



This contract is made between **Trinity Properties Co.,Ltd**, located at 59/90 moo.4 T.Kathu, A. Kathu Phuket.represented by Mr. Thanakom Lorlowhakarn and Mr.Thanasak Somboon as authorized directors, hereinafter referred to as "**The Developer**" and

....., located at by is a director hereinafter referred as "**Agent**" of the "Property" named **AILEEN VILLAS**.

Both Parties concur to the following

1. The Developer guarantees that they are the rightful owner of the Properties and that those said Properties are free from any encumbrances.

2. The Agent is instructed and appointed by 'The Developer' to sell the properties . The Developer will operate on a NET price basis

3. Client Registration Procedure:

- a. The Agent shall register a potential client
- b. The Developer shall inform the Agent in writing of acceptance or rejection without delay.
- c. The registration shall be invalid if the potential client is known to or has been contacted previously by the Developer or other agents. In this case, the Developer reserves the right to reject the registration.
- d. The registration shall be valid for 30 (thirty) days. It can be renewed upon mutual agreement in writing.

4. The Developer's agrees to pay commission in the form of the full balance added to the net price received for the agreed amount between 'The Buyer and The Broker'.

5. Commission is due to the Agent as follows; 10% (ten percent) of Property will be paid after the 1st payment is received from' The Buyer'.

6. 'The Developer and The Agent' are individually responsible for any taxes that may be incurred.

7. Any changes to the NET prices that will affect 'The Brokers' commission must be discussed and agreed to first and then amended in this agreement before implementing.

8. Upon the Reservation Agreement being signed between 'Agent and Buyer' and a deposit paid; the Developer acknowledges that the Agent has fulfilled his obligations and will honor the Agent's

commission pertaining to Clause 4 of this agreement.

9. The Developer agrees not to take any action which would circumvent the Broker from the transaction and wholly accepts these terms and conditions.

This contract is made in duplicate. Both parties, having read and agreed the above hereby sign their names in the presence of a witness. This Agreement shall be governed and interpreted in accordance with the laws of the Kingdom of Thailand.

This agreement is binding and shall be silently renovated unless either of the parties wish to terminate in, which case a written notice of no less than 30 days (thirty days) is provided in written form of communication.

Signed: Developer Name:

Signed: Agent Name:

Signed: Witness Name:

Signed: Witness Name: