

RAILAND

BROKER AGENCY AGREEMENT

<input checked="" type="checkbox"/>	PROPERTY RESALE
<input checked="" type="checkbox"/>	PROPERTY LEASE
<input type="checkbox"/>	PROPERTY RENT

**Please mark up the type of broker activity*

THE PROPERTY ID AND OWNER CONTACT INFORMATION:

Project of the property:	<u>Chom Tawan Estate</u>		
UNIT #	5 C	Type of Ownership:	Lease agreement
Address:	79 Moo 6, Cherngtalay, Layan Beach, Phuket 83110, Thailand		

Owner of the property:	<u>Robert Gordon MUIR and Elizabeth Anne MUIR</u>		
Telephone	+61419703880	E-mail	<u>lizmuir0@gmail.com</u>

Representative of the Owner:	<u>Daryl Davies</u>		
Telephone	+66(087)2672441	E-mail	<u>daryldavies9@gmail.com</u>

THE AGENT:

Name: Railand Property International Co., Ltd. Address: 47, Lagoon Road, Cherngtalay, Talang, Phuket 83110, Thailand Telephone: 076 32 44 48, 081 737 1687 Email address: info@rl-property.com , raisa@rl-property.com Represented by: Raisa Sheludkina, Managing Director	Company seal 
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DESCRIPTION OF THE PROPERTY

Type of the property	Condominium		
Bedrooms	3	Bathrooms	3.5
Built-up area	<u>247</u> m2	Living area	<u>247</u> m2
Floor number	1st		

SELLING PRICE

THB 9,990,000.00 THB

LEASING PRICE

THB 75,000.00 Per month

RENTAL RATES (THB) and CONDITIONS (if appropriate)

	Low season	Shoulder season	Peak season	High season
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	__ May - __ Oct	__ Nov - __ Dec	__ Dec - __ Jan	__ Jan - __ Apr
Daily	n/a	n/a	n/a	n/a
Weekly	n/a	n/a	n/a	n/a
Monthly	75000.00 THB	75000.00 THB	75000.00THB	75000.00THB
Included in rental price	1 x week maid service, Cable TV (Chom Standard) , fibre optic internet			
Paid by the Tenant	Water and electricity , cleaning fee upon end of lease, linen / pillow (to be laundered)			
Security deposit	1 month rent .			

PAYMENT TO THE AGENT

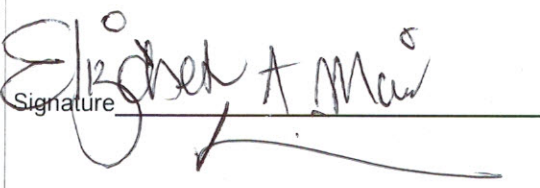


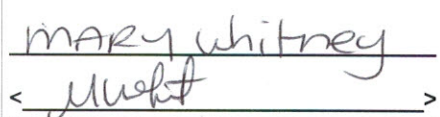
The property owner agrees to pay the agent a commission of **10% of purchase price** (excluding 7% VAT). The owner agreed to pay full amount of the commission on the first payment within one week.

EXCLUSIVITY

The Broker has the exclusive right to represent the Owner's property in sale or lease transactions.

For the application of this agreement, both parties choose the place in their respective address mentioned in this contract.

Agency agreement made in 2 copies, in Phuket, on 12th November 2017

OWNER / REPRESENTATIVE	BROKER
 Signature _____	 Signature _____
 	 Company seal _____
 	Ms Raisa Sheludkina, Managing Director Railand Property International Co., Ltd
WITNESS	WITNESS
 	
 	Ms. Laddawan Sinlapa