



NON-EXCLUSIVE AUTHORITY TO SELL

TERMS AND CONDITION

THIS IS AN OPPORTUNITY FOR A LICENSED BROKER TO EARN A MAXIMUM OF PHP600,000.00 IN CONNECTION TO THE SALES AND PURCHASE OF 602 J. LOVELL STREET, PARANAQUE, MM

Maria McCaw, owner & seller
602LovellStreet@gmail.com

NON-EXCLUSIVE AUTHORITY TO SELL

This letter serves to provide the authority to sell the real estate property listed below to the broker specified who is of legal age, a Licensed Real Estate Broker with the PRC with detailed information as follows:

FULL NAME OF BROKER: _____

BROKERAGE NAME: _____

OFFICE ADDRESS: _____

PRC NUMBER: _____

AUTHORITY EXPIRATION: May 1, 2019

The following are information about the property and the terms of the sale:

SELLING PRICE: PHP10,900,000 (Recent price reduction)

PROPERTY ADDRESS: 602 J. Lovell Street, Phase 1, Paranaque, Metro Manila, Philippines

PROPERTY WEBSITE: Forward the following domain name via text, email or messaging to your clients so that the property photos and details can be viewed online instantly: www.602Lovell.com

PROPERTY DESCRIPTION: Single Family Residential Property located in Barangay Moonwalk Phase 1 in Paranaque City. Lot area is 340 square meters and the house floor area is 320 square meters.

T.C.T. # / SN # / Tax Dec. #: 164321 / 7726958 / E-008-21238
Broker shall be provided with the full copy of all these documents once the buyer has provided the earnest money deposit.

EARNEST MONEY: PHP300,000 payable to the Seller's name to demonstrate serious intention to complete the purchase. When Buyer deposits the earnest money to the Seller's account, the Seller can no longer entertain other offers. The earnest money shall be applied to the purchase price.

BROKER COMMISSIONS: PHP300,000 to Buyer's Broker and PHP300,000 to Seller's Broker. The broker who procures the buyer may also serve as the Seller's Broker and shall be compensated with both commissions totaling to PHP600,000 AND ACTS IN A DUAL AGENCY. The broker's primary duties and loyalty shall be with the Seller first since the Seller is paying the commissions. These are flat fees regardless of the selling price.

ADVERTISING & MARKETING: Broker is authorized to advertise, market and promote on the Internet and traditional mediums at the expense of the broker. Seller is not responsible for any of these fees or expenses.

TRANSACTION COSTS: The Seller shall pay for the Capital Gains Tax (6% of selling price) and both commissions of the buyer and seller brokers (PHP600,000 total). The Buyer shall pay for the Transfer Tax (1.5%), Documentary Stamp Tax (about 1.5%), the Registration Fees (about PHP63,000), the Notarial Fees (approximately PHP110,000) and all other costs and expenses associated with this transaction.

PAYMENT TERMS: Cash preferred but Seller is willing to accept only bank financing where Seller is paid in full by the bank. Seller does not accept owner financing of any form, nor does the seller accept trades.

SELLER'S INFORMATION: Full name: Maria Cathlyn McMurray McCaw
Email: 602LovellStreet@gmail.com
Assistant: Ditas G. Pacheco 0917-145-2029
Upon receipt of the earnest money, Seller shall be in Manila to sign all required documents in connection to this sale.

The buyer may confirm the validity of this NON-EXCLUSIVE AUTHORITY TO SELL by emailing the Seller directly at 602LovellStreet@gmail.com. Please input as the Subject: "Confirming Broker Authority"

Furthermore, the Licensed Broker shall provide to all parties the following:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction immediately any material and relevant facts, data or information which Licensed Broker knows, or with reasonable care and diligence the Licensed Broker should know about the property and each source from which Licensed Broker will receive compensation.
4. Licensed Broker shall seek a sale and purchase, and shall then present all offers to the Seller as soon as practicable.
5. Licensed Broker is authorized by the Seller to represent both parties (Buyer and Seller).

TERMS AND CONDITIONS of this NON-EXCLUSIVE AUTHORITY TO SELL is hereby accepted and approved by the signatories below and shall be binding upon executed copies are received by all parties. Emailed copies are acceptable (original not required).

Maria Cathlyn McMurray McCaw
Owner and Seller

Date

Print name:
Licensed Broker

Date