## LISTING AGREEMENT



SECTION A - DETAILS	
CARLYN AIYER	("Selier 1")
	("Seller 2")
and	
Harcourts Lifestyle cc represented by	
KAREN HARRIS 1121328	("Agent ")
who hereby warrants the validity of his / her / its Fidelity Fund Certificate as of this agreement	s at the date of signatur
Open Listing / / Tick the app	propriate Listing)
to secure a purchaser for:	
186 Naxbill Road, kikuyu estate, waterfall Oty, 2000	("Street Address")
waterfal City, 2090	("Registered Address")
PERIOD	
Commencement Date // June	20 23
Commencement Date 11 June  Expiry Date 11 September  Duration 3 months	20 23
Duration 3 mentus	("Months")
MARKETING / LISTING PRICE	

Page 1 of 2

Rand Value R 1, 6 000 000 1

Total Agent's / Agency Commission-7.5% (excl. VAT)

5%

140 Grantiers Road, Glee Austro, Michaeld 1995. If 111 year 5000 & describers 31 (2005) 0.000 for anought to festive or. Meg. No. 2011; 01/501; 15 (1) of New Year Med. 2018; 11 may shereful on the PRA Member A. R. Kruger

("Amount in words")

## 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.
- 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.
- 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 agreeme	nt (specific marketing plan by the Agent for the Seller in
writing).	

DATED AT (place)	Kikuyu add	ON	11 June	20 23	A	("Seller 1")
DATED AT (place)		ON		20	1	("Seller 2")
DATED AT (place)	Midrand	ON	13/06	20 23	Luca	("Agent")
DATED AT (place)		ON		20		("Agency")

Face 2 m 2

14) Granam Road, Glen Audin Migrand, 16/5 - \$201,206, Vall & Redylen er a country collections on college New 2011 (CRIN) CE Cost No. 4 (642) 4 (447) Member A.R. Kruger