



CROSS CONNECTIONS NETWORK PTE LTD (ROC : 200611259E) / (Licence : L30093131)

2 Jurong East Street 21 #04-01A IMM Building, S609601

Tel : (65) 6565 5155 Fax : (65) 6566 1998

EXCLUSIVE RIGHT TO SELL (Non Residential Properties)

PROPERTY : _____

_____ **SINGAPORE (** _____ **) TYPE :** _____

The Vendor hereby irrevocably assigns **M/s Cross Connections Network Pte Ltd** ("the **Estate Agent**") as the sole and exclusive agent for a period commencing from the date of this agreement and expiring on _____ ("the **Appointment Period**") and thereafter to continue until terminated by either party giving to the other seven (7) days' written notice to terminate and to sell the above mentioned property on the following terms:

Expected Sale Price : _____ (or any other price agreed by Vendor) Tenure : _____
Land Area : _____ Built-in Area : _____ Property Age : _____

The sale shall be with *vacant possession / with tenancy expiring on _____ at monthly rent of S\$ _____ on a "as-is where-is" condition with an inventory list for fixtures and fittings if any.

The Vendor shall pay the Estate Agent a fee of **TWO percent (2%)** of the selling price as Estate Agent commission and shall be paid to the Estate Agent on completion of the sale herein.

The Vendor shall pay the Estate Agent the agreed commission if:

- a) The property is sold by the Vendor, or through any other sources
- b) The property is sold within ninety (90) days of the expiration of the Appointment Period to person(s) introduced by the Estate Agent during the Appointment Period.

The Vendor warrants that:

- (i) he is the legal owner of the property and/or is legally authorised to sell the Property;
- (ii) he has signed no other subsisting Exclusive Authorisation with any other Estate Agent for the sale of the above Property;
- (iii) he is not an undischarged bankrupt nor is he subject to any subsisting Statutory Demand;
- (iv) he has the approval of the relevant authorities and/or financial institutions to sell the above Property;
- (v) the renovations, additions, alterations and installations in the Property have been carried out with prior approval of the relevant authorities.

The Estate Agent is entitled with the Vendor's consent, which shall not be unreasonably withheld, to place its signboard upon the Property and to remove any other signboards found thereon and to advertise the Property at the Sale Price and terms set forth herein.

The Vendor warrants the accuracy of the information furnished herein in respect of the Property and agrees to hold the Estate Agent harmless from any liability or damage caused by or resulting from any inaccuracy misstatement or error in respect thereof and to indemnify the Estate Agent in respect of the same.

In the event of any monies paid by the purchaser to the Vendor being forfeited for any reasons whatsoever, half (1/2) of the forfeited amount shall be payable to the Estate Agent provided that the Estate Agent's share shall not exceed the agreed commission.

In the event you default rescind or abort the Option To Purchase, THREE percent (3%) of the sale price shall be paid to the Estate Agent as service rendered.

Agreed and confirmed by the Vendor(s) of the above-mentioned property this _____ day of _____ (_____).

.....
Vendor's Signature

Name :
NRIC No.:
Mobile :

.....
Vendor's Signature

Name :
NRIC No.:

.....
Salesperson's Signature

Name :
NRIC No. :
CEA Reg. No. :
Mobile :