



NON-EXCLUSIVE AUTHORITY TO SELL

MEZZO REALTY, a Real Estate Brokerage Firm that links buyers and sellers for their home purchase and investments represented by its Lead Broker Kevin Ng, to sell the property of the undersigned particularly described as:

OWNER/S NAME	
CCT/TCT NUMBER	(CCT for Condos, TCT for land)
LOCATION	
AREA	
A. LOT AREA	_____
B. FLOOR AREA	_____
PROPERTY TYPE	Studio / 1BR / 2BR / 3BR / Lot / House and Lot / Townhouse / Exclusive Village / Warehouse / Office / Commercial Space / Income Generating / Building
PROPERTY STATUS	Bare / Semi-Furnished / Furnished
PARKING SLOT	
PRICE	Net or Gross
TERMS OF PAYMENT	Cash or/and Bank Financing

This authority is being issued based on the following conditions:

NON-DISCLOSURE & CONFIDENTIALITY: The specific details and information of this authority shall be confidential and not subject to release to third parties unless consent/clearance of undersigned is secured.

DUTIES & OBLIGATIONS: MEZZO REALTY shall receive all pertinent details and documents relating to the sale and transfer of the Property. It is responsible in marketing the aforesaid property and draft, finalize and submit for review and final approval of Seller the necessary transfer documents (i.e. Contract to Sell, Deed of Absolute Sale, Receiving Copies, Letters to Appropriate Government Offices, etc.) should a Buyer manifest intent to acquire subject property through its efforts.

DUES & TAXES: Dues & Taxes covered by the afore-mentioned amount shall cover only Condominium Dues, Capital Gains Tax (CGT) / VAT and 5% Broker's Fee. *(Note: if NET PRICE PLEASE REMOVE THIS CLAUSE)*

Transfer Fee, Notarial Fee, Registration Fee and all other fees involve in order to transfer title of property from Seller to Buyer should be shouldered by the Buyer. Hence, indicated price above is GROSS.

COMMISSION: MEZZO REALTY shall receive a NET PROFESSIONAL FEE equivalent to **FIVE PERCENT (5%)** of the total selling price as stipulated in the Deed of Sale or Contract to Sell. This is payable upon signing of Deed of Sale and actual full payment of Buyer and receipt of the undersigned of total agreed purchase price (Bank Guarantee in the case of Bank financing).

EARNEST MONEY: In case the Buyer pays an earnest money and reneges from the sale, **Mezzo Realty will be entitled to a 5% NET PROFESSIONAL FEE** based on the earnest money or down payment. To be valid and binding, provisions on earnest money must first be covered by an LOI, agreement or Contract to Sell duly entered into and signed by Seller, Buyer and Mezzo Realty.

This non-exclusive authority commencing on _____ and ending _____, renewable, either party of written notice terminating such authority or on such date or period that both parties may agree on termination.

OWNER

CONFORME:

Property Consultant
Mezzo Realty

Noted by:

Kevin Ng
REBL
Lead Broker
Mezzo Realty

Contact Person for viewing:
Contact No: