





**SECTION B – LISTING PROCEDURE**

- 1) The Agent shall be authorized to view and enter the property by appointment at reasonable times.
- 2) The Estate Agent undertakes to use his best endeavors to find a Purchaser who is willing, able and authorized, both legally and financially, to purchase the Property from the Seller. The Estate Agent undertakes, at his/her sole cost and expense, to advertise the property for sale taking all reasonable steps to put the Property on show if and when necessary.
- 3) Furnish the Seller with all written offers made to purchase forthwith upon such offers being received by the Estate Agent.
- 4) The Seller indemnifies the Agent against any loss that might occur during any show day.
- 5) Any persons introduced to the property by the agent shall be deemed to be a client of Harcourts Lifestyle, which would be of effect for 12 (twelve) months after the initial introduction.
- 6) Should the agreement expire and it is not re-negotiated in writing the agency's commission will default back to the standard 7.5% (excl VAT) on agreed price.
- 7) The seller has completed and signed the mandatory "disclosure form" (Annexure A) to be attached to an offer to purchase and signed by the potential purchaser.
- 8) The Seller/s confirms that building plans for all the buildings on the property have been approved by the local council.
- 9) The Seller/s hereby confirms that this agreement is not in contradiction with any other agreement or mandate from any other Agent/Agency.
- 10) Special terms and conditions of this agreement (specific marketing plan by the Agent for the Seller in writing).

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DATED AT (place)	<i>Kikuyu estate</i>	ON	<i>11 June</i>	20	<i>23</i>		("Seller 1")
DATED AT (place)		ON		20			("Seller 2")
DATED AT (place)	<i>Midrand</i>	ON	<i>13/06</i>	20	<i>23</i>		("Agent")
DATED AT (place)		ON		20			("Agency")