

Letting Agency Agreement (Ahnn & Co Real Estate Services)

This Agency Agreement ("Agreement") is made on **7th February, 2026** between:

(1) Property Owner (Landlord/Manager): Ahmed Sidibe ("Owner/Manager")

Phone: **0244464938**

(2) Agent: Ahnn & Co Real Estate Services ("Agent")

Phone: **0555879695**

Together referred to as "the Parties".

1) Property

The Owner appoints the Agent as letting agent for the property described as:

- **Property Type:** 4-bedroom house with boys' quarters
- **Address:** GR-017-6367, Nii Atofotse Lane, Cantoment, Ghana
- **Use:** Luxury residence or high-end commercial use (as agreed with the tenant)

2) Purpose of Appointment

The Agent will market the Property, source prospective tenants, arrange viewings, and support negotiations to secure a tenant for the Owner.

3) Rental Price Guidance

The Owner's target rent is **USD \$4,500 per month (negotiable)**.

Final rent and tenancy terms remain subject to the Owner's written approval.

4) Commission (Agent's Fee)

The Owner agrees to pay the Agent a commission **based on the initial rent amount actually paid by the tenant at the start of the tenancy** (including any upfront rent paid for the agreed term), calculated as follows:

- **Up to 1 year rent:** 3% of the initial rent paid

- **Up to 2 years rent:** 4% of the initial rent paid
- **More than 2-years rent:** 5% of the initial rent paid

5) When Commission Is Earned

Commission is earned and payable when any of the following happens due to the Agent's introduction or marketing efforts:

- a) A tenant introduced by the Agent pays any amount to commence the tenancy, or
- b) A tenancy agreement is signed with a tenant introduced by the Agent, or
- c) The tenant takes possession of the Property (whichever occurs first)

6) Owner Responsibilities

The Owner agrees to:

- Provide accurate property information needed for letting
- Allow reasonable access for viewings (by appointment)
- Confirm acceptance or rejection of prospective tenants promptly
- Notify the Agent if the Property is rented through another source during the term of this Agreement

7) Agent Responsibilities

The Agent agrees to:

- Market the Property in a professional manner
- Arrange and attend viewings (as needed)
- Provide feedback and updates to the Owner
- Act in good faith during negotiations

8) Exclusivity

Tick one:

- Exclusive:** Owner appoints Agent as the sole letting agent
- Non-exclusive:** Owner may use other agents, but commission remains payable if the tenant came through the Agent

(If not ticked, this Agreement is deemed **Non-exclusive**.)

9) Term and Termination

This Agreement **continues until the Property is successfully let to a tenant** or until terminated under this clause.

Either party may terminate this Agreement by giving **7 days' written notice** to the other party.

Termination does not remove the Agent's right to commission for:

- any tenant already introduced by the Agent, or
- any tenant who takes up the Property through the Agent's introduction (even if completion happens after termination)

10) Dispute Resolution

The Parties will first attempt to resolve disputes amicably. If unresolved, disputes shall be handled under the laws of **Ghana**, and the courts of Ghana shall have jurisdiction.

Signatures

Owner

Name: _____

Signature: _____

Date: _____

For Ahnn & Co Real Estate Services (Agent)

Name/Title: _____

Signature: _____

Date: _____