

EXCLUSIVE SELLING AGENCY AGREEMENT



1. AGENCY

Agency **CROWN PARTNERS REAL ESTATE PTY LTD**

Trading as

Licensee **IQBAL SINGH GIRN**

Address **U3, 40 George St Granville**

Postcode **2142**

Licence No **201 900 80**

A.C.N. **84 628 718 552**

Telephone **1300 50 22 43**

Fax

Mobile **0411143129**

Email **info@crowproperties.com.au**

2. PROPERTY ADDRESS

Address

Postcode

3. VENDOR

Name

Address

Postcode

A.C.N.

if applicable)

Telephone

Fax

Mobile

Email

4. ESTIMATED MARKET PRICE

Agent's
Opinion\$

or in the range from \$

to \$

5. PRICE TO BE OFFERED FOR SALE

\$

or in the range from \$

To \$

6. AGENT'S RECOMMENDED FORM OF SALE

Agent's recommended form of sale is Private Treaty/ Open Market

7. FIXTURES AND FITTINGS TO BE INCLUDED

Based on inspection, refer to the inspection report - TBA

8. SPECIAL TERMS

Occupation:

Vacant
Possession

Subject to Tenancy

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Covenants/Easements/ Defects/Orders etc.	<input type="text"/>
Special Instructions about showing and marketing the property	Open Inspection and by Appointment
Terms and Conditions of sale known to Agent	Refer to the sale contract

9. VENDOR'S SOLICITOR/CONVEYANCER

Name	<input type="text" value="TBA"/>		
Address	<input type="text"/>		
Address document service	<input type="text"/>	Postcode	<input type="text"/>
Telephone	<input type="text"/>	Email	<input type="text"/>
Signature of Salesperson	<input type="text"/>	Date	<input type="text"/>

10. COMMISSION

Commission, which is based on the sale price of the property is:

(including GST)

This means that if the property sells for the Agent's opinion, the Agent is entitled to

\$ (including GST)

IMPORTANT: This is an exclusive agency agreement. This means you may have to pay the agent commission even if another agent (or you) sell the property or introduce a buyer who later buys the property.

WARNING: Have you signed an agency agreement for the sale of this property with another agent? If you have you may have to pay 2 commissions (if this agreement or the other agreement you have signed is a sole or exclusive agency agreement).

11. TERM

The exclusive term of this agreement commences and concludes

12. MARKETING PLAN

The Marketing Plan and schedule of related fees which the Agency is entitled to are attached or are as follows:

Type of Expense	Amount	When Due and Payable
<input type="text" value="Refer to Marketing Campaign Form"/>	\$ <input type="text" value="Refer to Marketing Campaign Form"/>	<input type="text" value="Negotiable"/>
<input type="text" value="Refer to Marketing Campaign Form"/>	\$ <input type="text" value="Refer to Marketing Campaign Form"/>	<input type="text" value="Negotiable"/>
Total	\$ <input type="text" value="Refer to Marketing Campaign Form"/>	

These fees and charges cannot be changed unless the Vendor agrees in writing.

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13. DISCLOSURE OF REBATES, DISCOUNTS, COMMISSIONS

The Agency may receive the following discounts, rebates or commissions from third parties in respect of expenses payable by the Vendor or by the Agency on the Vendor's behalf pursuant to this agreement.

Name of third party	Estimated Amount
<input type="text"/>	\$ <input type="text"/>
<input type="text"/>	\$ <input type="text"/>

14. CONSUMER GUIDE

The Vendor acknowledges that the Vendor received a copy of the consumer guide "Agency Agreements for the sale of residential property" on

the

15. COOLING OFF PERIOD

You (the Vendor) have a cooling-off period for this Agreement. If you do not wish to continue with this Agreement after you have signed, you can cancel it until 5.00pm on the next business day or Saturday. However, if you were provided with a blank copy of this Agreement and a copy of the "Agency Agreements for the Sale of Residential Property" on the previous business day and not more than one month prior to signing this agreement, you have the right to waive the cooling-off period.

16. AUTHORISATION

The Vendor(s) of the property under this Agreement agree to appoint the Agency as an Agent for the sale of this property. I/We also acknowledge that I/we have received a copy of this Agreement at the time of signing and that all documents referred to throughout the Agreement and attached to the Agreement, form part of the Agreement. I/We also warrant that I/we have authority to enter into this Agreement with the Agency. The extent of the Agent's authority to act on behalf of the Vendor is as set out in this Agreement.

I/We acknowledge that I/we have read and understood this Sales Inspection Report and Exclusive Agency Agreement and the additional information appearing on the reverse side of this Agreement.

Date

Signature of Vendor – Name:

Date

Signature of Vendor – Name:

Date

Signature of Salesperson

Name of Salesperson: