**Marketing Agreement via email**

Subject: Consent for Marketing – Marios Charalambous – Reg No. 0/1256 Pyrgos, Limassol - Terms and Conditions

Dear Marios Charalambous [Property Owner's Name.. that is the Seller)

We hope this email finds you well.

With this email we kindly request your approval for the marketing of your property with CSC Zyprus Property Group LTD under the following terms and conditions.

**Property:** Your property with Registration No. 0/1246 Pyrgos, Limassol (OR if no tittle deed-> Limas Complex House No.5 Pyrgos, Limassol

**Marketing Price:** 155,000EUR

**Fees:** 5% + VAT based on the final agreed sold price. If sold to a purchaser introduced to you by CSC Zyprus Property Group LTD.

In the unusual event that the above registered client of CSC Zyprus Property Group LTD communicates with you directly, you acknowledge and agree that you are legally bound to immediately cease such communication, notify us without delay, and inform our registered client that all further communication must be conducted solely through the agent CSC Zyprus Property Group LTD (they might ask Sophia to remove this at a later discussion with her.. is optional if they ask her to do so. But only then Sophia will remove it..)

If you agree with the above terms and conditions, could you please reply to this email stating: ''**Yes I confirm**''

\*Please also add the attachment of the title deed. (Sophia will remind the agent…)

**Your Selling Request is received – when an agent of us received a request that someone wants to sell his property and they are about to arrange a phone call to move the case forward.**

Subject: Selling Request – Marios Charalambous

Dear Marios Charalambous [Potential Seller's Name],

We hope this email finds you well. We wanted to reach out and let you know that we have received your request to market your property with us, and we are truly grateful for your initial interest.

In order to provide you with the best possible assistance, we kindly request your convenient date and time to schedule a phone call. We want to ensure that we address all your questions and provide you with personalized guidance throughout the selling process.

Please let us know your preferred date and time for a phone call. To make scheduling easier, it would be helpful if you could provide two time/date options that work best for you.

Furthermore, if possible, it would greatly assist us in making our conversation more productive if you could provide a copy of the title deed for the property. Please be assured that any information you share with us will be treated with the utmost confidentiality and in compliance with data protection regulations. (if they ask Sophia to remove it. Sopgia will remove this text. But if they tell them in advance that Sophia mou I have the title deed by the way).

Thank you for considering our services, and we remain at your disposal.

**Recommended asking price and sale price for sellers.**

Selling Request – Marios Charalambous – Limassol

Dear [Client/Seller],

I hope this email finds you well.

After conducting a thorough analysis of the market and comparable properties, we believe that the recommended asking price for your property is [Recommended Asking Price].

In addition, based on our experience and market trends, we estimate that the likely selling price for your property will be in the range of [Likely Selling Price Range].

We understand that selling a property can be a complex process, and we are here to guide you every step of the way. Please do not hesitate to reach out if you have any questions or concerns.

Thank you for considering our agency for your real estate needs.

**OVERPRICE PROPERTIES - sale and rent**

Subject: Selling Request – Marios Charalambous – Limassol

Dear [Seller's Name],

Thank you for considering us to market your property.

However, after carefully evaluating your property with the expertise of our team, in our opinion, we regret to inform you that the asking price you provided is significantly above the current market value. As a result, we are unable to effectively market and introduce your property at this price.

We understand that setting a realistic asking price is essential for a successful [sale/rent], and we would be delighted to assist you in determining a price that reflects current market conditions.

Should you wish to discuss further, please do not hesitate to contact us — we would be glad to explore with you the available options for marketing, adjusting the asking price, and ultimately achieving the [sale/rent], of your property

Thank you for your understanding, and we remain at your disposal.

**EXCLUSIVE AGREEMENT FOR INSTRUCTIONS TO SELL IMMOVABLE PROPERTY via email**

Dear Doniyorbek Karimov,

With this email we kindly ask for your approval for the exclusive agreement for instructions to sell your property with CSC Zyprus Property Group LTD under the below terms and conditions.

**EXCLUSIVE AGREEMENT FOR INSTRUCTIONS TO**

**SELL IMMOVABLE PROPERTY**

An agreement made today the 1/08/2023, Between **[Mr.Doniyorbek Karimov]** of Uzbekistan Passport number FA0494484 (Hereinafter called “the Vendor”) and **CSC ZYPRUS PROPERTY GROUP LTD** Licensed Estate Agent with License No. 378/E. (hereinafter called “the Estate Agent”) which expression includes its employees, of the other part).

WHEREAS: -

1. The Vendor, with this agreement appoints the Estate Agent to sell the property described below with the following conditions.

2. The property is the Apartment 302, located at **[Ianou Str. Nr. 11, Nema Ekali Building, Limassol 3110, Cyprus.]**

[REG.NUMBER: 0/26942]

3. The Marketing price of the above property has been agreed at: **€640.000**

**(Six hundred and fourty thousand Euros)**

4. The duration of this agreement is for a period of **3 months** starting from **01/08/2023**

On expiry of this agreement a new agreement will be agreed and set.

5. The Estate Agency fees are hereby agreed and set at 3% + VAT based on the final sold price and are payable by the Vendor.

6. The Vendor gives permission to the Estate Agent to place a "For Sale" sign on the property. The Estate Agent undertakes the obligation to safeguard the interests of the Vendor as provided in this agreement.

7. The Vendor, will not during the continuance of this agreement, negotiate with prospective purchasers the sale of the above property, due to exclusive appointment of the Estate Agent. Should the property be sold, in default of this clause either directly by the Vendor or indirectly via a third party, the whole Estate Agency fees are payable by the Vendor as provided for in paragraph 5 above.

8. It is further agreed, that if at any time after the expiration of this agreement the vendor sells or otherwise dispose of the property to person or persons introduced directly or indirectly to the vendor by the Estate Agent then the clauses referring to the Estate Agency fees (in paragraph 5) would be valid and the Estate Agent has the right to claim the whole of his fees as agreed above.

9. The marketing and advertising expenses related to the selling of the above property shall be borne exclusively by the Estate Agent.

10. In case of part exchange the Estate Agent will be entitled to the above fees (in paragraph 5) as if it was a sale.

11. It is acknowledged that any deposit and or reservation fee taken by the Estate Agent from an intended buyer, is transferable to an alternative property and cannot be claimed as compensation by the vendor or by any third party.

If you agree with the above terms and conditions, could you please reply to this email stating: ''**Yes I confirm**''