

GENERAL AUTHORISATION TO SELL

I/We _____ Passport No./NRIC No.: _____
 the registered/beneficial owner(s) (“the Vendor”) 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 sale of the said property to any Purchaser(s) at the selling price of RM _____
 (Ringgit Malaysia _____ Only) or nearest offer upon the following
 terms and conditions:-

1. In consideration of Cornerstone procuring or securing a purchaser(s) for the said property on the terms specified herein, I/we, the Vendor hereby agree to pay a professional fee (“the said Fees”) equivalent to 3% of the Purchase Price plus Sales and Services Tax (“SST”), on the said Fees upon the execution of the formal Sale & Purchase Agreement (“SPA”).
2. Cornerstone is hereby authorised to accept and receive on behalf of the Vendor an Earnest Deposit of 2.0% to 3.5% of the Purchase Price (“Earnest Deposit”) as Stakeholder and is authorised to deduct the said Fees and SST from the Earnest Deposit upon execution of SPA before releasing the balance (if any) to the Vendor or to bill the Vendor for any shortfall.
3. In the event the Earnest Deposit has been paid and the sale transaction is aborted by the Vendor or the Purchaser(s) before the execution of SPA, the Vendor agrees to pay a fee equivalent to 50% of the Earnest Deposit or forfeitable deposit or 50% of the said Fees, whichever is less together with SST thereon.
4. The Vendor hereby authorises Cornerstone to put up a “FOR SALE” signboard at the said Property and advertise in any media or in any other forms/ activities to promote the sale of the said Property.
5. This instruction is given to Cornerstone in the Vendor’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).
6. The Vendor hereby declares that he/she/they is/are the registered/beneficial owner(s) of the Property and not bankrupts.

SIGNED BY THE VENDOR

SIGNED IN THE PRESENCE OF

 NAME : _____
 ADDRESS : _____

 CONTACT NO. : _____
 E-MAIL : _____

 NAME : _____
 NRIC NO. : _____
 DATE : _____