



**EXPLANATION IN ENGLISH ABOUT INFORMATION COMPULSORY STATEMENTS
(Erläuterungen für englischsprachige Interessenten über Informationspflicht und AGB)**

SUPPLIERS IDENTITY

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ACCOMPLISHMENT OF THE ESTATE BROKERAGE CONTRACT

By sending your request to our published property offer, you agree to the published offer conditions. With receipt of the property details, sent by Jakobs real estate on your request or your explicit request to start our ordered service or an explicit written searching order or an order to sell or rent, a real estate brokerage contract originates.

The published property offer or/and our written reply, informs the consumer about his legal cancellation right, information obligation details, the imprint or legal notice informs about data protection regulations, before the conclusion of the contract.

Consumer information: Online quarrel settlement according to article. 14 paragraphs 1 ODR-VO:
The European Commission provides a platform for online quarrel settlement (OS) which you find here:
ec.europa.eu/consumers/odr

SERVICE, TERM, TERMINATION AND ACCOMPLISHMENT

Jakobs real estate Agent renders, open-ended and terminable within a month period, the written proof and/or brokerage. The single service bases the claim for the estate brokers commission.

COMMISSION

Only if you conclude a rental or purchase contract about the offered property, you commit yourself, to pay the local customary commission to Jakobs real estate agent, incl. legally valid VAT:

If not stated differently, the estate brokers commission amounts and will be paid by the following person:

Purchase, re-purchase, Leasing:	Seller: No commission	Purchaser:	7.14% based on purchase price
Flat rent:	Tenant: No commission	Landlord:	2.38 month cold rents
Commercial rent:	Tenant: 3.57 month cold rents	Landlord:	No commission

In case of written, explicit, individual search order by the Flat tenant, the Flat Tenant pays 2,38 month cold rents (Your request or contact to a special, single estate object offer, is not an explicit, individual search order.)

Commission is due within 5 days, after concluding the main contract, after having received a proper invoice.

TERMS AND CONDITIONS + OTHER MATTERS

Concluding a real estate purchase or rental contract, causes additional costs or payables, which are not caused and not included by Jakobs real estate service, for example the purchase price, land transfer tax, Administrative charges, notary costs, condo fees, shares in the cost, financing costs, rent, deposit.

The offer, sent by Jakobs real estate, is confidential and determined only for you as a recipient. You are personally liable, if you pass on information, to third parties, also to person or companies, economically, familiarly or legally close to you, if a main contract is concluded, among the third party and the seller/landlord. We are entitled to work for the principal, subject to commission, too. If a valid main contract expires, based on dissolving reasons, which the orderer of the estate broker contract is responsible for, the commission claim remains.

You commit yourself to insert the commission clause in the bill of sale: "The buyer declares, that he has concluded a real estate brokerage contract with Jakobs real estate on/Date and that the property was proved or brokered by Jakobs real estate on ...The buyer commits himself, (by means of a real contract in favor of third), to pay the estate agents commission in the amount of ... to the broker, (whereby the broker obtains an own claim against the buyer), which is due 5 days after validity of the bill of sale and after having received the proper invoice. "

The offer is subject to alterations, to prior sale or rental and is also valid, if brokered by phone or electronically. Intermediate contract formation, errors and omissions excepted. Especially for economic, juridical, building trade and tax issues, dealing with real estate transactions, a professional, independent consultation is recommended.

The viewing of the property takes place at your own risk. Main contract language is German, translation only according Individual agreement. If a contract regulation is ineffective, the remaining contract remains effective.