

Exclusivity Contract Selling \ Renting

Signing a real estate service order is obligated by the "realtors' law 1996", and subjected to the "realtors' regulations 1997". According to the "realtors' law 1996", it is an obligation to sign an exclusivity contract on a separate document.

Made and signed in this day of the month of,

Between: ID:

And \ or: ID:

Address:

Phone: Cell: Other:

(Below the "Client", on one hand)

And SHALIBO REALTY, represented by:

Ovad Shalibo, ID 050222074, Licensed Real Estate Broker no. 3972575, and \ or

Meir Shalibo, ID 033782012, Licensed Real Estate Broker no. 3971080

(Below the "Realtor" \ "SHALIBO REALTY", on the other hand)

1. The client declares that he\she is the proprietor and\or have a lease contract, and\or has a signed power of attorney to sell\rent the property, known as (Block, Lot, Sub-lot): in address:..... (Below the "Property").
2. The client declares that he\she has ordered the exclusive real estate service from SHALIBO REALTY and authorizes it to deal with the sell\rent of the property during the period ofuntil....., in order to find him\her a potential buyer\renter for an asked price of: Delivery date:
3. In case the exclusivity period is over and the property hasn't been sold\rented yet, SHALIBO REALTY will continue to work without exclusivity, unless the exclusivity contract will be renew. In that case, the real estate will be according to the regular commission contract.
4. The client is obligated in the exclusivity period, to use only the exclusive service of SHALIBO REALTY, to sell\rent the property. Any negotiation regarding the selling\renting process will be under full cooperation and consent with SHALIBO REALTY. In all written above, nothing can affect the agreed real estate fee of the realtor.
5. The real estate fee written in paragraph 3 of the commission contract attached to this contract is under the following terms (each term stands for itself) and the appendix attached:
 - a. The property will be sold\rented during the exclusivity period.
 - b. The property will be sold\rented after the exclusivity period, to a client who saw the property during the exclusivity period with SHALIBO REALTY.
 - c. The property will be sold\rented after the exclusivity period, to a client who saw the property during the exclusivity period without the service of SHALIBO REALTY.
 - d. SHALIBO REALTY found a potential buyer\renter willing to pay the asked price, while the client regretted his action of selling\renting.

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6. In case the property will be sold\rented during the exclusivity period or after to a client X who saw the property during the exclusivity period, without the service of SHALIBO REALTY, whether The Client informed the realtor about the identity of client X or not, The Client will be responsible for the real estate fee of client X, unless client x signed separate commission contract with the realtor.
 7. The client has the right to add to this contract a list of potential clients already saw the property before signing this contract without the service of SHALIBO REALTY. This contract will be relevant excluding those clients, unless agreed differently.

The signature of both sides:

The Client

The Realtor