

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 find property for the client to rent or purchase (severally and jointly hereinafter: the "**Transaction**")

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 the Client by the Company in connection with the Property or any other property of the Owner.

2. The Fee applicable is as follows:

50% of 1 month's rent + VAT in case of residential rental;

10% of the average yearly rent (calculated on the first 5 years, or the whole term if its less than 5 years) + 5% on the key money + VAT in case of commercial rental;

Parties agree that any Fee paid is non-refundable.

3. Should the signing of the final lease agreement or final deed be cancelled by the Client, the full amount of the reservation fee shall be forfeited, and be split between the Landlord and the Agent in a ratio of 80%-20% as compensation for liquidated damages.
4. 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 reservation 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.
5. The Client hereby declares that all information given to the Company is true and correct;

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