



AUTHORITY TO SELL

Date: July 6, 2024

To: **Janine Angelique Ong Juanitas**
Real Estate Broker

I, Maria Lourdes Formoso Jugueta, hereby give you from this date and for such further periods as I may authorize, the **non-exclusive authority** to negotiate for the sale of the described property, subject to the terms and conditions herein stated:

Owner	Maria Lourdes Formoso Jugueta		
Property Status	House and Lot		
Location	2 Lipa corner West Lawin Philam Homes		
Barangay	Philam	City	Quezon City
TCT No:			
Developer			
Lot Area	298 sqm		
Floor Area	222 sqm		
Description	Corner House and Lot, 2 Storeys		
Selling Price	80,460,000 or 270k per sqm		
Payment Terms	Cash or Bank Financing		

I hereby authorize you to make use of all marketing and advertising efforts which include the use of online marketing. I hereby agree to pay you a **Professional Fee of 3%** of the gross sale price of the property if you sell the property at the price herein authorized or at such price and terms that we accept. As sellers, we agree that this professional fee is solely for the addressed licensed real estate broker and not for any other person to be included in the closing of the transaction.

I hereby certify that I am the owner of the property in fee simple, free and clear from any liens or encumbrances.

Any person that you propose as buyer of the property must be registered to me in writing – i.e., in hard copy or through email, SMS, or social apps.

By accepting this agreement, you hereby commit to use all your sales efforts towards affecting the sale of the property and shall register with me in writing the names of your prospective client(s) during the period covered. Should your registered client purchase the property within **three months** from the date of registration with your efforts as the procuring cause, you will still be entitled to the Professional Fee. This authority to sell is valid for **three (3) months** calendar months from the date signed and may be extended by mutual agreement in writing.

ISSUED BY:

ACCEPTED BY:

Maria Lourdes Formoso Jugueta
Owner

Janine Angelique Ong Juanitas
Real Estate Broker
RE/MAX Capital
PRC License # 34632
Mobile No: 0966-263-0492