

Commission Contract – standard Selling \ Renting

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 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 real estate service from SHALIBO REALTY, and authorizes it to deal with the sell\rent of the property in order to find a potential buyer\renter for an asked price of However, the real estate fee is as agreed in paragraph 3. Delivery date:
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 given by the client to purchase the property, the client must inform about that to the realtor and the real estate fee will be as set in paragraph 3a.
 - c. If the property was presented for sale and it was eventually rented the real estate fee will be as set in clause b and if it was presented for rent and it was eventually sold the real estate fee will be as set in clause b.
4. The real estate fee is under the following terms (each term stands for itself):
 - a. The property will be sold\rent to a client whom the property was presented for by SHALIBO REALTY.
 - b. SHALIBO REALTY found a potential buyer\renter willing to pay the asked price, while the client regretted his action of selling\renting.
5. 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 of the realtor.
6. The client is obligated to inform SHALIBO REALTY if he signed an exclusivity contract with a different real estate agency any time after this date.

- 7. In any case the property was sold\rent; the client is obligated to inform SHALIBO REALTY about the deal and the identification of the buyers\renters.
- 8. The client declares he got a copy of this sign contract from the realtor.

The signature of both sides:

The Client

The Realtor