

## Exclusivity Agreement

This agreement is between Living Property Services 2012 S.L whose fiscal identity number is B75617191 and Peters Property Spain S.L (the owner) with NIE number B72869720 who is the legal owners of Urb Sierra Blanca, Litszt Street, 19C, Marbella. (the property).

Both parties agree to the following:

- 1) The owner hereby grants the agency exclusivity of the property for sale from the date of this agreement until notified in writing by the owner with a minimum of six months.
- 2) The property is to be offered for sale at the price of 22.490.000€ including furniture.
- 3) If the owner accepts an offer to purchase the property including any amounts for furniture, fixtures and fittings and/or other items associated with the property the owner agrees to pay the agent a fee of 5% plus IVA of the agreed sales price on completion of the transaction. If there is no other agency involved in the sale and it is direct through Living Property Services 2012 SL then the commission will be 4% plus IVA.
- 4) The agent undertakes to:
  - a) Use its best endeavours to promote the sale of the property by all means possible and practical, both to direct clients and collaborators alike, in accordance with any relevant legislation, and to represent the best interests of the owner at all times.
  - b) Take responsibility for the payment of any sub-commission or finder's fees payable to any third party or collaborative introducer.
  - c) Adhere to high professional standards in terms of his dealings both with the owner and any prospective buyer and/or their agents in terms of transparency, fair dealing honesty and integrity.
- 5) The owner undertakes:
  - a) To pay the agent's fee referred to in (3) above if any purchaser acting either as a physical person or via assignees or nominees was introduced to the property by the agent.
  - b) To facilitate ease of viewing of the property.
  - c) To maintain the property in clean and marketable condition.
- 6) The owner grants the agent permission to place a 'For Sale' board.
- 7) The owner grants permission to advertise and publicly display the property details on the agent's website and other suitable places.
- 8) If any signatory to this agreement is not the owner of the property the signatory hereby confirms that he or she has sufficient authorisation to enter into this agreement on behalf of the owner.
- 9) The parties agree to the jurisdiction of the courts in Marbella, Malaga with respect to the interpretation of this agreement.

Signed in Marbella, Málaga on 09/07/2025



Agreed by Living Property Services 2012 S.L



Agreed by the Owner/s/Authorised Representatives