

Seller Brokerage Agreement

This Brokerage Agreement (the "Agreement") is made and entered into on this Day of at Dubai between:

M/s. eMyproperty, a company incorporated under the laws of Dubai, P.O. Box 7358, Dubai, UAE, (Hereinafter referred to as the "the Broker," which expression shall, where the context so permits, mean and include its successors-in-interest and assigns) of the First Party;

And

.....adult, resident ofPassport Number (hereinafter referred to as the "the Seller" which expression shall, where the context so permits, means and includes its successors-in-interest and assigns), of the Second Part.

- 1. Purpose and Scope of the Brokerage Agreement.
 - 1.1. The Seller desires to sell the property mentioned in Section 1.4 below (Property), through the services and resources of the Broker. This Agreement shall govern the future relationship between the Broker and Seller with respect to all sales and purchases, options, exchanges, assignment, transfer, and/or trade of the Property;
 - 1.2. The Seller hereby grants to the Broker the exclusive right to assist the Seller in negotiating the sale, purchase, options, exchanges, assignment, or transfer, and/or trade of the Property on the terms and conditions specified herein and the Broker hereby accepts such appointment subject to the terms and conditions of this Agreement;
 - 1.3. Broker is authorized to act as the Seller's exclusive Broker under the terms of this Agreement, which shall begin on ,..... 20..... and shall expire on ,.....20
 - 1.4. Description of the Property:
 - 1.5. Selling Price:
- 2. Limits on Broker's Authority
 - 2.1. The Seller acknowledges and agrees that the Broker:
 - 2.1.A. shall owe no duties to the Seller nor have any authority on behalf of the Seller other than what is set forth in this Agreement;
 - 2.1.B. shall, under no circumstances, have any liability greater than the amount of the commission paid hereunder to the Broker unless authorized by The Seller.
 - 2.2. Nothing contained in this Agreement shall be construed to constitute the Broker as an agent for the Seller in any respect.
- 3. Commission

- 3.1. The Broker's commission is% of the total purchase price and will be deemed earned when the Seller is under contract to sell the Property;
- 3.2. The Broker's commission mentioned in this Agreement shall be paid according to the terms of this Agreement, provided that the Seller enters into a sale purchase agreement, options, exchanges, assignment, or transfer and/or trade of the Property with the Buyer introduced by the Broker.

- 4. Undertakings
 - 4.1. The Parties hereby undertake and represent that they will ensure to the best of their knowledge that any transaction carried out pursuant to this Agreement does not involve any violation of any law or regulation of the UAE;
 - 4.2. The Seller undertakes that the Seller has not entered into any other brokerage agreement with any other real estate broker and/or any previous brokerage agreement has been terminated.

- 5. Default
 - 5.1. In the event the Seller withdraws from the sale and/or by reason of his own default fails to execute the sale purchase agreement with the introduced buyer subject to the terms and conditions of this Agreement and/or the Property as mentioned in **Section 1.4**, then it shall be expressly agreed that Seller must pay a penalty of AED (Dirham, only) to the Broker, to cover administrative costs.

- 6. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the Emirate of Dubai.

ACKNOWLEDGMENT AND SIGNATURE

The Parties to this BROKERAGE AGREEMENT hereby acknowledge that they have read and understood the provisions of this Agreement and have agreed to bind themselves thereof.

Mr.

Mr.

For and Behalf of the Seller

For and Behalf of the Broker

Signed _____

Signed _____