

**BMG PROPERTIES LLC**

YOUR PROPERTY, OUR PRIORITY.

**REAL ESTATE REGULATORY AGENCY  
AGENT to AGENT AGREEMENT****FORM I**

BRN: \_\_\_\_\_

STR#: \_\_\_\_\_

As per the Real Estate Brokers By-Law No. (85) of 2006.

<b>PART1. THE PARTIES</b>		<b>DATE: 18 / 09 / 2023</b>
<b>A) THE AGENT / BROKER (SELLER'S AGENT)</b>  NAME OF THE ESTABLISHMENT: <u>B M G PROPERTIES LLC</u> ADDRESS: <u>White Crown Tower ,Trade Centre First</u> <u>Office No .903</u>  OFFICE CONTACT DETAILS PH <u>971 4 341 3100</u> FAX <u>971 4 341 0440</u> EMAIL: <u>info@bmgproperties.com</u> ORN: <u>16513</u> DED LISC <u>733610</u> P O BOX <u>393691</u>  NAME OF THE REGISTERED AGENT NAME <u>Rashid Berangil</u> BRN <u>32191</u> DATE ISSUED <u>21-08-2017</u> MOBILE <u>056 808 8884</u> EMAIL <u>info@bmgproperties.com</u>  SELLER'S AGENT FORM A STR #: _____	<b>B) THE AGENT / BROKER (BUYER'S AGENT)</b>  NAME OF THE ESTABLISHMENT <u>LUX REALTY LLC</u> ADDRESS: <u>2801, Prime Tower, Business Bay</u>  OFFICE CONTACT DETAILS PH <u>+971(0)44470297</u> FAX _____ EMAIL <u>info@luxrealty.ae</u> ORN <u>36023</u> DED LISC <u>1192458</u> P O BOX _____  NAME OF THE REGISTERED AGENT "B" NAME <u>SANA KHAN</u> BRN <u>62837</u> DATE ISSUED <u>18-09-2023</u> MOBILE <u>+971 56 534 4448</u> EMAIL <u>info@luxrealty.ae</u>  BUYER'S AGENT FORM B STR #: _____	
<b>DECLARATION BY AGENT "A"</b>  <i>I hereby declare, I have read and understood the Real Estate Brokers Code of Ethics, I have a current signed Seller's Agreement FORM A, I shall respond to a reasonable offer to purchase the listed property from Agent B, and shall not contact Agent B's Buyer nor confer with their client under no circumstances unless the nominated Buyer herein has already discussed the stated listed property with our Office.</i>	<b>DECLARATION BY AGENT "B"</b>  <i>I hereby declare, I have read and understood the Real Estate Brokers Code of Ethics, I have a current signed Buyer's Agreement FORM B, I shall encourage my Buyer as named herein, to submit a reasonable offer for the stated property and not contact Agent A's Seller nor confer with their client under no circumstances unless the Agent A has delayed our proposal on the prescribed FORM with a reasonable reply within 24 hours.</i>	
<b>PART2. THE PROPERTY</b>		<b>PART3. THE COMMISSION (split)</b>
PROPERTY ADDRESS: _____  MASTER DEVELOPER: _____  MASTER PROJECT NAME: _____  PROPERTY DETAILS: Listing Agent to Complete BUILDING NAME: <u>G 54 CLUB STUDIO</u> LISTED PRICE: <u>30 Million</u> DESCRIPTION: <u>35000 SQ.FT</u>  DOES A MOU EXIST ON THIS PROPERTY? YES <input type="radio"/> NO <input type="radio"/> IS THE PROPERTY TENANTED? YES <input type="radio"/> NO <input type="radio"/> MAINTENANCE FEE P.A: _____ per sq. ft	The following commission split is agreed between the Seller's Agent & the Buyers Agent.  <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> SELLER'S AGENT  <div style="border: 1px solid black; padding: 5px; width: 60px; margin: 0 auto;">2.5 %</div> </div> <div style="text-align: center;"> BUYER'S AGENT  <div style="border: 1px solid black; padding: 5px; width: 60px; margin: 0 auto;">2.5%</div> </div> </div> BUYER'S NAME: <u>فروزند</u> (Family name ONLY)  TRANSFER FEE PAID BY: SELLER 1% <input type="checkbox"/> BUYER 1% <input type="checkbox"/> NEG <input type="checkbox"/>  BUDGET: _____  HAS THE BUYER HAD PRE-FINANCE APPROVAL? <input type="radio"/> YES <input type="radio"/> NO  HAS THIS BUYER CONTACTED THE LISTING AGENT? <input type="radio"/> YES <input type="radio"/> NO  <div style="text-align: right;"> </div>	
<b>PART 4. SIGNATURES</b> Both Agents are required to co-operate fully, complete this FORM & BOTH retain a fully signed & stamped copy on file. RERA DRS is available to both Parties (Office Stamps "x" above)		
IN THE EVENT AGENT A DOES NOT RESPOND WITHIN 24 HOURS, AGENT B MUST CONTACT RERA.		

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