

ELIKA

REAL ESTATE

A La Carte Buyer Services

This Real Estate Services Agreement (the "Agreement") is entered by _____ and between Elika Real Estate ("Elika Associates II LLC D/B/A Elika Real Estate"), located at 101 Avenue of the Americas, 9th Floor, New York, NY, 10013, and the client name and address that is also located below and with a signature.

Services Provided Elika agrees to provide the following real estate services to the Client:

1. **Review the Listing Price:** Elika will expedite a Comparative Market Analysis (CMA) with meticulous consideration of all relevant factors. While we strive to provide a comprehensive evaluation, it's important to acknowledge that there may be instances where the mortgage bank or lender disagrees with this valuation or the purchase price for the property. Nevertheless, Elika is committed to offering a detailed analysis of the listing price to ensure it is fair and competitive, navigating any potential differences to achieve the most accurate and advantageous outcome for you.
2. **Submit and Negotiate an Offer:** Elika will draft and submit an offer on the Client's behalf, negotiating with the seller to achieve the best possible price and terms. This agreement is limited to 2 offers. Additional offers can be placed; however, an additional charge of \$500 for each additional offer will be applied to the total paid.
3. **Prepare and Submit a Condo or Co-op Application:** Elika will proceed with a co-op or condo board package to meet the date and timeline provided by the contract of sale. Elika will request all documents necessary to complete a condo or co-op application and will ensure its submission is in accordance with the time specified in the contract of sale. Should documents or required information not be delivered to Elika in a timely manner to expedite the submission according to the contract, Elika cannot be held liable.
4. **Expert Advice and Guidance:** Elika will be available to answer questions and provide expert advice and guidance throughout the process of securing the identified property.

Pricing Structure The Client agrees to pay Elika for the services rendered based on the following pricing structure:

- For properties priced up to \$750,000: \$3,500
- For properties priced from \$750,000 to \$1.5 million: \$5,000
- For properties priced from \$1.5 million to \$3 million: \$7,500

Payment Terms: The Client agrees to make payment for the chosen service package upon signing this Agreement. Once payment for services has been received, an Elika agent will immediately schedule a call to discuss the property you would like to submit an offer on and will proceed. Payment shall be wired to Elika Real Estate at Chase Bank using the following details:

- Account Name: Elika Real Estate
- Account Number: 506095030
- Routing Number: 021000021
- Swift Code: CHASUS33
- Bank: Chase Bank

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Co-op Application and Property Purchase Acknowledgments

- **Limited Offers:** This service is limited to 2 offers on 2 separate properties.
- **Co-op Application:** In the case of a co-op property, the Client acknowledges that Elika will take all measures to expedite a well-prepared and complete board application and prepare the Client for the co-op interview. However, Elika cannot be held liable should the Client fail to gain approval from the co-op board.
- **Property Issues:** In the event that the Client independently finds and decides to place an offer on a property, Elika cannot be held liable for any issues with the property.
- **Documentation Responsibility:** For condos or co-ops, the Client agrees to provide an Elika real estate agent with all required information and supporting documentation according to the contract of sale and board application. Elika cannot be held liable if the Client fails to provide the necessary information for the completion of the board application as per the contract of sale.

Term of Agreement This Agreement shall commence on the effective date and continue until the completion of the agreed-upon real estate services or until terminated by either party with written notice.
Governing Law, This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

Service Type and Signature

- For properties priced up to \$750,000: \$3,500 _____
- For properties priced from \$750,000 to \$1.5 million: \$5,000 _____
- For properties priced from \$1.5 million to \$3 million: \$7,500 _____

Accepted Date: _____

First Name (Buyer)

Last Name

Buyer's Address

Phone Number

Buyer Signature

Licensed Sales Associate

Gea Elika