GUREVIĆ
REAL ESTATE AGENCY

UGOVOR BROJ O PRUŽANJU USLUGA PRODAJE NEKRETNINE

AGREEMENT No. ON THE PROVISION OF REAL ESTATE SALES SERVICES

Budva, Montenegro

« »

1. CONTRACTING PARTIES

Seller:

Full name:

Date of birth:

Citizenship:

Passport No.:

Issued on:

Issuing authority:

Address:

E-mail:

(hereinafter – the "Seller")

Real Estate Agency: DOO «GUREVIC», BUDVA
PIB: 03479676,
registered in Montenegro, with its registered office at: Budva, Topliški put, b.b.,
represented by: Ilia Gurevich, Executive Director,

E-mail:

(hereinafter – the "Agency"),

Together referred to as the "Parties", have concluded this Agreement as follows:

2. SUBJECT OF THE AGREEMENT

2.1. The Seller grants the Agency the non-exclusive right to assist in finding a buyer, promoting and selling the real estate located at:

Municipality:

KO:

List nepokretnosti No.:

PD:

(hereinafter – the "Property").

Budva, Crna Gora

« » godine

1. UGOVORNE STRANE

Prodavac:

Ime i prezime:

Datum rođenja:

Državljanstvo:

Pasoš broj:

Izdat dana:

Izdat od strane:

Adresa:

E-mail:

(u daljem tekstu "Prodavac")

Agencija za nekretnine: DOO «GUREVIC», BUDVA
PIB: 03479676,
registrovana u Crnoj Gori, sa sedištem na adresi: Budva ul. Topliški put. b.b,
koju zastupa: Ilia Gurevich izvršni direktor

E-mail:

(u daljem tekstu "Agencija"),

zajedno "Strane", zaključuju ovaj ugovor o sledećem:

2. PREDMET UGOVORA

2.1. Prodavac daje Agenciji neekskluzivno pravo da preduzme radnje radi pronalaženja kupca, promocije i prodaje nepokretnosti na adresi:

općina

KO

List nepokretnosti

PD

(u daljem tekstu "Nekretnina").

2.2. The Agency undertakes to:

- organize and carry out a marketing campaign for the Property;
- provide consulting services regarding the market value, legal and tax aspects of the transaction;
- organize viewings of the Property;
- conduct negotiations with potential buyers;
- supervise the sale process until its completion (receipt of the full price of the Property and receipt of the final copy of the sale and purchase agreement).

2.3. Clients are registered by e-mail sent by the Agency to the Seller's e-mail address stated in Section 1, indicating the client's name, contact details and the Property.

2.4. The Seller may object to the registration by e-mail to the Agency's e-mail address stated in Section 1 within 24 hours of the e-mail being sent. If no objection is received within 24 hours, the client is deemed registered.

3. RIGHTS AND OBLIGATIONS OF THE PARTIES

3.1. Obligations of the Agency:

3.1.1. To provide the Seller with professional services for the promotion and sale of the Property;

3.1.2. To keep the Seller informed of the progress of the work;

3.1.3. To ensure the confidentiality of information;

3.1.4. To comply with the legislation and regulations of Montenegro.

3.2. Rights of the Agency:

3.2.1. To receive remuneration in accordance with the terms of this Agreement;

3.2.2. To represent the Seller's interests in negotiations with potential buyers;

3.2.3. If a client registered in accordance with clauses 2.3–2.4 concludes a transaction without the Agency's participation, the Seller undertakes to pay the Agency the commission in full.

3.3. Obligations of the Seller:

3.3.1. To provide the Agency with all necessary title documents;

3.3.2. To ensure access to the Property for viewings by potential buyers;

3.3.3. Not to obstruct the Agency's work.

2.2. Agencija se obavezuje da:

- organizuje i sprovede marketinšku kampanju za Nekretninu;
- pruži savetodavne usluge u vezi tržišne vrednosti, pravnih i poreskih aspekata transakcije;
- organizuje obilaske Nekretnine;
- vodi pregovore sa potencijalnim kupcima;
- prati proces prodaje do njegovog zaključenja.(primanje pune cijene nekretnine i primanje konačne kopije kupoprodajnog ugovora)

2.3. Klijenti se registruju e-poštom koju Agencija šalje na adresu e-pošte Prodavca navedenu u tački 1, uz navođenje imena i kontakt podataka klijenta i Nekretnine.

2.4. Prodavac može uložiti prigovor na registraciju e-poštom na adresu e-pošte Agencije navedenu u tački 1 u roku od 24 časa od slanja e-pošte. Ako prigovor ne bude primljen u roku od 24 časa, klijent se smatra registrovanim.

3. PRAVA I OBAVEZE STRANA

3.1. Obaveze Agencije:

3.1.1. Pružati Prodavcu profesionalne usluge promocije i prodaje Nekretnine;

3.1.2. Informisati Prodavca o toku rada;

3.1.3. Obezbediti poverljivost informacija;

3.1.4. Poštovati zakonodavstvo i propise Crne Gore.

3.2. Prava Agencije:

3.2.1. Pravo na naknadu u skladu sa Ugovorom;

3.2.2. Zastupati interese Prodavca u pregovorima;

3.2.3. U slučaju zaključenja ugovora sa klijentom registrovanim u skladu sa tačkama 2.3–2.4 bez prisustva Agencije, Prodavac je dužan da isplati punu proviziju.

3.3. Obaveze Prodavca:

3.3.1. Dostaviti pravnu dokumentaciju;

3.3.2. Obezbediti pristup Nekretnini;

3.3.3. Ne ometati rad Agencije.

4. TERM AND REMUNERATION

4.1. This Agreement is concluded for a period of one (1) year from the date of its signing.

4.2. The Agency's remuneration amounts to 5% of the final sale price of the Property, payable upon signing of the sale and purchase agreement.

5. DISPUTE RESOLUTION

5.1. All disputes and disagreements arising in connection with the performance of this Agreement shall be settled through negotiations between the Parties.

5.2. If no agreement can be reached, the dispute shall be heard by the Basic Court of Kotor in accordance with the legislation of Montenegro.

6. FINAL PROVISIONS

6.1. This Agreement is made in two copies of equal legal force, one for each of the Parties.

6.2. All amendments are valid only in writing.

7. SIGNATURES OF THE PARTIES:

4. TRAJANJE I NAKNADA

4.1. Ovaj ugovor se zaključuje na period od jedne (1) godine od dana njegovog potpisivanja

4.2. Naknada Agenciji iznosi 5% od ukupne prodajne cene, plativa po potpisivanju kupoprodajnog ugovora.

5. REŠAVANJE SPOROVA

5.1. Sve sporove strane će pokušati da reše pregovorima.

5.2. U slučaju nemogućnosti postizanja dogovora, spor se rješava pred Osnovnim sudom grada Kotora u skladu sa zakonodavstvom Crne Gore

6. ZAVRŠNE ODREDBE

6.1. Ugovor je sačinjen u dva primerka, po jedan za svaku stranu.

6.2. Sve izmene važe samo u pisanoj formi.

7. POTPISI STRANA:

Seller / Prodavac	Agency / Agencija, d.o.o. GUREVIC, Budva