Real Estate Agent Agreement

No.....

Made at.....

Date ..... Month ..... Year .....

This Agreement is made by and entered into between ..... Age ..... residing at ..... hereinafter referred to as**"Vendor"**of the one part ..... Being the authorized signatory of the contract and responsible for this contract in their own name, hereinafter referred to as the **"Agent"** the other party. Both parties agree as follows."

Clause 1: The Seller, as the owner or a person with the right to sell, intends to sell .....

Project: ..... No.: ..... Area: ..... Title Deed/Ownership Document No.: ..... Land No.: ..... Survey Page: ..... Sub-district: ..... District: ..... Province: ....." Hereinafter referred to in this contract as the "Property." The Seller intends to sell the said Property, including all fixtures, accessories, and related assets, for a total price of ..... Baht." (.....) Taxes, specific business tax (if applicable), and transfer registration fees shall be borne by the Seller. On the date of signing this contract, the Seller has delivered copies of ☐ the title deed/ownership document, ☐ land sale agreement, ☐ copy of the national ID card, and. ☐ copy of the house registration to the Agent."

Clause 2 : The seller appoints the agent as the contact person responsible for finding a buyer. If the buyer enters into a sale and purchase agreement, the seller agrees to pay the agent a commission at the rate of 3 of the final sale price. Upon receiving the deposit as per the sale and purchase agreement, the seller agrees to immediately pay the agent half of the deposit amount, but not exceeding the total commission. The remaining balance (if any) shall be settled in full on the date of ownership transfer registration, either in cash or cashier's check made payable to the individual signing this agreement."

Clause 3 : If the seller agrees to lease the aforementioned property, the seller agrees to pay the agent a commission equivalent to one month's rent for a one-year lease agreement, 1.5 months' rent for a two-year lease agreement, and two months' rent for a three-year lease agreement. The commission shall be paid immediately upon signing the lease agreement. The seller agrees to lease the aforementioned property at a monthly rent of ..... Baht (.....)."

Cluause 4 : This agreement shall be valid for a period of 12 months from the date of signing. The seller agrees to authorize the agent to find a buyer for the said property and permits the agent to advertise through print media, disseminate information, conduct marketing, place signs, engage in direct sales, and take other appropriate actions. The agent shall be responsible for all related expenses."

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Clause 5 : On the date of signing this agreement, the seller has no obligations under any exclusive real estate agency agreement with any individual or legal entity, either before or after this agreement. During the term of this agreement, the seller shall not terminate the agreement for any reason. If any individual or legal entity contacts the seller to act as an agent or to purchase the property, the seller agrees to refer the matter to the agent, who shall handle the transaction until its completion. The seller also agrees to pay the agent the commission as specified in Clause 2.

Clause 6 : If the buyer offers at or above the agreed price but the seller refuses to sell, or if the sale cannot proceed due to the seller's breach, the agent is considered to have fulfilled their duty, and the seller agrees to pay the commission as stated in the contract.

Clause 7 : "The seller agrees to allow the agent to receive the security deposit as stated in the purchase offer. Once the seller accepts the offer, this amount shall be considered part of the deposit. The seller must pay the agent the commission as specified in Clause 2."

If the buyer later fails to comply with the purchase offer or sale and purchase agreement, the seller has the right to forfeit the security deposit or down payment as stated in the contract.

Clause 8 : If the seller exchanges the property with a buyer introduced by the agent, the seller must pay the commission as specified in the agreement.

Clause 9 : f the agreement ends without a sale, the seller pays no fees unless the buyer was introduced or referred by the agent, in which case the commission must be paid per Clause 2.

Claiuse 10 : Before signing this agreement, the seller has contacted the following prospective buyers: ..... If any of these buyers purchase the property within 90 days of this agreement, no commission is owed. However, if they purchase later, it will be considered a result of the agent's introduction, and the seller must pay the commission follow Clause 2.

Clause 11 : ..... This agreement is made in two identical copies. Both parties have read, understood, and agreed that it reflects their intentions. They have therefore signed it in the presence of witnesses, with each party retaining one copy.

Signed ..... **Vendor**	Signed ..... **Agent**
(.....)	(.....)
Signed ..... Witness	Signed ..... Witness
(.....)	(.....)

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