

Agency Sales Agreement

This Agency Agreement (herein referred to as the "Agreement") is made on 23/11/2024 between:

RISE UP REAL ESTATE LLC, ORN: 22977, Trade License No.: 842880, with office address at 1903 and 1905, Metropolis Tower Business Bay Dubai, PO Box 4695 Dubai, UAE, (hereinafter referred to as the "First Party") And

AL SAYAB REAL ESTATE LLC with Trade License No. **1129989** with Office address at Al Ameri Tower, Office 902, 9th Floor, Barsha Heights Tecom, Dubai U.A.E (hereinafter referred to as the "Second Party").

Relating to **Royal Regency, Business Bay, Dubai** (herein referred to as the "Project")

NOW IT IS HEREBY AGREED as follows:

1. The First Party appoints the Second Party on a non-exclusive basis as an agent for the First Party, and the Second Party accepts this appointment.
2. The Second Party's role will be to contact prospective purchasers in respect of sales opportunities at the Project, and to introduce these prospective purchasers to the First Party.
3. The First Party shall pay an agency fee of 3% of the Purchase price to the Second Party as a sales commission arising from a successful sale of the Property by the Second Party to their clients. It is understood and agreed between the parties that a transaction is considered as a "closed transaction" only when the following conditions are met;
 - ϭ Initial Ten percent (10%) booking fee and 4% Oqood fee of the purchase value is paid by the client to the First Party. Upon successfully receiving these payments in cleared funds, 50% of the due commission will be released.
 - ϭ 1st installment Ten percent (10%) of the property purchase value is paid by the client. Upon confirmation of this payment the remaining 50% of the due commission will be released.
 - ϭ Commission will only be released to the second party provided the client completes the signed booking form, KYC documents, completes all above payments & signs the Sales Purchase Agreement (SPA)
4. Payment Terms: The Second Party shall submit an invoice to the First Party for all commissions due mentioning the (client's name, property no., purchase price and commission amount) subject to First Party's approval and clearing of funds.
5. The Second Party is not allowed to do any marketing/advertisements without prior written consent from the First Party.
6. No cash or third-party payments will be accepted from the client.
7. The Second Party will not give any commission kick-back to the client.

This Agreement will commence on the above date and shall remain in force until 14th February 2025 unless terminated by either of the Parties with a written notice of thirty (30) days. If the Second Party is in breach of any of the above terms & conditions, then the First Party has the right to immediately terminate this agreement & withhold any further commission payments.

Signed on behalf of:

Signed on behalf of:

RISE UP REAL ESTATE LLC

IMAD HAMMAD HUSEIN