE: _____	SIGNED BY: THE SELLER
_____ / _____ / _____	_____		_____ / _____ / _____	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.**