

Real Estate Listing Agreement (Authority To Sell)

We, hereby, grant _____, **REB**, authority as our **REAL ESTATE BROKER** to offer for sale and find a buyer for our REAL ESTATE PROPERTY, described below and under the following terms and conditions:

Property Description			
Location			
Torrens Title №			
Title Status	Clean Mortgaged with Bank / Finance Institution Others – fill up <i>Notes / Remarks</i> section		
Authority	Exclusive Authority General Authority		
Duration of Authority (months)			
Lot Area (m ²)			
Floor Area (m ²)			
Selling Price	₱		
Sales Expenses and Taxes		Seller	Buyer
<i>Feel free to check. The uncolored boxes simply indicate who usually pays for the said item.</i>	Capital Gains Tax (BIR) 6%		
	Documentary Stamp Tax (BIR) ~1.5%		
	Notarial Fee (Notary Public)		
	Transfer Fee (Local Government)		
	Registration Fees (Registry of Deeds)		
	VAT (BIR, if applicable)		
Brokers Professional Fee	SELLER shall pay the Broker's Professional Fee of Five Percent (5%) of the Total Selling Price		
Seller Contact Information (required)	Email: Phone:		
Notes / Remarks <i>SPA, Lease Agreements, Estate Settlements, Adjudication, Unregistered Sale, Assignments, Mortgages, etc. Use additional sheets if necessary.</i>			

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Hold Over Clause. The Real Estate Broker will be credited with the sale of this property and therefore be entitled to all professional fees should the sale be consummated after the expiration of the authority, if real estate broker has formally registered the BUYER with the SELLER during the effective period of this Authority.

We hereby certify that we are the OWNERS in fee simple of the property described above, and that said property is free and clear from any liens and encumbrances other than those annotated in the original title on file with the Registry of Deeds.

SIGNED, this day of _____.

OWNER & SELLER
Signature over Printed Name

If applicable,
MARITAL CONSENT: _____
Signature over Printed Name

CONFORME:

_____, REB
Listing Broker
PRC License No _____ til _____
DHSUD REB No _____



_____, RES
Real Estate Salesperson
PRC License No _____ til _____
DHSUD RES No _____

DOCUMENT CHECKLIST:

ID of property owners (required)

Copy of the Owner's Duplicate of the Title

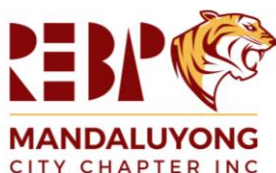
Tax Declaration

Special Power of Attorney (if applicable)

Extrajudicial Settlement of Estate (if applicable)

Other pertinent documents (if applicable)

Member:



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