PHUKET REALTOR
REAL ESTATE SERVICES

NON-EXCLUSIVE AGENT AGREEMENT

THIS AGREEMENT is made between **Phuket Realtor** (DBA) owned and operated by **Carlson Group Consulting Co. Ltd.,** registered at 310/131 Moo 1, Thepkrasattri Road, Baan Kien, Thalang, Phuket 83110 Thailand hereinafter referred to as "Agent" and

Mr. xxxxxxxxxxxxxxxxx, Passport # xxxxxxxxxx, seller and owner of property for sale located at xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx, hereinafter referred to as "Seller"

1. Whereas the "Agent" is instructed and appointed by the "Seller" to market and sell the property, but not exclusively.

2. The "Seller" confirms therewith that he/she is the owner of the property above and that there are no liens against the property and that the title deed is valid and the owner is free to sell the property with no encumbrances whatsoever.

3. In the case, the "Seller" sells the property directly or through another agent, the "Seller" will notify the "Agent" that the property has been sold.

4. The "Seller" agrees to pay a commission, plus VAT where applicable, to the "Agent" equivalent of **5 %** (**FIVE Percent**) of the total sales price less any applicable income withholding taxes for the successful introduction to the "Seller" that leads to a sale.

5. The commission is due in full to the "Agent" when the "Seller" receives payment of at least 30% and has a signed contract with the buyer.

6. The "Seller" agrees not to take any action which would circumvent the "Agent" from a successful transaction and wholly accepts these terms and conditions.

7. This agreement may be canceled in writing by either party, notwithstanding that the "Seller" agrees to pay a commission according to the terms stated above for introductions made prior to cancellation.

8. This agreement is made in duplicate and both parties have read and agreed to the above hereby sign their names in the presence of a witness. This agreement shall be governed in accordance with the laws of Thailand.

"Agent" ( )	"Seller" ( )
"Witness" ( )	"Seller" ( )

For and on behalf of

CARLSON GROUP

Telephone: +66 (0) 93 606 0906
Email: info@phuketrealtor.com

บริษัท คาร์ลสัน กรุ๊ป คอนซัลติ้ง จำกัด
CARLSON GROUP CONSULTING CO., LTD.

Telephone: .....

Date: .....