

Residential Property

Address: 31 Peter Lipka Drive

1.0 Renewal

Sara Krause

Arizto Limited Licensed REAA 2008 ["the Agent"] subject to the same terms and conditions as the Agreement and any variations in this renewal. ["The Client"] renews its agency agreement dated 28/11/25 with

2.0 Agency (Choose either Sole Agency or General Agency - delete one)

2.1 Sole Agency:

The Client re-appoints the Agent as sole agent. The agency commences on [Commencement Date] and continues until midnight on [Commencement Date]; or, if no end date is provided, 90 days from the Commencement Date.

This sole agency may be terminated by the Client, by written notice to the Agent by 5 pm on the first working day after the day on which a copy of this agreement is given to the Client.

Note: Any party to a sole agency agreement that relates to residential property and is for a term longer than 90 days may, at any time after the expiry of the period of 90 days after the agreement is signed, cancel the agreement by written notice to the other party or parties.

Or:

2.2 General Agency:

The Client re-appoints the Agent as general agent. The agency commences on 28/02/2026 and continues until midnight on 28/05/2026; unless cancelled prior by either party giving seven (7) days' written notice to the other party; or, if no end date is provided, until cancelled by either party by giving seven (7) days' written notice to the other party.

3.0 How commission is calculated

The Agent's commission is calculated as follows:

A fee of: 2% Plus a \$650 admin fee + GST

For example, based upon the Client's asking price (where an appraisal was not possible to be given) or the appraised value, a sale price of \$ 475,000 would mean an estimated commission of \$ 9500.00 plus \$650 Admin Fee = \$ 11,575.00 plus GST

4.0 Variations

The Client and Agent agree to the following variations of the Agreement (if any):

Change of price / marketing strategy

Initialled [Signature]