

GENERAL AUTHORISATION TO LET

I/We _____ Passport No./NRIC No.: _____

the registered/beneficial owner(s) (“the Landlord”) of the property situated and known as _____

_____ (“the said Property”) do hereby appoint **CORNERSTONE XSTATE SDN BHD** (“Cornerstone”) to be my/our **AGENT** for a period of six (6) calendar months, commencing from the _____ day of _____ 20_____ and expiring on the _____ day of _____ 20_____ (“Period”) for the rental of the said property to any tenant(s) at the rental rate of RM _____ (Ringgit Malaysia _____ Only) or nearest offer to be agreed by the Landlord (“Rental Rate”) upon the following terms and conditions: -

1. In consideration of Cornerstone providing the service for the rental of the said Property, the Landlord hereby agrees to pay Cornerstone professional fees based on the table below: -

For tenancy up to 3 years	-	1.25 months gross rental
Exceeding 3 years up to 4 years	-	1.50 months gross rental
Exceeding 4 years up to 5 years	-	1.75 months gross rental
Exceeding 5 years (without option for renewal)	-	1.75 months gross rental
Exceeding 5 years (with option for renewal)	-	1.75 months gross rental plus 0.25 months rental for every additional year

Plus Sales and Services Tax (“SST”), on the said professional fee upon execution of the Tenancy Agreement (“TA”).

2. Cornerstone is hereby authorised to accept and receive on behalf of the Landlord an Earnest Deposit of one (1) month to one and a half (1.5) months rental (“Earnest Deposit”) as Stakeholder and Cornerstone is authorised to deduct the said agreed professional fee from the Earnest Deposit before releasing the balance, if any to the Landlord or to bill the Landlord for any shortfall.
3. In the event the Earnest Deposit has been paid and the rental transaction is aborted by the Landlord or the Tenant(s) before the signing of the TA, the Landlord agrees to pay Cornerstone a fee equivalent to 50% of the Earnest Deposit or forfeitable deposit or 50% of the agreed full fees, whichever is less.
4. The Landlord hereby authorises Cornerstone to put up a “TO LET” signboard at the said Property and advertise in any media or in any other forms/activities to promote the rental of the said Property.
5. This instruction is given to Cornerstone in the Landlord’s capacity as the: -
 - a) Registered proprietor or beneficial owner of the said Property; or
 - b) Attorney of the owner of the said Property under the Power of Attorney dated _____; or
 - c) Personal representative (Executor or Administrator) of the Owner (deceased).

SIGNED BY THE LANDLORD AND/OR (FOR AND ON BEHALF OF CO-LANDLORD)

SIGNED IN THE PRESENCE OF

NAME : _____

NAME : _____

ADDRESS : _____

NRIC NO. : _____

CONTACT NO. : _____

DATE : _____

E-MAIL : _____