



ST KITTS NEVIS REALTY

EXCLUSIVE LISTING AGREEMENT

This agreement is made effective as of the 19th March 2024 by **Nigel Cassar, Penelope Cassar, James Cassar and Sarah Cassar** of **475 Bellwood Avenue, Sleepy Hollow, NY 10591, USA** the "Vendor" and **CAROL COCHRANE** of **St Kitts Nevis Realty, St Kitts & Nevis** (the "Realtor").

NOW THEREFORE the parties agree as follows:

1. The Owner shall list the property hereinafter described with the Realtor.
The property to be listed comprises of one lot and is located at *PARADISE ESTATE, PHASE II, NEVIS, ST KITTS & NEVIS*. The property shall go by the name of "*MORNING MIST*" and is held by Certificate/Title Deeds in the Registry of Lands in favour of and registered in:
BOOK : 45 FOLIO : 314
2. The asking price of the property shall be US 450,000.00.
3. The Owner agrees to pay the Realtor a commission of 5% of the sale price (excluding VAT) should the Realtor find a purchaser ready, willing and able to purchase the property or introduces the purchaser directly or via one of their referral agencies. The commission is payable upon closing of the transaction.
4. The Owner is entering into a Exclusive agreement with the Realtor which will continue for 1 year from 19th March 2024 or until the owner advises in writing that (s)he wishes to cancel the listing, giving a minimum of three months notice.
5. If a deposit of money is forfeited by a purchaser produced by the Realtor, 25% + VAT of such deposit shall be retained by the Realtor, providing that this amount does not exceed the amount of the commission payable to Realtor, and the remaining 75% of the deposit shall be paid to the Owner.

6. SKNR will maximise sales potential for the property and will work with third party agents and referrers and will be responsible for sharing the agreed commission with any third parties.

DATED this 20th day of March 2024

NIGEL CASSAR

Penelope Cassar

NIGEL CASSAR

PENELOPE CASSAR

We accept this listing and agree to act promptly and diligently to procure a purchaser for the subject property.

DATED this 19th day of MARCH 2024

Carol Cochrane

Carol Cochrane

St Kitts Nevis Realty