

Ses Salines, 01. 03. 2002

General business conditions of the Inmobiliaria Rustica Salinas S. L. (section specification)
for the selling intermediation of property and real estates.

1. With the contract-order our general business conditions automatically will be accepted.
2. The seller obligates with the selling order – also verbal -, to do everything conducive, that Inmobiliaria Rustica Salinas S. L. (later on called: RS) can offer this object, which is in sale. For this purpose belong most important things like: all necessary papers and documents, plans of the architect and –at buildings- licences and permissions.
3. The seller is also engaged to give before the sale to the RS all by law essential documents, that in advance everything necessary can be checked. Moreover he has to authenticate that there are no debts.
4. The seller is not allowed to disturb the selling negotiations or to delay them with intention and purpose.
5. Selling discussions between the selling part and the part, which wants to buy, are only taking place with attendance of the company management of RS or with the written accordance of them. (protection of economic interests)
6. After making the precontract and paying the advance payment the producer`s commission (courtage), which is 5% of the whole selling amount (+ value added tax by law), has to be paid immediatly. This cortage always has to be paid from the seller. Alterations need written form and have to be signed from the company management of RS.
7. If a prospective buyer of RS shows justifiable interest in a bargain and wants to handle and concret this buying also with a notary and then the seller wants for null and inaned reasons to regress from the bargain, then the seller has to pay a compensation as high as the mentioned amount of point 6.

Company management Rustica Salinas S. L.