

TERMS AND CONDITIONS (INTRODUCER OF POTENTIAL PROPERTY BUYER TO VENDOR)

Please read these terms and conditions carefully. We, Goldcity UK Sales Limited (Company Number 06370045) introduce prospective property purchasers (our clients) to vendors with view to property purchase. (We are also an accommodation booking agent: booking conditions are the subject of a separate document, contained on our website and also in our holiday brochure). These terms and conditions relate to the introducing of purchasers to vendors. Our Client's contract for the purchase of property will be with the Vendor. These terms and conditions set out the basis of our involvement as introducer.

Information: Although every effort is made by Goldcity UK Sales Limited, to verify information given in its web site, brochures, promotional material and via email, it must be clearly understood that such information does not form part of any contract or offer. Any intending purchaser of a property must satisfy themselves as to the correctness of any information either printed or verbally issued by Goldcity UK Sales Limited, its agents, associates or employees.

Details: Goldcity UK Sales Limited makes every effort to keep up to date the information stated in its web site, brochures and other promotional material, but it cannot guarantee that particular properties will still be available for sale when interested purchasers enquire or travel to view. Vendors may increase or decrease the price of properties and no guarantee is given that the price shown in the Goldcity UK Sales Limited web site, brochure, or provided by the company to the prospective buyer via email or verbally, will remain accurate. Our brochures and websites show photographs of some of the facilities and activities available. We do not recommend the use of any of these facilities or activities. Any third party web addresses listed in our brochure or links from our website should not be seen as a recommendation from us. We accept no responsibility for the content of such websites.

Availability: Goldcity UK Sales Limited its agents, associates or employees does not accept any liability to interested purchasers resulting from their inability to view properties in which they may be interested due to the fact that the properties may no longer be available for sale, or due to revision of purchase prices, or due to unforeseen circumstances.

The Accommodation: Where we provide you with accommodation during your viewing trip then please note it is the requirements of the standard of the country in which any services are provided that apply to those services and not to those of the UK. Clients must take all reasonable precautions to protect

themselves whilst abroad. You accept responsibility for any damage or loss caused by you or any member of your party. For the sake of clarity “member of your party” includes any children in your party; we will hold you fully responsible for their behaviour and conduct. Full payment for any such damage or loss must be paid direct to the Owner/reception/other service provider. If you fail to do so, you will be responsible for meeting any claims subsequently made against us together with our own and the other party’s full legal costs as a result of your actions. We expect you to have consideration for other people. If, in our reasonable opinion or in the reasonable opinion of any other person in authority, you or a member of your party behave in such a way as to cause or be likely to cause, danger, upset or distress to any third party or damage to property, the Owner, we, or any person in authority are entitled, without prior notice, to withdraw the provision of accommodation.

Business liability: Goldcity UK Sales Limited operate as an introducing agent and is not liable for any loss which a buyer may incur for any reason whatsoever resulting from their interest in purchasing, attempted purchase or actual purchase of a property overseas. No finance, investment, mortgage, legal, re-sale, insurance, currency exchange, removals, tax advice or similar, whatsoever will be offered by Goldcity UK Sales Ltd to its clients (potential buyers or to buyers). Goldcity UK Sales Ltd has not verified the title and tenure of properties offered for sale. It is the responsibility of the buyer to establish matters relating to title and tenure and Goldcity UK Sales Limited recommends that the services of a professional are employed when purchasing property overseas.

Measurements, tenure & usage: Land, property and room sizes given in the Goldcity UK Sales Limited web site, brochure or promotional material are subject to survey. It remains the responsibility of the purchasers to satisfy themselves as to the correctness of such information.

Viewing & Travel: All contracts for transport, accommodation, board and lodging or for any other associated services shall be deemed to be contracts between the person/s traveling and the service provider. Goldcity UK Sales Limited shall not be held responsible or liable for any loss or damage resulting from such recommendations. You must take out adequate travel insurance suitable for your needs before you travel to view a property. Neither we nor the Vendor or service provider can accept responsibility for any costs you incur as a result of you failing to do so. When traveling abroad it is advisable to arrange suitable comprehensive insurance cover. Goldcity UK Sales Limited accept no liability whatsoever for losses, damages, compensation or personal injury resulting from a viewing trip.

Associated companies actions: Goldcity UK Sales Limited shall not be held liable or responsible for the actions of other persons or companies or firms with which it may be associated or have connections with.

Disputes: Any disputes regarding property shall be resolved according to the laws of the country in which the property is situated and between the buyer and contracted seller.

Access and use of the Goldcity UK Sales Websites and content: All materials, logos, pictures and content on www.goldcitysales.co.uk and other owned websites within our group are the sole ownership of Goldcity UK Sales Limited and cannot be used by other parties in any way unless by consent.

Tax Liability: Income Tax or capital gains tax due on profits or income made on property or rental is entirely the responsibility of the vendor as is the payment of purchase tax and other costs of purchase.

Currency exchange Rates: Be aware that currency fluctuations can greatly affect the price you pay in sterling for a property when you come to pay for it, where the purchase is contracted in a different currency. We advise you to keep this in mind and seek professional help when transferring money abroad. Note also that properties are often listed in their 'local' currency and therefore a sterling price is often only a guide.

Data Policy: When registering with Goldcity UK Sales Limited for the purpose of finding an overseas property, personal details such as name, address, email and phone number will be required. This data may be passed on/shared with companies where this is essential in assisting a customer looking to buy a property. If a client does not wish to have their information passed to a third party they must request this and Goldcity UK Sales Limited will comply. In the interests of staff training and improving customer service we may occasionally record and monitor telephone conversations with clients. We may occasionally contact you with marketing information such as special offers or our latest holiday or sales brochure. If you do not wish to receive such information from us, please let us know and we will delete you from our marketing database. Except where expressly permitted by the Data Protection Act, we will only deal with your personal details as set out above unless you agree otherwise. We promise to keep all personal details you give us confidential.

Additional services: Goldcity UK Sales Limited operate as an introducing agent only, and once the interested buyer has been introduced to the vendor or the vendor's agent, Goldcity UK Sales Ltd involvement in the purchase ends. We do not organise bank accounts, mortgages, power of attorney, immigration advice, property insurance etc and it is the responsibility of the client to organize these as required. Similarly Goldcity UK Sales Ltd is not involved in the legal process, the acquisition of the title deed etc.

Circumstances Beyond Our Control: We do not accept responsibility or pay any compensation where the performance or prompt performance of our services is prevented or affected by reason of circumstances which amount to force majeure. Force majeure means circumstances beyond our control and means that we and the Vendor or service provider could not foresee or avoid such circumstances, even after taking all reasonable care. Such circumstances include, but are not limited to the destruction or damage of your property through fire, flood, explosion, storm or other weather damage, break-in, criminal damage, riots or civil strife, industrial action, natural or

nuclear disaster, adverse weather conditions, war or threat of war, actual or threatened terrorist activity, epidemic or other similar situations beyond our control or that of the Vendor or service provider.

Invalidity: If a provision of these Terms and Conditions is held to be illegal, invalid or unenforceable such provision shall, to that extent, be deemed not to form part of these Terms and Conditions and the legality, validity and enforceability of the remainder of these Terms and Conditions shall not be affected.