



Masteron Sdn Bhd
(79249-H)

25/10/2021

GLOBAL LINK PROPERTIES (KL) SDN BHD

No 72-1 Jalan Jalil 1, Bumi Bukit Jalil
Lebuhraya Puchong-Sg Besi
57000 Kuala Lumpur

Attention: Mr Vincent Tan

Dear Sir,

Re : APPOINTMENT AS PROPERTY AGENT FOR KR7 RESIDENCE(TOWER A)

We are pleased to appoint your firm to act as **Property Agent** to sell KR7 Residence (Tower A only).

Your appointment as **Property Agent** is governed by the following terms and conditions as stipulated below: -

- a. **Appointment** : Duration of appointment is **from 15/11/2021 till 14/05/2022.**
- b. **Termination** : We reserve the right to terminate your appointment in the event if your sales team performance does not measure up to our expectations or targets made known to you.
- c. **Sales Targets** : Minimum bookings 20 units monthly.
- d. **Scope Of Work** : You are to perform the following functions during your appointment with us :-
 1. ***To collect bookings for KR7 Residence –Tower A during your appointment as property agent with us.***
- e. **Commission** : *All unit sold with loan approval by your team will be entitled to the following commission structure;*
- f.

1-10 units	- 2.50% (all Units)
11-30 units	- 3.00%(all units)
31-60 units	- 3.50% (all units)
61 onwards	- 4.00% (all units)

However, should you are able to secure 60 units loan approval within three (3) months from the date hereof, an extra bonus of 0.25% will be payable to you as a token of appreciation..

All units sold with loan approvals from Houzekey , 0.5 % will be deducted from the above commission.

Head office : Level P1, Menara Choy Fook On, No. 1B, Jalan Yong Shook Lin, Section 7, 46050 Petaling Jaya, Selangor Darul Ehsan. Tel : 603-7955 9937 Fax : 603-7956 2812

Sales Office : No. 2G-3G, Pusat Komersial Koi, Jalan Puchong Batu 13 ½, 47100 Puchong, Selangor Darul Ehsan Tel : 603-8060 2228 Fax : 603-8068 1228

- g. **Team Leader** : You are to appoint a Sales Team Leader to attend our Weekly Sales Meeting to be held at Masteron Grand Pavilion to brief on the outcome of the sales and other matters related to sales of the project. You are required to provide us a weekly/monthly sales report and marketing program indicating your planned activities that will generate sales for our attention.

At the end of your period of appointment as our agent (6 months) where you have achieved a minimum 30 units of sales with loan approvals, and that the Financiers margin of financing of the SPA price for all unsold units remains at the percentage as stipulated in the table below, a bonus payment of RM10,000 will be payable to you as a token of appreciation.

MBB	- 90%
RHB	- 90%
Ambank	- 85%
HLBB	- 90%
Affin Bank	- 85%
CIMB	- 90%
MBSB	- 90%
PBB	- 85%
Housekey	-100%

h. **Payment Of Commission** :

- (i) First payments of 2.00% of commission shall be paid upon loan approvals and signing of sale and Purchase Agreement;
- (ii) Second payments of 0.50% of the commission shall be paid after 1st loan disbursement from bank/end-financier; and
- (iii) Once the tiered target achieved within the stipulated timeline, the balance commission of 0.5% , 1.0% & 1.5% shall be claimed at stage 2(a)

Payment of commission to your team shall be made within 14 days from the date of receipt of the invoice .

- i. **Collection Of Deposit Sum** : Zero Bookings for request of "Registration of Interest" of the prospects/customers and you are to collect minimum RM300.00 as deposit upon loan approvals and signing of Sales & Purchase Agreement. We reserve the right to increase the deposit sum as and when we deem fit.
- j. **Issuing Of Receipt** : We will hand a Temporary Receipt Book to you for issuance of receipt upon sales closed by your sales team. Every receipt issued by your personnel MUST be accompanied by the equal amount of payment (either Cash or Cheque). Payment in cheque must be made in favour of: **KEMAJUAN MASTERON SDN BHD. (Account No : CIMB -8002307162)**
- k. **Refund** : We shall not entertain refund of sums paid for units sold but subsequently treated as cancelled by the purchasers due to personal reasons stated below :-
- (i) Loan has been approved but do not wish to continue with the purchase;
 - (ii) All loan documents duly signed but do not wish to continue with the purchase;
 - (iii) SPA has been signed and stamped but failed to apply for loan within

- specific time granted by the Developer;
- (iv) End-Financier(s) declined to grant loan facility due to Purchaser's CRISS or CTOS status.

In the event of genuine cancellation of sales where the reason(s) given is/are accepted by the Developer, whatever sums collected by the Agent as deposit, 10% will be forfeited as admin charges fees and balance shall be refunded to the purchaser(s) within reasonable time frame.

- l. In the event that you cease to be a property agent of our company, any online advertising or websites created for the purposes of marketing & sales of our project shall be remove.
- m. **Confidential Information** : During your appointment with us, your sales personnel or staff is to keep all information and statistics of the project as confidential at all times.
- n. Sales Kit & Frequent asked Question (FAQ): Please find copy of the Sales Kit and FAQ in respect of the above project in FastKey Apps .
- o. All loan submission by your client MUST be submitted to **our panel bankers/branch** as designated in our list of bankers (as attached). **Failing which RM1,000.00** shall be deducted for each unit from your commission. Should you are submitted the sales to NON-Panel Bankers, prior written consent MUST be obtained
- p. In the event that you or your sales team or by any person purportedly acting under your authorization make any representation which is inaccurate or misleading or inconsistent with the Sales Kit or FAQ provided by us in whatsoever manner whether by any act or omission or negligence, you shall be held fully responsible for the same and to indemnify us and/or our subsidiaries against all disputes, loss, demands, writs, summons, suits, proceedings, judgements, orders, decrees, actions, claims and expenses of any nature whatsoever arising or caused directly or indirectly and to pay or make good to us and/or our subsidiaries all and every loss and damage whatsoever and howsoever incurred or sustained by us and/or our subsidiaries as a consequence of every inaccurate or misleading or inconsistent representation made by you or your sales team or by any persons purportedly acting under your authorization.
- q. Notwithstanding any terms to the contrary herein, the provisions of Clause (m) shall survive the expiry and/or sooner determination of this appointment.
- r. Please find the guidelines for social media and related marketing advertisement as per the file attached in the FastKey apps.
- s. **Marketing Activities** : You are required to provide us the photographs taken during the sales pitch at the events, roadshows or sales gallery. In addition, property agent of your company is required to seek developer's prior approval for any photos or visuals postings on social media and printed marketing collaterals.

If the above mentioned terms and conditions are acceptable to you, kindly signify your acceptance by signing and returning the duplicate copy of this letter to us for record.

Thank you.

Yours sincerely,

MASTERON SDN BHD



Choy Kin Mann

Executive Manager- MD's Office

I, _____ of **GLOBAL LINK PROPERTIES (KL) SDN BHD**
hereby agree to accept the above-mentioned terms and conditions in this appointment
as Property Agent to collect registration of interest for KR7 Residence.

Name:
NRIC No.
Date

Date: _____