

## AGENT'S LETTER OF UNDERTAKING (SALE/PURCHASE OF HDB RESALE FLAT)

To: **ERA REALTY NETWORK PTE LTD** (the "Broker")  
743 Lorong 5 Toa Payoh, HERSING Hub Singapore 319457 Tel: 6226 2000 Fax: 6220 0066

Dear Sirs

RE: HDB AGENT'S LETTER OF UNDERTAKING HDB RESALE FLAT KNOWN AS \_\_\_\_\_

I represent and warrant that:-

- a. Pursuant to a subsisting Associate Agreement made between the Broker and I, I am an Associate authorised to represent the Broker in providing real estate services subject to the provisions of the Associate Agreement.
- b. I am the housing agent representing the Broker in acting for:-
  - i. The seller(s) \*And/or
  - ii. The buyer(s) (the "Clients") in the sale and purchase of the above mentioned Housing and Development Board ("HDB") resale flat (the "Property").
- c. The above sale and purchase transaction has not been and will not be submitted to HDB through any real estate agency other than the Broker.
- d. I have complied with all HDB policies and requirements pertaining to the sale and purchase of the Property in my capacity as an agent.
- e. Without prejudice to the generality of the provisions herein, I have explained the following HDB policies and requirements to the Clients, BEFORE the Clients grant and/or are granted the HDB standard Option to Purchase, and to the best of my knowledge and belief, these policies and requirements have been or will be complied with:-
  - i. The transacted price of the Property as agreed between the seller(s) and the buyer(s) is S\$ 400000  
Except for S\$ 6000 (Which is a sum not exceeding S\$1,000.00) paid by the buyer(s) to the seller(s) by way of Option Fee upon seller(s) granting the Option to purchase to the buyer(s) using the HDB Standard Option to Purchase and S\$ 0 paid by the buyer(s) to the seller(s) by way of Option Exercise Fee upon the buyer(s) exercising the HDB Standard Option to Purchase. The Option fee and the Option Exercise Fee together ("the Deposit") must not exceed S\$5,000.00. There are no other cash payments made or to be made by the buyer(s) to the seller(s);
  - ii. The seller(s) and buyer(s) cannot enter into or make arrangement to enter into any other Option to Purchase or Supplemental Agreement in respect of the sale and purchase of the Property other than the HDB Standard Option to Purchase in respect of the Property;
  - iii. Vacant possession of the Property can only be handed over from the seller(s) to the buyer(s) upon completion of the sale and purchase of the Property, that is, there shall be no early or late handing over of vacant possession either before or after completion;
  - iv. (only applicable if the Clients include the buyer(s)) The buyer(s) is/are purchasing the Property under the \_\_\_\_\_ Scheme and I have explained to the buyer(s) the eligibility conditions of such Scheme; and
  - v. (only applicable if the Clients include the seller(s)) As at the date of execution of the HDB Option to Purchase, the seller(s) have owned and physically occupied the Property for at least:- (i) five (5) years if the Property was bought directly from HDB or bought in the open market under the CPF Housing Grant Scheme or bought under the Sitting Tenants Scheme; and (ii) two and a half (2 1/2) years if the Property was bought in the open market but not under the CPF Housing Grant Scheme or Sitting Tenants Scheme.

I undertake to indemnify the Broker from all claims, liabilities and losses (including legal costs and expenses on a full indemnity basis) arising out of or in connection with any incorrect, inaccurate or undisclosed information or any breach of this letter of undertaking. I also understand that if I am found to have made any false declaration in the Housing Agent's Statutory Declaration sworn/affirmed or to be sworn/affirmed by me in respect of the sale and purchase of the Property as required by HDB, the legal consequences include (but are not limited to) immediate termination of my Associate Agreement with the Broker, a fine, imprisonment and debarment by HDB from practising as a housing agent.

Date this 2 day of NOVEMBER 2016.

Signed by:-

Name of Salesperson: MAVRIC TAN SOON HENG  
CEA Registration No.: A3004973  
Associate Code: C9325  
HP No.: 91445523

\* Delete if not applicable.

**Important!** This document is for the purpose of governing the relationship between the Broker and the Associate, and is not to be relied upon or used by any other party.