

Client requirements					
Property type	Land area	Built area	Views	Total budget €	Budget for
Any	Don't care	100	Any nice views will be ok	200,000	Completed home

**PRIVATE AGREEMENT** as recommended by SY.ME.NO.X. the Association of Chania Real Estate Agents

This Agreement is made between zzFirst\_Name zzSurname of 123 Anywhere Street, Somewhere, UK (‘the Client’) with identification document Passport / Drivers licence / Other Number

AND Crete Complete Property of Kissamos, Crete, Greece registered in Greece as "S Simon - M Kontopirakis O.E." (‘the Agent’)

The undersigned unconditionally agree that:

1. The Client hereby appoints the Agent as a real estate agency to introduce the Client to the properties listed on the following pages (‘the Properties’) for the purposes of possible purchase by the Client. This Agreement applies only to the Properties.
2. All contact and negotiations with the owners of the Properties will be carried out only via the Agent and not directly by the Client or any of their Acquaintances\*.
3. If the Client or any of their Acquaintances\* purchase one of the Properties they will immediately pay the Agent commission of 2.5% of the Sell price of that Property or €2,500 (whichever amount is greater) as listed on the following pages.
4. If the Client or any of their Acquaintances\* are offered any of the Properties by another real estate agency at a lower price in writing the Agent will at its discretion match that price so long as it is realistic and bona fide.
5. If the Client or any of their Acquaintances\* breach the terms of this Agreement by purchasing any of the Properties directly from the Property owner or via any other entity then the Client is liable to pay to the Agent compensation of €5,000 or 10% (whichever amount is greater) of the Sell price of that Property as listed on the following pages.
6. \*For the purposes of this Agreement the term ‘Acquaintances’ shall mean natural or adopted relatives; married or unmarried partners; or business associates, of the Client.

In (location) \_\_\_\_\_ Date \_\_\_\_\_

Signed (the Client) \_\_\_\_\_ Signed (the Agent) \_\_\_\_\_

# Crete Complete Property

Client tour for zzFirst\_Name zzSurname

Property														
No	Ref	Location	Land m2	Built m2	Allow build m2	Sell €	Purch cost €* €*	Repairs €*	New build m2*	Build cost €* €*	Permit fees €* €*	Complete €* €*	Notes	<i>*all are estimated</i>
1	L9999	Kissamos	2,000	0	200	75,000	86,250	0	100	135,000	22,700	243,950	Property description here	

Signed (the Client)

Signed (the Agent)

## **Client notes**

### **Tour notes**

The tour sequence is in geographical order to minimise drive time. Built m2 shows the area of existing buildings. The Allowed build m2 shows the maximum permitted area of habitable construction for the plot. Sell price is the basic property price excluding Purchase costs. We estimate Purchase costs as 15% of the Sell price to cover topographic survey, taxes, legal fees, notary public, land registry, agency commission - the minimum will usually be around €6,000. The Repairs cost is our estimate to bring the existing structure to a good habitable standard, excluding any new-build. New build m2 is the difference between the existing built area and the area specified by the Client. The estimated Build cost assumes that all new build is from ground level and is €1,350/m2 excluding extras. The Fees of €300/m2 are an allowance, estimated for an average 100m2 house at an average distance from electricity and water, and mainly comprise state/utility charges, e.g. architect/permit, IKA, VAT, electricity and water - it also assumes that clients want to use our Design services (2% of build/repair cost, minimum €2,500). The Complete cost shows our estimated total cost of a completed home. Please note that all figures are estimated and provided as a guide to clients: although we check them as far as possible, we can accept no responsibility for erroneous information supplied by vendors or third parties, or changes in statutory laws, taxes, materials, labour or other costs.