

This Right to Sell Agreement (the "Agreement")

dated _____ / _____ / _____
day /month /year

is by and between,

_____ The Owner

_____ The Owner

And _____doing business as St. Kitts & Nevis Island Homes (**SKNIH**) (The Seller).

In furtherance of this Agreement, and for the mutual consideration set forth herein, the receipt and sufficiency of which is hereby acknowledged Owner and the Seller , intending to be legally bound, hereby agree to the following terms and conditions.

It is agreed that the Owner grants the Seller the

exclusive

non-exclusive

to list his/her property (the Property)

Description _____

Location _____

Square Footage _____

Acreage _____

The property will be offered for sale at
US\$ _____,

EC\$ _____,

or such other price as the owner shall hereafter in writing approve.

Should the property be sold to a buyer provided by the Seller, as sole consideration the Owner shall pay to the Seller a commission of 6% of the sale price plus VAT.

A buyer shall be deemed to have been provided by the Seller if the Seller notifies the Owner of the buyer by letter or email before the buyer submits an acceptable offer and the buyer has not been named previously by another agent. Said commission is due and payable upon successful closing.

The Seller shall bring all good faith offers for consideration in a timely manner to Owner. The Owner authorizes the Seller to disclose any facts, including the current condition of the Property, and to advertise the Property in order to solicit buyers.

All sales are subject to titling and certification to be performed by local counsel for buyer on St. Kitts Nevis. The owner agrees to furnish a certificate of title showing good and merchantable title to transfer title by good and sufficient Memorandum of Transfer on payment in full.

This Agreement constitutes the entire agreement between the Parties and shall supersede all other written or oral agreements. No subsequent modifications of any of the terms of this Agreement shall be binding or enforceable on the Party unless made in writing and signed by the Parties. In the event of a dispute, the Parties agree to settle their differences through mediation or other forms of alternative dispute resolution with each Party bearing its own costs.

This Agreement shall automatically renew annually unless terminated in writing by both parties.

SIGNED AND AGREED: -

_____]

OWNER

Date:

_____]

OWNER

Date:

_____]

SELLER

Date: