



REAL ESTATE SALES AND MARKETING AGREEMENT

Between

Premium Realty (Pty) Ltd of Seychelles Yacht Club, Victoria, Seychelles,
a licensed real estate agent in Seychelles of license no.134249,
hereinafter referred to as the “**Agent**”

And

Residing at _____, Seychelles, hereinafter referred
to as the “**Seller**”.

For the purposes of marketing and selling the Estate(s) represented by **Parcel No(s)** _____
with dwellings thereon situated at _____,
_____, **Seychelles** hereinafter referred to as the **Estate**

The Seller appoints the Agent for the sales and marketing of the Estate of the Seller and both
parties agree as follows, that:-

1. The Seller has set the *marketing* price at _____.
The *reserve* price will be _____ / depends on the offer.
2. The Seller grants the Agent **Exclusive** rights to the selling and marketing of the Estate.
 - a. The Seller grants the Agent a time frame of **12 months (twelve)**, which **renews automatically** upon expiration unless the Seller informs the Agent in writing before the expiry date of this agreement.
 - b. The Seller will re-direct any prospects to the Agent and the Agent will handle all aspects of the sales and marketing.
 - c. The Agent, upon request, will give the Seller the names prospects that are communicating with the Agent with interest in the Estate.
 - d. The Agent may appoint or work with any other party deemed appropriate for the purpose of marketing or selling of the Estate.
3. The Agent will be paid a commission for the sale of the Estate, hereinafter referred to as the **Commission**, payable upon receipt of funds by the Seller. The Commission is

5% (five) for Mahe and Eden Island and 6% (six) on islands outside Mahe (i.e. Praslin, La Digue, Cerf Island, Desroches, Zil Pasyon, etc.). If the Seller decides not to sell after an agreed price with the prospect that was communicated by email or on paper then the commission will still be payable. The notary fees and government taxes will be paid by the buyer.

4. Sale type (select option):
 - a. Private Sale (No newspaper or public ads, only personal contacts and private emails only)
 - b. Public Sale (Web site listing, newspaper or any other marketing deemed necessary)
5. The Agent will contact the Seller prior to any sale acceptance for any offers below the reserve price stated in item 1 above.
6. The Seller agrees to inform the Agent in writing immediately of any relevant updates or changes to the Estate affecting the marketing and sales of the Estate. E.g. change of selling price, sub-division, inheritance change, added value to the Estate, etc. so that the Agent may convey the correct information to any prospective buyer.
7. The Seller may cancel this agreement at any time before the end of this agreement if they do not wish to sell the Estate any more or if the Seller is not satisfied with the performance of the Agent or decides not to sell and has informed the Agent in writing before of this. However, if the Seller sells the Estate within 6 months after cancelling the agreement to a prospect of the Agent and the reason given was that the Seller decided to not to sell the Estate any more then the Agent's commission will still be payable.

Dated this _____ day of _____, 2025.

Seller Signature: _____

Seller Name:

NIN / Passport No.:

Email:

Contact number: _____

Preferred viewing hours and days and advanced notice needed: _____

Agent Signature: _____

Notes: _____

For acceptance, kindly sign and inform and scan in PDF format and email to sales@seychelles-properties.com or contact us to meet in person to sign the agreement.