

OUR ENGAGEMENT – PROPERTY FINDING TERMS AND CONDITIONS

1. **Commencement:** we will start work on your behalf as soon as you have signed and returned these Terms and Conditions and the administration fee referred to in Clause 5 below has been paid.
2. **Our services:** upon confirmation of your instruction, and upon receipt of the Property Details form (Annex 1) below, we undertake to work for you to find a suitable property to purchase, as discussed and agreed by both sides. We assess and evaluate every property from an independent perspective, short listing to you only the very best options. The outcome of our research is a shortlist of properties which should match your requirements. The shortlist is then addressed to you and discussed in person, when possible, at your best convenience. Once one or more properties meet your requirements, a comprehensive viewing of the said properties is organized and booked. We shall be deemed to have introduced a property to you if you either received the particulars of a property from ourselves directly or indirectly, or from any of the firms of estate agents or individuals with whom we have contact, or through agents or individuals whom you have instructed us to negotiate with on your behalf. Once the right property has been chosen, we negotiate the purchase price with the seller, aiming to obtain the best possible conditions for you. As soon as an agreement has been reached between the parties, you can enter into a preliminary agreement with the seller. The type of this preliminary agreement depends on the rules and regulations of the specific country where the agreement is concluded. You will be deemed to have entered into a preliminary agreement to purchase a property if: a) you or any person with close relation with you, or any person with the aid of any funds provided by any such persons, enter into a preliminary agreement or agrees to enter into a preliminary agreement; b) any legal body, corporate or trust in which any of those persons has an interest (directly or indirectly) enter into a preliminary agreement or agrees to enter into a preliminary agreement, or agrees to occupy a property at whatsoever title. At this stage, we invoice you for the rendered property finding service.
3. **Duration:** this agreement shall be valid for a period of six months, with no automatic renewal, unless and until terminated prior to the expiry of that period by one month's notice given by e-mail.
4. **Confidentiality:** information sent to us is private and confidential and will not be shared with any unrelated third party.
5. **Fees:** our non-refundable administration fee is Euro 250, plus VAT (if applicable), payable on signing our Terms and Conditions. In addition, a property finding fee of 2%, plus VAT (if applicable), of the purchase price is charged for any property you enter into a preliminary agreement with the seller and upon the full acceptance of the same preliminary agreement by the seller. The initial non-refundable administration fee shall be deducted from our property finding fee. Our property finding fee shall be payable within one month after the date of the issuing of our invoice.
6. **Charges on Termination:** upon termination or expiry of this agreement, if you have not entered into a preliminary agreement or agreed to enter into a preliminary agreement, we shall be entitled to withhold the non-refundable administration fee and no further amount will be charged.
7. **Liability:** details of properties, valuations, reports and other information provided by us are prepared in good faith and are solely for your guidance. They do not form any part of any contract relating to the purchase of any property. All purchasers must satisfy themselves as to the correctness and accuracy of any details provided by us, our officers, agents or employees. In addition, we do not accept any liability regarding the contents of any report prepared by any third party, neither we accept any liability in relation to the views of any property. You also agree that you are ultimately responsible for ensuring that any property found by us is suitable for your needs and fairly priced. We strongly recommend all prospective purchasers to take appropriate legal and technical advice and to use the services of lawyers, surveyors, valuers and other specialists. The service provided by us is not intended as substitutive of such advice and accordingly no liability is accepted for any defects of the property or of the legal title of the same.
8. **General:** the supply of services by us is subject to the Terms and Conditions set forth in this agreement and, unless otherwise expressly agreed in writing by us, these conditions shall prevail over any previous other oral or written agreement between you and us. No relaxation or delay or indulgence by us in exercising rights of enforcing any of these Terms and Conditions or the granting of time by us for remedy of any breach shall operate as a waiver of any subsequent or continuing breach. If at any time any of these conditions are found to be unreasonable, invalid or unlawful then the validity of the remaining conditions or parts thereof shall not in any way be affected or impaired and shall be in force as if the unreasonable, invalid or unlawful part had not been included. For the avoidance of doubt, nothing in this agreement shall confer on any third party any benefit

or the right to enforce any term of this agreement. This agreement is governed by the laws of Slovak Republic, and you agree to submit to the exclusive jurisdiction of the Courts of Slovak Republic.

The website www.exclusivepropertyfinders.com is owned and operated by crossbrook group s.r.o., a Limited Liability Company incorporated in Slovak Republic with number 48106232, whose registered office is at Plynarenska 3/A, 82109, Bratislava, Slovak Republic.

I/we agree to the above and wish to engage Exclusive Property Finders to act as my/our property finder.

Client details

Full Name: _____ Passport Number: _____

Residence: _____

Date of birth: _____ Nationality: _____

Telephone: _____ Mobile: _____

Email: _____

Signature: _____ **Date:** _____

Signature2: _____ **Date:** _____

Please return a copy of our engagement terms and conditions, duly filed and signed, by email to:

info@exclusivepropertyfinders.com

Bank details

Please transfer the non-refundable administration fee of Euro 250, plus VAT (if applicable) to the following bank account:

Account holder: crossbrook group s.r.o.

Address: Plynarenska 3/A, 82109, Bratislava, Slovak Republic

Bank name: CSOB

Bank address: Námestie SNP 29, 81101, Bratislava, Slovak Republic

Account number: 40 2436 6822

IBAN: SK47 7500 0000 0040 2436 6822

SWIFT: CEKOSKBX

Exclusive Property Finders

Tel: +44 (0) 756 149 7770 (International) / + 421 (0) 904 959 096 (Slovak Rep.) / +39 329 01 53 692 (Italy)

Email: info@exclusivepropertyfinders.com - Website: www.exclusivepropertyfinders.com



Property details - Annex 1

What are you looking for?

- personal use buy to let investment other

In which country?

- italy united kingdom slovakia czech republic
 hungary spain portugal cyprus
 oman united arab emirates

Already have a specific location?

- rome milan venice tuscan (florence)
 italian lakes italy (south) italian mountains sardinia
 london manchester liverpool leeds
 bratislava tatra mountains prague budapest
 lake balaton countryside (central EU) madrid barcelona
 spain (south-east) ibiza (balearic islands) canary islands algarve
 lisbon dubai abu dhabi ras al khaimah
 muscat limassol nicosia paphos

Which size you feel more suitable?

- studio apartment 1br 2br 3br
 villa other

“Must have” features and amenities

- parking/garage air conditioning balcony/terrace concierge/security
 garden panoramic views fully furnished swimming pool

Your budget €€€

- up to € 100.000 € 100.000 - € 250.000 € 250.000 - € 500.000
 € 500.000 - € 750.000 € 750.000 - € 1M above € 1M

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