

Commission Contract – Purchase \ Rent

Signing a real estate service order is obligated by the "realtors' law 1996", and subjected to the " realtors' regulations 1997".

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 has ordered real estate service from SHALIBO REALTY, in order to find him/her a property to purchase\rent valued at about However, the real estate fee is as agreed in paragraph 3.
2. The client confirms that SHALIBO REALTY presented him\her the following properties (below the "Property"):
 - a.
 - b.
 - c.
 - d.
3. The client is obligated to pay SHALIBO REALTY, right after signing a sale\lease agreement or any other obligation paper regarding the property as follows:
 - a. In a purchase deal, real estate fee of 2% + VAT, out of the agreed final selling price.
 - b. In a rent deal, real estate fee of one month rental + VAT, out of the agreed final renting price. In case of a realized option to buy, the client must inform the realtor about that and the real estate fee will be as set in paragraph 3a.
 - c. If the property was presented for purchase purpose and the client rent it, real estate fee according to clause b; If the property was presented for rent purpose and the client purchase it, real estate fee according to clause a.
4. The client is obligated to pay the same fee, also in case he\she presented the property to a third party, who didn't use the service of SHALIBO REALTY and purchased\rent the property.
5. In case the client didn't want to purchase\rent one of the properties listed in paragraph 2 from any reason, if and when he will be interested in it, the client is obligated to inform the realtor about that and cooperate with the realtor. The client declares that he knows that this contract isn't limited in time, provided that he checked with the realtor whether the property is for sale\rent and that the owners are the same owners.

SHALIBO REALTY

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6. SHALIBO REALTY is obligated to manage the negotiation on the conditions of the deal between both parties. It is the decision of the client, whether to accept this service from SHALIBO REALTY. In all written above, nothing can affect the agreed real estate fee set in paragraph 3.
 7. The client declares he got a copy of this sign contract from the realtor.

The signature of both sides:

The Client

The Realtor