

# AUTHORITY TO SELL

## KNOW ALL MEN BY THESE PRESENTS:

This authority to sell made in Quezon City this \_\_\_\_\_ day of \_\_\_\_\_, 2011 and by **ASIAN PACIFIC REALTY AND BROKERAGE CORPORATION**, a corporation organized and existing under and by virtue of the laws of the Republic of the Philippines, with offices and principal business address at **Asian Pacific Corporate Center Building, 26 Harvard St., Cubao Quezon City, Metro Manila** represented herein by its President, **ARSENIO M. DE GUZMAN, JR.**, and hereinafter referred to as **BROKER**;

-in favor of-

\_\_\_\_\_, with postal address at \_\_\_\_\_,  
hereinafter referred to as the **ACCREDITED BROKER**.

## WITNESSETH

The **BROKER** is a marketing network which handles the marketing of subdivision lots, houses and lots, condominiums, townhouses and other real estate projects.

The **ACCREDITED BROKER** is a licensed real estate broker who is engaged in selling real estate projects and has agreed to sell aforesaid properties as **ACCREDITED BROKER** of the **BROKER**, under and by virtue of this authority and in accordance with the following terms and conditions:

### 1. DURATION

This authority shall take effect upon signing and shall expire one (1) year thereafter or until otherwise sooner cancelled by the **BROKER** for valid reason. This authority is renewable on a yearly basis.

### 2. LOT RESERVATION/FULL DOWNPAYMENT AND FORFEITURE

The reservation of inventories shall be on **FIRST COME FIRST SERVE** basis, with the first one who signed the reservation application with the option money received by the **BROKER** (and approved by the Owner/Developer) to prevail.

### 3. PAYMENT OF MONTHLY AMORTIZATION

The monthly amortizations shall not be collected by the **ACCREDITED BROKER**, but shall be paid by the buyer directly to the Office of the Owner/Developer as stated in the contract to sell.

### 4. COMMISSIONS

The **ACCREDITED BROKER** shall receive from the **BROKER** the commission equivalent to the following:

- A. SUBDIVISION LOT SALES \_\_\_\_\_
- B. HOUSE AND LOT PACKAGE SALES \_\_\_\_\_
- C. CONDOMINIUM PROJECT SALES \_\_\_\_\_
- D. TOWNHOUSE PROJECT SALES \_\_\_\_\_
- E. OTHERS \_\_\_\_\_

5. ADVERTISEMENT

The **ACCREDITED BROKER** may advertise at his/ her expense, with the prior written approval of the **BROKER**.

6. AUTHORITY TO SALESPERSONS AND RELATIONSHIP

No other salespersons shall be allowed by the **ACCREDITED BROKER** to sell these inventories unless he/she is a duly accredited salesperson of the **ACCREDITED BROKER** and has been duly informed of all the facts and data pertaining to the inventories which are open for sale.

7. HOUSING LOANS

Under no circumstance shall the **ACCREDITED BROKER** commit to buyers the assistance of the **BROKER** and/or the owners in the approval of the housing loans that shall suspend the payment of the agreed monthly amortizations.

8. VIOLATION OF THESE CONDITIONS AND TERMS

Violation by the **ACCREDITED BROKER** and/or any of its salespersons of any of the condition as provided herein shall constitute a ground for the automatic cancellation of this authority without the need of a prior written notice. In case of misrepresentation of the **ACCREDITED BROKER** or its representatives in the sale of inventories, the **ACCREDITED BROKER** shall hold the **BROKER** and the Owner/ Developer free from any claim for damages and refund arising therefrom.

Any payment of any damage, refund or expense to be made by the **BROKER** and/or the Owner/Developer by reason of misrepresentation by **ACCREDITED BROKER**, the latter shall answer or reimburse the **BROKER** or Owner/Developer for whatever amount paid.

**ASIAN PACIFIC REALTY & BROKERAGE CORPORATION**  
(Broker)

By:

\_\_\_\_\_  
Authorized Officer

Certificate of Registration No. \_\_\_\_\_  
Professional Identification Card No. \_\_\_\_\_  
License No. \_\_\_\_\_  
PTR No. \_\_\_\_\_  
AIPO No. \_\_\_\_\_

Conforme:

\_\_\_\_\_  
(Accredited Broker)

Certificate of Registration No. \_\_\_\_\_  
Professional Identification Card No. \_\_\_\_\_  
License No. \_\_\_\_\_  
PTR No. \_\_\_\_\_  
AIPO No. \_\_\_\_\_