

Terms & Conditions

This Agreement governs the provision of Services by Gold Lion Real Estate Co Ltd (Reg. No. C74728) to the client. The term "Client" refers to the person that obtains, uses or otherwise accesses the Services of the Company.

1. The Client hereby instructs the Company to market in any way it deems practicable and reasonable -- including all online and offline media platforms -- either **sale, exchange, lease, transfer** (severally and jointly hereinafter: the "Transaction") of the Property on an **exclusive or non-exclusive** basis that both parties agree upon.

Company shall have the right to take pictures in and outside the Property and use such pictures under its own name for its marketing activity to the benefit of Client. Client shall pay Company a fee set out herein (the "Fee") if any Transaction is concluded at any time -- whether directly or indirectly -- with any person -- whether natural or legal -- introduced to Client by the Company in connection with the Property or any other property of the Client. It is understood and agreed, that in case the Agreement is on an exclusive basis, Agent shall be entitled to the Fee whenever a Transaction is concluded with any person not displayed on an exclusion list provided by Client to Agent simultaneously with signing the Agreement.

2. The Fee applicable is as follows:

5% of the purchase price (including any value in kind, in service or in undertaking) + VAT;

50% of 1 month's rent + VAT;

10% of the total commercial rent + 5% on the key money + VAT;

Parties agree that any Fee paid is non-refundable.

3. If the sale/rental/lease/exchange is terminated and the purchaser/tenant forfeits a deposit/part payment/payment in kind or undertaking to render a service by the purchaser (datio in solutum), the Client agrees to pay the Company 20% +VAT of the sum forfeited.

4. In case of transfer of rights (i.e. by way of assignment or otherwise) by the Client to a third party, the client shall nevertheless be responsible for the payment of the Fee and this agreement shall remain in force and effect.

5. For the purposes of section 1. above, the Client shall inform the Company if any person introduced by the Company, at any time later re-engages the Client.

6. Keys provided to the property will only be used by the Company personnel to accompany prospective interested parties to the property. The Company shall not be responsible for any missing items or damages.

7. The Fee shall be due and payable in one final instalment upon signing of the first Transaction document -- whether a promise of sale or final deed or lease agreement, or deposit form or any other document binding the parties to conclude any Transaction or any other document, a verbal agreement or act committing them to execute, sign and deliver a first Transaction document, etc.

8. The Client hereby declares that all information given to the Company is true and correct; Client is the rightful Owner/Landlord of the above property.

The parties declare to have read, understood and accepted all provisions of the Agreement.