

SOLE AND EXCLUSIVE PROPERTY SALES MANDATE

Head Office: +27 12 653 4444

Email: info@choprop.co.za

Address: CHOPROP House, 146 Willem Botha Street, Wierda Park, Centurion, 0157

SOLE AND EXCLUSIVE MANDATE AGREEMENT

I/We, the undersigned:

Seller(s): _____

ID Number/Company Reg No(s): _____

being the lawful registered owner(s) of the immovable property situated at:

PROPERTY DETAILS

Property Address: _____

Reserved Price: R _____

Mandate Listing Price: R _____

The Seller confirms that the above Reserved Price represents the minimum acceptable selling price and that no offer below this amount may be accepted without the Seller's written consent.

hereby appoint and authorize CHOPROP ("CHOPROP") as the sole and exclusive agents to market, advertise, and procure a purchaser for the above-mentioned property.

1. MANDATE PERIOD

The Seller hereby irrevocably grants CHOPROP a Sole and Exclusive Mandate for a fixed period of six (6) months commencing from the date of signature of this agreement.

During the mandate period, the Seller undertakes and agrees that:

- * No other estate agent or agency shall be appointed to market or sell the property.
- * The property shall not be marketed or sold privately by the Seller.
- * All enquiries relating to the property shall be referred directly to CHOPROP.

2. BUYER COMMISSION

The purchaser shall be liable for payment of a Buyer Commission equal to ten percent (10%) plus VAT of the final agreed purchase price.

3. PROTECTION OF INTRODUCED PURCHASERS

Should the Seller conclude a sale, whether directly or indirectly, with any purchaser introduced to the property by CHOPROP during the mandate period or at any time thereafter, CHOPROP shall remain entitled to its full professional commission and fees.

4. BREACH OF MANDATE

In the event that the Seller breaches any term of this agreement, including but not limited to:

- * Appointing another estate agent
- * Selling the property privately
- * Selling through another agency
- * Circumventing CHOPROP
- * Concluding a transaction with a purchaser introduced by CHOPROP

then CHOPROP's full professional fee and commission shall immediately become due and payable by the Seller on demand.

5. PROFESSIONAL FEES AND COSTS

No advertising fee, listing fee, administration fee, or upfront professional fee shall be payable by the Seller to CHOPROP, except as provided for under the breach clause and commission provisions contained herein.

6. MARKETING AUTHORITY

The Seller hereby authorizes CHOPROP to:

- * Advertise and market the property
- * Erect "For Sale" boards at the property
- * Market the property through digital, print, social media, property portals, and all other appropriate marketing platforms

7. SIGNATURES

Signed at _____ on this ____ day of _____ 20____

SELLER(S)

Seller 1: _____

Seller 2 / Spouse: _____

WITNESSES

Witness 1: _____

Witness 2: _____

FOR AND ON BEHALF OF CHOPROP

Authorized Representative: _____

Signature: _____