(Future life PT) My Future Life Bali: My Secret Home Bali

length of contract 23 years

starting from : feb 1, 2025,

Ending date  : feb  30, 2048.

On this day

… 01 february 2025

,the undersigned are:

FIRST PARTY:

Name: \_Ms & Mr \_\_\_\_\_\_

Date of Birth or both parties: \_\_\_\_\_\_\_

Address: \_\_\_\_

ID/Passport Nr of both parties: \_\_\_\_

SECOND PARTY:

Company Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_future life PT

Represented by :\_\_\_ \_\_\_\_\_\_\_\_\_\_\_DIRECTOR\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_my secret home\_\_jl.courtyard 1 \_ Seminyak , bali

Company id number:\_\_

FIRST PARTY, acting on behalf of himself, hereinafter referred to as  “Ms & Mr (.... ..)”.

SECOND PARTY acting on behalf of itself, hereinafter referred to as “My Future Life Bali”.

The PARTIES agree to enter into a Business Cooperation to develop a complex villa business, under the terms and conditions outlined in the following articles.

Article 1a: SCOPE

The “Ms & Mr (......)” hereby agrees to pay $ USD31,000 to “My Future Life Bali" for costs:  any other cost will be mentioned bellow

Construction

Fully Furnished ( Furnishing are paid by future life PT & owned by future life PT)

1 bedroom

1 bathroom and bathtub (semi outside)

1 outdoor kitchen

Garden of minimum 80 meters²

Rooftop or semi  65 m² or above 65²

Land area will be above 160m² total land with construction and all

All that are requested by the customer as and Add-ons are on the receipt and are added on top of what is mentioned here,

Additional cost and changes coming in the bottom of the  document as

attachment A ADD ONS

Both parties agree to share the profits equally: 50% for 'Ms & Mr ' and 50% for 'My Future Life Bali'."

Article 1b this time only

The parties agree that, for this time only, 'Ms & Mr (.... ......)' will pay 80 % of $ USD31,000 initially. before we start. And the rest 20% after start

Article 1c length of contract

The term of this agreement is 23 years,

The rental of the land for the 23-year period is covered by the $ USD31 000 payment, valid until : date mentioned beginning of the contract

Article 1d Responsibilities Clause of My future Life

My future Life party acknowledges and agrees to undertake and be fully responsible for all aspects of the management, marketing, and day-to-day operations for a period of 23 years, commencing on [start date] and concluding on [end date]. And it is the only party that can decide on this , My future Life can allocate the responsibilities under another management in the future and still be responsible for My future Life.

These responsibilities include but are not limited to:

Managing all bookings and reservations.

Overseeing and executing marketing strategies to promote the property.

Handling all day-to-day operational activities to ensure smooth functioning.

Arranging and supervising necessary maintenance and repairs as required.

Managing the rental process, including tenant relations and contract oversight.

The undersigned shall perform these duties with diligence, integrity, and professionalism, ensuring the property operates efficiently and profitably throughout the specified term.

Article 2a: PAYMENT OF PROFIT

The profit of the “Ms & Mr (.... ...)” will be paid to a \*\*\*\* bank account via bank transfer every 3 months.

Article 2b : inheritance / no contact

If there is no contact from 'Ms & Mr (.... ...)' to 'My Future Life Bali' for 9-12 months, 'My Future Life Bali' must attempt to contact 'Ms & Mr (.... ...)'s relatives or the appropriate embassy.

Please mention below 2 contact with phone number

in the bottom of the  document as

attachment B no contact emergency

"If there is no contact from 'Ms & Mr (.... ...)' to 'My Future Life Bali' for 9-12 months, 'My Future Life Bali' must attempt to contact 'Ms & Mr (.... ...)'s relatives or the appropriate embassy.

If 'Ms & Mr (.... ...)' passes away, the profit will be paid to the inheritor mentioned in their will..

If no inheritor is mentioned, 'My Future Life Bali' will distribute the profit as follows: If 'Ms & Mr (.... ...)' has parents, siblings, or any other designated persons listed in this contract, the profit will be paid to them in the specified order and percentages. If no such persons are listed or available, the profit distribution will follow applicable inheritance laws.

The term 'children' refers to all children of the couple, and the profit will be distributed equally among them."

The designated inheritors and their respective shares are:

in the bottom of the  document as

attachment C  inheritance

Article 2c Guarantor Profit Sharing and ROI Terms first 2 years

Return on Investment Below 15%

"If the return on investment (ROI) is below 15% in the first 2 years, 'Ms & Mr (.... ...)' will receive 60% of the profit instead of 50%.

ROI calculation will begin 3 months after the construction period ends and the project is launched in the market.

Return on Investment Below 10%

If the return on investment (ROI) is below 10% in the first 2 years, 'Ms & Mr (.... ...)' will receive 70% of the profit instead of 50%."

Income Below 8%

"If the project does not generate an income of at least 7%, with 70%/30% profit sharing to 'Ms & Mr (.... ...)' and 30% to 'My Future Life Bali',

'Ms & Mr (.... ...)' has the right to withdraw and request a 75% refund of the initial investment , will be returned.

'Ms & Mr (.... ...)' will allow a 6-month period for 'My Future Life Bali' to repay the amount."

Term Validity of Article 2c

"This article of the contract is valid only for the first 2 years of the agreement."

Article 2D Profit Sharing and ROI Terms after first 2 years till year 20

If the return on investment (ROI) is below 12% from year 2 to year 20, 'Ms & Mr (.... ...)' will receive 70% of the profit instead of 50%, and 'My Future Life Bali' will receive 30%.

Article 2e Guarantor Clause: during construction period

Guarantor Obligation:

My Secret Home will act as a guarantor only during the construction period, which shall not exceed six (6) months. The guarantor obligation ends either upon the completion of the construction or when the property is launched for rental in the market, whichever occurs first.

Completion Guarantee:

If the construction is not completed within the six (6) month period, My Secret Home will ensure the full repayment of the invested amount plus an additional $ USD 500 to the “Ms & Mr (.... ...)”.

Repayment Method:

The repayment, including the additional $ USD 500, will be facilitated by My Secret Home. The “Ms & Mr (.... ...)” will be entitled to 30% of the revenue generated by My Secret Home until the full amount, including the additional $ USD 500, is paid.

Transparency and Reporting:

From the start date of this clause, the “Ms & Mr (.... ...)” shall have the right to access and review the full income records of My Secret Home to ensure transparency and accurate repayment calculations.

Article 2f Contingency Fund /Replenishment of Fund:

Establishment of Contingency Fund:

A contingency fund (the "Fund") shall be established to cover unforeseen future expenses or emergencies.

Fund Amount:

The target amount for the Fund is set at two thousand USD (USD 2000).

Monthly Contributions:

The contingency fund shall be built up over time with monthly contributions from 'Ms & Mr (.... ...)'s profit. Each month, an average of seventy USD (EUR 70) shall be set aside from 'Ms & Mr (.... ...)'s profit until the fund reaches the target amount of average of USD 2000, till we reach 35 million Indonesian Rupiah (IDR 35,000,000). And will increase by 10% every year

Utilization of Fund:

In the event of any contingency or unforeseen expense, the cost shall be covered equally from the profits of both 'Ms & Mr (.... ...)' and 'My Future Life Bali'. The necessary amount will be withdrawn from the contingency fund to cover these expenses.

If the profit-sharing arrangement is 60/40 with 'Ms & Mr (.... ...)' receiving 60%, then 'Ms & Mr (.... ...)' will pay 60% of the unforeseen expenses from the contingency fund.

Article 2 g : On-Plan Purchase Clause

Reservation and Initial Payment

A non-refundable deposit of $9,500 USD is required upfront to reserve an On-plan villa.

Construction and Buyer’s Option

The villa will be constructed ,

design and specifications will in full control of 'My Future Life Bali, 'and My Future Life Bali will decide on the design and specifications

Upon completion, the buyer has the option to proceed with the purchase or withdraw from the agreement.

Withdrawal and Price Adjustment

If the buyer decides not to proceed with the purchase after construction, the initial $9,500 USD deposit is forfeited.

Additionally, if the buyer chooses to proceed with the purchase, the total price of the villa will increase by $2,000 USD.

Activation of Clause

This clause is only valid on the day of sign-up and cannot be applied retroactively or modified thereafter.

Want On-Plan Purchase yes or no:...................................................

If nothing is mentioned above it is automatically no

Article 3: DAMAGE AND NATURAL DISASTER “FORCE MAJEURE”

The “My Future Life Bali" is released from any compensation or demands from the “Ms & Mr (.... ...)” due to damage to the building caused by force majeure. Force majeure includes:

including but not limited to acts of God, natural disasters (such as floods, earthquakes, hurricanes), war, terrorism, riots, embargoes, governmental actions, strikes, labor disputes, or other industrial disturbances, fire, pandemics, or any other cause, whether similar or dissimilar to the foregoing

Article 4: OTHER MATTERS

Matters not included in this agreement will be discussed jointly by both parties.

Article 5: DISPUTE RESOLUTION

For this agreement and all its consequences, both parties agree to choose a permanent domicile at the Denpasar District Court.

Article 6: USD Vs Indonesian Rupiah

The USD is mentioned as an example value and currency. Payments will be made in Rupiah, and all calculations, including ROI on investment, will be based on Rupiah relative to the amount received by My Future Life Bali.

Article 7a: “Ms & Mr (.... ...)”s right for 28 days stay per year at the property

"Ms & Mr (.... ...)" is entitled to stay at the property for 28 days each year. These 28 days can be transferred to family members for their use as well. The 28 days can be divided into 4 separate bookings throughout the year. Furthermore, these 28 days cannot be used for commercial rental purposes. This give no right to cancel other guest booking,,, nor can this be transferred to other years without the permission of my future life management.

Article 8: Confidentiality

Both parties agree to maintain the confidentiality of any proprietary or sensitive information exchanged during the term of this Contract.

Attachment A   ADD ONS

Pool

If additional pool is wished that will be 4000 usd on top of the original 31 000

Wish pool ( yes or no) ............

Other addons

Attachment B  YOUR DETAILS AND INFORMATION

Attachment C  inheritance

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of Birth: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Percentage: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of Birth: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Date of Birth: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Percentage: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Attachment D no contact emergency

If no contact with if 9-12 months we call the numbers bellow and embassy

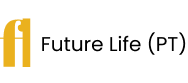
Name & ID and phone number:

Name & ID and phone number:

Attachment E Billing Details

This agreement is made in 2 (two) copies, sufficiently stamped, and having the same legal force, signed by both parties.

FIRST PARTY                                                                                     SECOND PARTY



DIRECTOR