SALES LISTING AGREEMENT

EXCLUSIVE ( ) NON-EXCLUSIVE ( )

I/We the person(s) legally authorized to sell or otherwise deal with the property (hereinafter called the "Principal") hereby gives MRG Property Services Limited (hereafter called the "Realtor") the authority to sell the property upon the terms and conditions hereinafter mentioned in this Schedule.

SCHEDULE

PROPERTY ADDRESS: _____

OWNERS' NAME: _____

OWNERS' ADDRESS & TEL: _____

SALES PRICE: _____ **DURATION OF AGREEMENT:** _____

Should the Realtor introduce someone ready willing and able to purchase at the price herein mentioned or at a price acceptable to the Vendor, a commission of _____% of the total sale price of the listed property and/or chattels plus G.C.T. is to be paid by the Principal to the Realtor.

GENERAL CONDITIONS OF THIS LISTING AGREEMENT

1. The Realtor is hereby authorized by the Principal to deal with other real estate agents and/or sales persons as co-brokers in matters relating to the said property
2. The Principal shall make the property available to the Realtor for showing at reasonable hours.
3. The Principal agrees to instruct his Attorney-at-Law to pay all brokerage fees plus GCT at completion.
4. The Principal hereby certifies that he is entitled by law to sell or otherwise deal with this property.
5. The Principal gives/does not give MRG Property Services Ltd permission to install "FOR SALE" signs to assist in the marketing of the property.

THESE ADDITIONAL CONDITIONS ARE APPLICABLE TO EXCLUSIVE LISTINGS ONLY

1. The Realtor agrees to advertise the property at his expenses using all media available.
2. The Principal shall immediately refer to the Listing Realtor all enquirers relative to the said property as specified above
3. The Principal shall not contract with other parties in matters relating to the said property without first consulting with the Realtor
4. The Realtor will distribute the listing to all registered brokers so as to obtain the widest exposure

IN WITNESS THEREOF the parties have hereunto set their hands this _____ day of _____20___

_____	_____	_____
OWNER'S/AGENT'S NAME	MRG PROPERTY SERVICES LTD	BROKER
_____	_____|_____|_____	
SIGNATURE: OWNER/AGENT	TEL.Nos.: (HOME) (WORK) (OTHER)	