

Real estate broker:	INSPECTION REPORT
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(Prospective) Client(s)
Name(s)/Company Name:.....
Address(es):.....
Phone: Fax:
Occupation: Date of birth:

Terms and conditions of the order

The prospective client confirms that the property described in detail hereunder was offered to him/her by the real estate broker **for purchase** **for rent** without obligation today. To date the client had not been aware of this business opportunity.

Property:
Type of property:
Address:.....
EZ [folio number]:..... KG [cadastral district]:.....GSt. [plot]:.....
Shares: Gfl. [main area]: Nfl. [side areas]:
Year of construction: Ready for occupancy on:
<input type="checkbox"/> Purchase price incl. debts and other liabilities EURO.....
<input type="checkbox"/> Gross monthly rent /housing contribution: EURO
<input type="checkbox"/> inclusive / <input type="checkbox"/> exclusive of % VAT
Description (rooms, furniture, fittings, heating, lift, connections, etc.):
Contract Conditions (security deposit, term of contract, terms of payment, reserve for maintenance and repair, etc.):

Information concerning the presentation of an energy performance certificate

Please note that, in accordance with the Austrian Act on the Presentation of Energy Performance Certificates, the buyer or lessee of buildings or premises has to be provided with an energy performance certificate no later than on the date of the contractual statement. The energy performance certificate must not be older than ten years. If no energy performance certificate is provided, Section 5 of the Act on the Presentation of an Energy Performance Certificate (Energieausweis-Vorlage-Gesetz - EAVG) stipulates that in such case an energy-efficiency which at least corresponds to the age and type of the building is considered as agreed.

Commission agreements

In the event that the prospective client purchases rents the said property s/he undertakes to pay to the real estate broker a commission in the following amount:

Commission: % of the purchase price incl. debts and other liabilities (as agreed in the contract) % monthly gross rents (total rent excluding VAT)

plus 20% VAT

In the event that the prospective client enters into a legal transaction of equivalent purpose (e.g. purchase instead of rent) s/he undertakes to pay to the real estate broker a commission which shall be calculated pursuant to the respective maximum amounts for commissions as laid down in the *Immobilienmaklerverordnung* [Real Estate Broker Regulation] 1996.

In case a limited tenancy agreement is concluded an additional commission (supplementary commission) is hereby agreed upon in proportion to such renewal in case such tenancy agreement is renewed or converted into an unlimited tenancy agreement (see information overleaf) in an amount of 1 or 2 monthly gross rents plus VAT, respectively.

Special commission agreements

Payment of the commission agreed upon above (or a commission in the amount of EURO plus 20% VAT) is also agreed upon if

- the transaction described in the broker agreement is not entered into contrary to good faith,
- a different transaction is entered into the purpose of which is equivalent to the original transaction,
- the client passes on the business opportunity proposed by the real estate broker to a different person with whom the transaction is then entered into.

In these cases the commission is calculated pursuant to the purchase price/monthly gross rent given in the inspection sheet.

The real estate broker may act as dual broker by virtue of established business practices <input type="checkbox"/> and acts as such. <input type="checkbox"/> but does not act as such.

<input type="checkbox"/> The real estate broker gives notice of an existing close <input type="checkbox"/> economic or <input type="checkbox"/> familial relationship with the seller or lessor, respectively. The economic close relationship is the result of <input type="checkbox"/> his function as property manager <input type="checkbox"/> corporate-law connections <input type="checkbox"/> regular business contacts <input type="checkbox"/> other reasons:

The (prospective) client acknowledges receipt of a copy of this inspection report and an outline of ancillary expenses (ÖVI form 13 K or M).

Place of jurisdiction: (if no consumer involved)

Venue.....

Date.....

.....
Real estate broker
 please tick appropriate

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(Prospective) Client