

South Sri Lanka Property

Ela Group International (Pvt) Ltd
47 Pedlar Street,
Galle Fort, Sri Lanka
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Seller's Terms of Engagement

1. I

hereby instruct Ela Group International (Pvt) Ltd trading under trading name South Sri Lanka Property to sell my property.

2. Should a sale of my property take place as a result of marketing/selling efforts of South Sri Lanka Property, I agree to pay the fee based on a percentage rate according to the following schedule:

- | | |
|---------------------------|------|
| • \$1-\$1,000,000 sale | 5% |
| • \$1,000,000 – 5,000,000 | 3,5% |
| • \$5,000 and above | 2,5% |

payable upon completion of the transaction with 50% advance paid at the time of signing a Sales and Purchase agreement.

3. I understand that this fee is for marketing and showing my property to potential buyers, negotiating the price on my behalf and facilitating the transaction by liaising with my appointed lawyer, surveyor and any other persons involved in the transaction. I undertake to settle any other fees in regard to conveyancing and surveying directly with my appointed lawyer and surveyor.

4.

5. Commission is due to Ela Group International (Pvt) Ltd trading under trading name South Sri Lanka Property for any sale which takes place as a result of a property being introduced to the buyer by an agent of South Sri Lanka Property.

6. Validity of this agreement is for 12 months unless otherwise mutually stated and extended.

Date _____

Name (in full) _____

Signature
