





**REAL ESTATE REGULATORY AGENCY  
BROKER'S CONTRACT AGREEMENT  
(SELLER)**

**FORM A**

BRN: \_\_\_\_\_

STR#: \_\_\_\_\_

**PART 3. THE AGREEMENT (Terms and Conditions)**

THE AGREEMENT	THE CONDITIONS
<p>This Agreement Shall Commence On: ____ / ____ / _____</p> <p>This Agreement Shall Expire On: ____ / ____ / _____</p> <p>The Agent may <input type="radio"/> may not <input type="radio"/> seek to renew this agreement after _____ days (A renewal should be done in writing on FORM A1.)</p> <p>The Agent shall list, market and introduce a prospect buyer who is qualified and willing to buy.</p> <p>The Agent shall provide the Seller and activity update on the progress on a weekly <input type="checkbox"/> fortnightly <input type="checkbox"/> monthly basis <input type="checkbox"/></p> <p>All offers to buy the property shall be provided to the Seller in writing on the prescribed Form F and meet the Dubai &amp; UAE Government laws &amp; RERA requirements.</p> <p>The Seller shall be prepared to sign a legally binding contract to sell the property and not increase in price nor make any additional adverse demands at the time when the willing buyer presents, with a reasonable offer to purchase with similar conditions herein.</p>	<p>The property transfer fee shall be paid by</p> <p>The Buyer 1% <input type="checkbox"/> The Seller 1% <input type="checkbox"/> Negotiable <input type="checkbox"/></p> <p>Payable to: The DLD <input type="checkbox"/> On Transfer</p> <p><b>NO TRANSFER FEE IS TO BE PAID TO DEVELOPER.</b> (Tick whichever applies)</p> <p>The property, listed by the Seller/s with this Agent/Broker is on the following basis for the term as noted herein.</p> <p>1. Exclusive Agent <input type="checkbox"/> (See below)</p> <p>2. Sole Agent <input type="checkbox"/> (Owner may sell privately)</p> <p>3. Open Listed <input type="checkbox"/> (Listed with more than 1 Agent)</p> <p><b>The Exclusive</b> Appointment is defined as the ONLY one permitted to list &amp; market the property including the Seller</p> <p>The Agent is permitted to engage in joint / conjuncting with another Registered Broker to introduce a Buyer on the prescribed contract of sale form.</p> <p>YES <input type="radio"/> NO <input type="radio"/></p> <p>This agreement may be terminated by the Seller/s only on the FORM U (a blank is attached and provided to the Seller at the time of signing this appointment) which must be issued with 7 days advance notice. The Seller/s shall be obliged to provide the reason of termination &amp; if a buyer introduce by the Agent buys the property, the Agent shall still be entitled to claim the fee from the Seller/s.</p>
<b>BOTH PARTIES HAVE ACCESS TO DISPUTE RESOLUTION WITH RERA IF IN DISPUTE.</b>	

**PART 4. THE COMMISSION & FEES**

AGENT'S COMMISSION	OTHER FEES																					
<p>The Agent / Broker's commission fee applicable is agreed between the parties at _____ percent ____ (%) of the agreed sale price of a contract of sale.</p> <p>The parties hereby agree that the Agent's Commission shall be deducted from the deposit monies held in trust on the day of settlement of a contract of sale after the transfer is completed.</p> <p><b>The Agent <u>MUST</u> declare to seller if dealing with Buyer.</b></p> <p><b>Unless agreed, the Agent shall act for one party only.</b></p>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">(Tick whichever applies)</td> <td style="padding: 2px; text-align: center;">Agent</td> <td style="padding: 2px; text-align: center;">Seller</td> </tr> <tr> <td style="padding: 2px;">Advertising</td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Key Cutting</td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Courier Costs</td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Bank Charges</td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">International Currency transfer costs</td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Signboard</td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> <td style="padding: 2px; text-align: center;"><input type="checkbox"/></td> </tr> </table> <p>The parties agree that the fees shall not exceed an amount of _____ this shall be paid upon an invoice present to the Seller by the Agent at settlement, this shall be noted in the sale agreement.</p>	(Tick whichever applies)	Agent	Seller	Advertising	<input type="checkbox"/>	<input type="checkbox"/>	Key Cutting	<input type="checkbox"/>	<input type="checkbox"/>	Courier Costs	<input type="checkbox"/>	<input type="checkbox"/>	Bank Charges	<input type="checkbox"/>	<input type="checkbox"/>	International Currency transfer costs	<input type="checkbox"/>	<input type="checkbox"/>	Signboard	<input type="checkbox"/>	<input type="checkbox"/>
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**PART 5. THE SIGNATURES**

THE SIGNATURE - THE AGENT / BROKER	THE SIGNATURE - THE OWNER/S (Seller/s)
<p>NAME: _____ <i>Please Print in block letters (Full Name)</i></p> <p>SIGNATURE: _____</p> <p>REGISTERED BROKER NUMBER(BRN): _____</p> <p>AGENCY / BROKER OFFICE NO(ORN): _____</p>	<p>OWNER 1: _____</p> <p>SIGNATURE: _____</p> <p>OWNER 2: _____</p> <p>SIGNATURE: _____</p> <p>DATE OF SIGNATURE: _____</p>

***This Appointment Agreement must be signed by the Agent with their Broker's Register Number inserted under the Company / Office Stamp over the Agent's signature. The parties acknowledge that this agreement shall be registered in the Agent / Brokers Transaction Register in their office as required under the Real Estate Brokers By-Law No. (85) of 2006.***



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BROKER'S CONTRACT AGREEMENT  
(SELLER)**

**FORM A**

BRN: \_\_\_\_\_

STR#: \_\_\_\_\_

**PART 6. ADDITIONAL INFORMATION (for Completed properties)**

**TENANCY** Not Applicable (N/A)

The property is tenanted N/A  YES  NO   
(If YES to above please complete the following)

Is the tenancy agreement registered with RERA? N/A  YES  NO

The Tenancy agreement commenced on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

The Tenancy agreement shall expire on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

A security deposit (bond) exists on the property N/A  YES  NO   
(If YES to above please complete the following)

Current Rent per month \_\_\_\_\_

Current Market Rent value per month \_\_\_\_\_

The tenant may be prepared to relocate N/A  YES  NO

Agent to Consult with the tenant N/A  YES  NO

**PROPERTY CONDITION**

The property is listed for sale 'as is' and the Seller declares the following

Plumbing	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Electrical & wiring	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Appliances	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Windows	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Doors	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Walls	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Floors	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Roof	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Garage Doors	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Balcony	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Air Conditioning	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Hot Water Service	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>
Pool Pump	Poor <input type="radio"/>	Fair <input type="radio"/>	Good <input type="radio"/>	N/A <input type="radio"/>

**INCLUSIONS / EXCLUSIONS**

Stove	Yes <input type="radio"/>	No <input type="radio"/>
Oven	Yes <input type="radio"/>	No <input type="radio"/>
Refrigerator	Yes <input type="radio"/>	No <input type="radio"/>
Washing Machine	Yes <input type="radio"/>	No <input type="radio"/>
Air Conditioner	Yes <input type="radio"/>	No <input type="radio"/>
Landscaping	Yes <input type="radio"/>	No <input type="radio"/>
Equipment	Yes <input type="radio"/>	No <input type="radio"/>
Curtains	Yes <input type="radio"/>	No <input type="radio"/>

The Agent shall only include inclusions with the property with the prior approval of the Seller.

The inclusions noted shall be included in the sale agreement

OTHERS : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OTHER (Please add your additional requirements & instruction to Agent)**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE: _____	SIGNED BY: <b>THE AGENT</b>	DATE: _____	SIGNED BY: <b>THE SELLER</b>
_____ / _____ / _____	_____	_____ / _____ / _____	OWNER 1: _____
			OWNER 2: _____

**Form U must accompany Form A, the Seller must give 7 days written notice to terminate this agreement stating the reason for termination.  
The Agent declares FORM U blank has been sent to the Seller with this form.**