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**REAL ESTATE BROKERAGE CONTRACT**

Made and entered into this \_\_\_\_\_ by and between:

1. \_\_\_\_\_ of \_\_\_\_\_, address \_\_\_\_\_ Personal  
No. \_\_\_\_\_ (hereinafter: the Client) and

2. BRIAN LACK AND COMPANY INTERNATIONAL BEOGRAD limited liability company, of Belgrade, 5 Milentija Popovića Street, Company No.: 20658932, Tax ID No. 106682059, represented by Sanja Mitrović, Director (hereinafter: BL&Co) as the Broker

**Article 1**

The Client is the owner of a house/apartment having \_\_\_\_\_ sq m situated at \_\_\_\_\_ No. \_\_\_\_\_ entered into the Real Estate Folio No. \_\_\_\_\_ Cadastral Municipality of \_\_\_\_\_, Cadastral Lot \_\_\_\_\_

**Article 2**

BL&Co is a company involved in real estate brokerage and lease in accordance with the law and it is entered into the Register of Brokers under Current No.375.

**Article 3**

BL&Co hereby undertakes:

1. To act in good faith and with due diligence in order to find persons that will sign a real estate contract for the property defined under Article 1 hereof with the Client,
2. To that end, and in accordance with the Law and standard practice, to advertise the real estate under Article 1 hereof at its own cost
3. To provide the Client with its impartial opinion about the price of the real property in accordance with the property characteristics, market conditions and other relevant circumstances;
4. To inspect the documents proving the title to the property or any other property right related to the real estate under Article 1 hereof and warn the Client of the circumstances significant for transaction.

**Article 4**

The Client hereby undertakes:



1. To present the BL&Co with any and all documents necessary for ascertaining the Client's title to the real property under Article 1 hereof and any other possible rights or encumbrances related to such property;
2. To allow BL&Co and any potential buyer direct access to the property under Article 1 hereof at any reasonable time.

#### Article 5

The Client hereby represents and warrants under penalty of perjury that all information contained in the documents presented is true and accurate and that there are no other encumbrances or third party' claims related to the property under Article 1 hereof, apart from those presented as of the day of entering into the present Contract.

#### Article 6

In the event that BL&Co should find a party that will, in the capacity of a Buyer, enter into a Pre-Contract with the Client i.e. a Real Estate Purchase Contract, in accordance with the law and general practice, the Client undertakes to pay BL&Co, when signing the Pre-Contract i.e. Real Estate Contract, the brokerage fee amounting to 2% of the final purchase price amount for the property under Article 1 hereof.

#### Article 7

The initial property price (initial advertised price) amounts to EUR \_\_\_\_\_ at which BL&Co may advertise and offer for sale the property under Article 1 hereof, and for which the Client warrants to the Broker that it shall not exceed the price at which the subject property is offered for sale by other brokers or the Client itself. The initial advertised price of the property under Article 1 hereof may be corrected upon the Client's request or at BL&Co proposal pursuant to the Client's consent.

#### Article 8

This Contract has been entered into for indefinite time period and its validity shall expire upon receiving the order for termination of brokerage activities sent by the Client in writing.

#### Article 9

The Parties have read and understood the present Contract and in witness whereof they hereunto set their hands.

#### Article 10

This Contract has been drawn up in 2 identical counterparts, 1 each for both Parties.

Client:

Broker:

Brian Lack and Company International

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Sanja Mitrović, Director