



REAL ESTATE SERVICES BROKER AGREEMENT

Brokerage agreement for Purchase / Sale/ Lease/ Listing of Property is made on this..... day of.....

Between:

Ashoka John Realty hereinafter called as the BROKER

AND

.....
.....
.....
..... hereinafter called as the CLIENT

Whereas the Client is interested to appoint Ashoka John Realty as the Broker to buy/sell/rent/lease/list the following property on behalf of the Client

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.....
.....

Whereas after mutual discussion it is agreed by and between the Broker and the Client as follows:

1. The Broker has the right to inspect the property, review property documents, ownership of title, property tax payments and society dues.
2. The Client will pay the listing fees to the Broker, in case the Client decides to list the property on Broker's website.
3. The Broker shall be given access to the property for the purpose of showing to the prospective clients.
4. In case of sale of property, the client has the option to avail Broker's services for professional inspection of the property and provide report, for an additional fee as agreed.
5. In case of Rental of furnished apartment, the client has the option to avail Broker's service for a professional inspection of furniture and appliances and provide report, for an additional fee as agreed.
6. The Client has the option to avail Broker's service to perform due diligence of Property documents for an additional fee as agreed.
7. Once the deal is closed between the Buyer/Seller / Lessor/Lessee, the Client would pay the agreed brokerage fees and other fees as listed on the schedule of services to the Broker.
8. The Buyer and the seller are responsible to arrange preparation of sale deed and registration of the property through their respective lawyer.
9. The Broker's responsibility is limited to the services mentioned on the schedule of services.

10. The agreement is legally binding and in case of default in payment of Brokerage/Service fees, this agreement shall be enforced in the jurisdiction of court of law.

Schedule of Services and Fees
(Check services required)

Services	Fee	√
Purchase of property	2% of Purchase Value	
Sale of Property	2% of Sale Value	
Rental / Lease of Property	One Month Rent	
Renewal of Rent Agreement	Half Month Rent	
Property Listing Fees		
Property Inspection Services		
Due Diligence of Property Documents		
Execution of Rental Agreement		

IN WITNESS WHEREOF, the parties have signed this Agreement in this Day of..... at.....

BROKER

CLIENT

SIGNATURE & NAME

SIGNATURE & NAME