

EXCLUSIVE RIGHT TO SELL

Date: _____, 2007

To: _____

Listing Broker

REBL No. _____

This is to formally authorize you to negotiate the sale of our property best described below on an **exclusive right to sell** basis and with the following terms and conditions:

(Description of the Property)

The asking price will be _____ Pesos (P _____) per sqm. gross or any price acceptable to me.

Terms of Payment: _____

The capital gains tax, documentary stamps, _____% brokers' commission, certifications, reproduction costs, etc. will be to the account of the seller.

Transfer tax and registration fees will be for the account of the buyer.

Validity: This authority is valid for a period of _____ days or until _____, 2000 or unless sooner revoked by me.

This being an **exclusive right to sell authority**, it is understood that you will still be entitled to the full commission even if I myself am able to sell property.

Hold-Over Clause: You will still be credited with the sale of this property and therefore entitled to all the commissions and fruit of this transaction even if the sale is consummated after the expiration of this Authority provided the buyer was formally registered by you to us during the life of this Authority.

I hereby certify that I am the OWNER or authorized representative of the owner (with Special Power of Attorney) in fee simple of said property and that said property is free and clear from any liens or encumbrances other than those annotated in the original copy of the title on file with the proper Registry of Deeds.

Done this _____ day of _____, 2007 at _____, Philippines.

_____ or _____

OWNER Attorney-in-Fact

Accepted by:

Listing Broker

REBL No. _____