

POWERS OF THE AGENT

In consideration of the mandate hereby granted, you are granted full powers to carry out your duties. In particular, you may:

1. Do all that is useful to you in order to make the sale, and in particular any publicity on any medium at your convenience, including on freely accessible computer files (Internet, etc.) but at your expense only; affix a notice of sale in the place that you deem most appropriate; publish any photograph, it being understood that we are the sole owners of the right to the image of our property. The principal may exercise their right of access and rectification in accordance with Article 27 of the Law of 6 January 1978. The property may not be the subject of a public advertising campaign until the French energy diagnosis (DPE) and the risk report have been sent to the agent.
2. Request all relevant documents from all private or public bodies, in particular the town planning certificate,
3. Indicate, present and show the properties for sale to any persons you deem appropriate. To this end, we agree to provide you with the means to visit the property during the term of this mandate,
4. Draw up in our name all private deeds (in particular compromises), possibly accompanied by a loan application, in accordance with the clauses and conditions necessary for the fulfilment of this mandate and obtain the signature of the purchaser,
5. Comply, where applicable, with the declaration of intent to sell required by law. In the event that the right of pre-emption should be exercised, negotiate with the pre-empting body, the beneficiary of this right, on condition that it notifies us, it being understood that we retain the right to accept or refuse the price proposed by the pre-emptor, if this price is lower than the asking price,
6. **SEQUESTERATE: in order to ensure the proper performance of this contract and any subsequent provisions, any funds or securities that the purchaser is required to pay shall be held by any sequestrator authorised for this purpose (notary or agency holding a financial guarantee),**
7. Technical diagnostic file: the seller will have all the mandatory reports, statements, studies and diagnostics carried out without delay. This file must be attached to the parties' contract,
8. You may appoint or substitute any professional of your choice to carry out this contract,
9. Co-ownership: the principal expressly authorises the agent to ask the managing agent, in their name and at their expense, to send and copy the documents that must be presented or supplied to the purchaser, in particular the building maintenance booklet, the technical diagnosis, the asbestos, lead and termite diagnoses concerning the common areas, the general meetings of the last three years and the dated statement provided for in article 5 of the amended decree of 17 March 1967. This authorisation only applies to documents that the seller co-owner has not already provided to the agent. The documents thus obtained are deemed to be the property of the principal and will be returned to them at the end of the process.
10. Within eight days of the transaction, the agent shall inform the principal that the mandate has been fulfilled by registered letter or by any other written means delivered in return for acknowledgement of receipt, enclosing, where applicable, a copy of the receipt issued, in accordance with art. 77 of Decree no. 72-678 of 20 July 1972.

