

REAL ESTATE CONSULTANCY AGREEMENT

ARTICLE 1 – SIDES (PARTIES)

On the one hand, is the authorized person with Authorization Number (Here in after referred to as RESPONSIBLE REAL ESTATE ADVISOR.), on the other hand operating at T.R. Identity Number (here in after referred to as the OWNER) arranged and signed under the following terms and conditions.

ARTICLE 2 - SUBJECT OF THE AGREEMENT (CONTRACT)

2.1. RESPONSIBLE REAL ESTATE ADVISOR, OWNER's of the real estate registered at map island parcel (here in after referred to as "REAL ESTATE") It consists of determining the service/commission fee to be paid to the RESPONSIBLE REAL ESTATE CONSULTANT and the rights and obligations of the SIDES in mediating the marketing and sales of the REAL ESTATE between the contract start date and the contract expiry date.

2.2. REAL ESTATE INFORMATION

- Zoning and occupancy permit status,
- Land registry information, type and address,
- Its size, age and actual use,
- Location features such as floor, facade and view,
- Approximate distance to the stops of public transportation vehicles such as minibus, bus and metro,
- Approximate distance to places such as schools, places of worship, hospitals and shopping centers and social areas such as cinemas, theaters, parks and picnic areas,
- Number of rooms, living rooms, bathrooms, toilets and balconies and their net sizes; kitchen, shower cabin and cabinet contents; interior features such as parquet and joinery and the condition of electricity, water, natural gas, telephone and satellite installations,
- The state of being an apartment, site, building or detached; the number of blocks, floors and flats on each floor; hydrophore, water tank, heating system, fire escape and elevator, and open and closed parking lots; external features such as security, football, basketball, swimming and similar sports fields and whether there is a playground,
- Share, precedent and projected building height information for the lands and whether there is any planted or planted crop on it,
- Whether there are mortgages, liens and similar restrictions on it.

ARTICLE 3 - RIGHTS AND OBLIGATIONS OF THE SIDES

In this contract, the SIDES of the contract are essentially the OWNER and the RESPONSIBLE PROPERTY CONSULTANT. In this context, all acts and obligations are on these SIDES.

3.1. The sides accept, declare and undertake that they will act in accordance with good faith rules and honest trade principles while fulfilling their obligations under this contract.

3.2. RESPONSIBLE REAL ESTATE ADVISOR, OWNER's accepts, declares and undertakes that it has the authority to market the REAL ESTATE registered at maps island parcel.

3.3. RESPONSIBLE REAL ESTATE CONSULTANT undertakes to exert the utmost effort to act in accordance with the OWNER's policies regarding the sale of the REAL ESTATE and, as a responsible firm, to protect the rights and interests of the OWNER in the best way possible.

3.4. RESPONSIBLE REAL ESTATE CONSULTANT accepts, declares and undertakes that in order to fulfill its obligations under this contract, it is obliged to establish the necessary organization for the sales and, if necessary, after-sales services.

3.5. RESPONSIBLE REAL ESTATE ADVISOR; As the OWNER will observe all the rights of the REAL ESTATE in the e-commerce environment; It accepts, declares and undertakes that it is authorized to make campaigns for sales, to advertise on various platforms (facebook, instagram, etc.).

3.6. RESPONSIBLE REAL ESTATE CONSULTANT, from the signing of this contract the date of It accepts, declares and undertakes that it will hang posters, take pictures and make detailed appraisal preparations on behalf of the marketing and advertisement of the REAL ESTATE. OWNER; It accepts, declares and undertakes to cover all kinds of expenses to be made by the RESPONSIBLE REAL ESTATE CONSULTANT on behalf of the sale of the REAL ESTATE.

3.7. During the continuation of this contract, the OWNER accepts, declares and undertakes not to make a separate agreement regarding the work subject to the contract, directly or indirectly, without the knowledge and written consent of the RESPONSIBLE REAL ESTATE CONSULTANT, otherwise the penal clauses will be applied.

3.8. OWNER; It accepts, declares and undertakes that-TL (.....Turkish Lira) which is the marketing price of the REAL ESTATE, will be transferred to the bank account of the RESPONSIBLE REAL ESTATE CONSULTANT in return for an invoice, within one week following the contract date. RESPONSIBLE REAL ESTATE CONSULTANT accepts, declares and undertakes that he has the marketing authorization over this price.

3.9. If the real estate subject to the contract is sold, the OWNER agrees, declares and undertakes to pay the RESPONSIBLE REAL ESTATE CONSULTANT at the rate of ...% (percent ...) of the sales price written in the sales contract.

3.10. The commission fee to be paid by the OWNER;

It accepts, declares and undertakes that it will be made by money order to the bank account of the RESPONSIBLE REAL ESTATE CONSULTANT within one week following the date of the contract to be signed with the buyer.

3.11. Stamp Duty arising from this contract shall be paid equally by the SIDES.

3.12. For the sake of fulfilling the debt;

If the SIDES do not comply with the provisions of this contract, terminate it unjustly, cause it to be terminated, or fail to fulfill/incomplete its obligations specified in the contract despite a warning, they are obliged to pay a penalty of ...% (percent ...) over the sales price written in the contract. accepts, declares and undertakes.

ARTICLE 4 - NOTIFICATION AND ADDRESS CHANGE

All kinds of notifications to be made regarding this contract shall be made to the addresses of the SIDES stated above.

The SIDES agree that the above-mentioned addresses are legal notification addresses. In case of any change in the addresses of the SIDES specified in the contract, the notification sent to the addresses written in the contract shall be deemed to have been served whether or not it reaches the addressee, unless the situation is notified to the other party by a notary public.

ARTICLE 5 - TERM AND TERMINATION

This contract; Valid until With the mutual written consent of the SIDES, the agreement may be terminated before its time. If one of the SIDES does not make a written notification, this contract will continue with the same period and conditions, once renewed.

ARTICLE 6 - PRIVACY AND PROTECTION OF PERSONAL DATA

6.1. SIDES will comply with the obligation of confidentiality, will not disclose any information such as business plans and projects, design, commercial information and secrets to be applied, commercial reports, commercial strategies, analysis, etc. to third sides during the service to be provided pursuant to the contract, or will not use or make use of this information. In this case, the other party agrees and undertakes to indemnify all kinds of damages that may arise from this. The SIDES accept, declare and undertake to pay for negative and positive damages, unless the other party can prove that they have not violated such an obligation, upon notifying in writing that they have acted in violation of this provision in any way whatsoever. The SIDES shall keep confidential any information they learned about each other during the contract, even after the termination of the contract. This provision will continue to be valid after the termination or expiration of the contract for whatever reason. In case of violation of this obligation, the violating party accepts, declares and undertakes to pay for any negative or positive loss and damage that the other party has suffered or will suffer for this reason, without the need for any further notice or warning.

6.2. Personal data that is shared with the RESPONSIBLE PROPERTY CONSULTANT is utilized according to the 6698 numbered Personal Data Protection Law information. The OWNER accepts and declares that he/she has express consent to the processing of personal data within the scope of the measures stipulated in the law.

ARTICLE 7 - FORCE MAJEURE

Force majeure events such as public uprising, epidemic diseases, military interventions in the country, natural disasters, war, mobilization, fire, strike and lockout, which occur in a way and to a degree that will stop the working opportunities of any of the SIDES partially or completely, temporarily or permanently, will not be responsible for situations that occur outside the control of the SIDES.

In the event that the force majeure situation continues for 5 days without interruption, the SIDES will come together and negotiate the continuation, suspension, termination or other forms of liquidation of this contract. In the event that the SIDES cannot reach an agreement within this process, the SIDES have the right to terminate this agreement.

ARTICLE 8 - TRANSFER PROHIBITION

The OWNER cannot directly or indirectly, in whole or in part, transfer or assign the contractual works or this contract or the rights and receivables arising from the contract to any third party or company without the written consent of the RESPONSIBLE REAL ESTATE AGENCY cannot share in the rights and obligations arising from the contract.

ARTICLE 9 - VIOLATION OF DISPUTES

Resolution of all disputes arising from or related to the contract to be concluded between the SIDES of this contract; Ankara Courts and Ankara Enforcement Offices are exclusively authorized.

In case of disputes between the SDDDES, information and documents, commercial books, e-mail correspondences, etc. of the other party will constitute conclusive evidence within the meaning of HMK 193.

ARTICLE 10 - ENFORCEMENT

This contract enters into force on the date it is signed by the sides and ends as specified in the contract unless terminated earlier.

This contract, consisting of 10 (ten) articles and 3 (three) pages, was signed in Ankara in two copies on the date of with the joint will, mutual acceptance and commitment of the SIDES.

RESPONSIBLE REAL ESTATE ADVISOR Representative	2022	OWNER

Additional: Signature Circulars