

## **OUR ENGAGEMENT – SHORTLISTING 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 one-off 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 in order to shortlist suitable properties to purchase, as discussed and agreed by both sides. We assess and evaluate every property from an independent perspective, shortlisting to you only the very best options. The outcome of our research is a shortlist of an adequate number of properties, in accordance with the location investigated, which fully match your requirements. The shortlist is handed over by email in a short timeframe, normally ranging from one to two weeks, and consists of a comprehensive report with a full description of each property enlisted, including colour pictures, floorplans, address and contact details of the seller, i.e. developers, real estate agencies, real estate brokers, realtors or private owner. At this stage, we invoice you for the rendered shortlisting service.
3. **Duration:** this agreement shall be valid for a period of one month, with no automatic renewal.
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 one-off fee is Euro 750, plus VAT (if applicable), payable on signing our Terms and Conditions.
6. **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.
7. **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](http://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 shortlisting service provider.

## 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](mailto:info@exclusivepropertyfinders.com)

## Bank details

Please transfer the non-refundable one-off fee of Euro 750, 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](mailto:info@exclusivepropertyfinders.com) - Website: [www.exclusivepropertyfinders.com](http://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

#### 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](mailto:info@exclusivepropertyfinders.com) - Website: [www.exclusivepropertyfinders.com](http://www.exclusivepropertyfinders.com)

