

(COMPANY ADDRESS)

Appointment to Act as an Estate Agent (To Secure A Tenant)

(REFERENCE NUMBER)

Date: DD/MM/YYYY

I/We (CLIENT'S NAME) NRIC No/Passport No: (CLIENT'S I/C) hereby appoint IQI REALTY SDN BHD to secure a tenant for the Property mentioned below: (PROPERTY ADDRESS)

whereby (YOUR COMPANY) is permitted to display signboard, record 360-degree video, conduct virtual tour, advertise in any media or in any form to promote the rental of above mentioned Property, subject to the following terms and conditions:

1. The monthly rental for the above mentioned property shall be at (PRICE) or on nearest offer.
2. Intended tenure of Tenancy is (YEAR/S) with an option to renew for a further period of (YEAR/S).
3. Payments are as follows:
 - a. Advanced Rental equivalent to (MONTH/S) rental: (PRICE)
 - b. Refundable Security Deposit equivalent to (MONTH/S) rental: (PRICE)
 - c. Refundable Utility Deposit: (PRICE)
4. Condition: FILL IN RELATED CONDITIONS
5. I/We hereby agree to pay (YOUR COMPANY) a Professional Fee as follows:-

Schedule 7(C)(2) under Rule 48(a) / Custom

The full Professional Fee payable to (YOUR COMPANY) shall be (PRICE) + (PRICE) (HOW MANY PERCENT % SST amount) = (PRICE) Only.

In accordance with Schedule 7(C)(2) under Rule 48(a) of the Valuers, Appraisers and Estate Agents Rules 1986, the scale of the Professional Fee to be charged by registered agents for their professional services shall be:

| Duration of Tenancy/Leases | Maximum Fee (equivalent to) |
|--|---|
| Up to 3 years | 1.25 months gross rental |
| Exceeding 3 years up to 4 years | 1.50 months gross rental |
| Exceeding 4 years up to 5 years | 1.75 months gross rental |
| Exceeding 5 years (without option for renewal) | 1.75 months gross rental plus |
| Exceeding 5 years (with option for renewal) | 1.75 months gross rental plus 0.25 months gross rental additional year |
| For each Rent Review/Each Option to renew | 50% of the fees chargeable under the above scale of fees |

6. The Professional Fee is payable in full to (YOUR COMPANY) upon the signing of the Tenancy Agreement or upon presentation of vacant possession whichever is earlier.
7. In the event that the Earnest Deposit is paid but the transaction is aborted before the Tenancy Agreement is signed or before possession is given, I/We agree to pay you a Professional Fee equivalent to 50% of the Earnest Deposit or forfeitable deposit, whichever is lesser.
8. This appointment is on an Exclusive basis / Ad-hoc basis.
 - i. This shall be valid from DD/MM/YYYY to DD/MM/YYYY and deemed renewable for a period equivalent to the original term unless either party gives notice of termination in writing.
 - ii. (YOUR COMPANY) is entitled to the Professional Fee if any introduction made during the period of this appointment leads to a successful letting, even if this appointment has expired or has been terminated at the time of completion of the transaction.
9. *I/We hereby authorize YOUR COMPANY/LAWYER to act as stakeholder and to accept on my/our behalf the Earnest Deposit and to deduct the professional fee from the payments due to (YOUR COMPANY).
10. I/We fully indemnify (YOUR COMPANY) against all claims by the Tenant(s) if I/We for any reason whatsoever, do not proceed to execute the Tenancy Agreement after Earnest Deposit is collected.
11. All signatories hereby agree to comply with the Malaysia Anti-Corruption Commission Act 2009 and Amendment Act - Section 17A of the MACC Act 2009 (MACC 2009) and Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act 2001 (AML/CFT). For further information, please refer to our website at (YOUR COMPANY WEBSITE).