

**SUPPLEMENTARY EXCLUSIVE RIGHT-TO-SELL PROPERTY AGREEMENT**

xx.xx.2022

Budva, Montenegro

Name and surname, citizenship, registered residence address street, town, country, passport number xxxxxxxx, issue date xx.xx.xx, email xxxxxxxxxxxxxxxxx (hereinafter referred to as: SELLER);

and

Westhill Property D.O.O. Bar, registration number 5-0810119/002, represented by Natalia Hanayli, managing director, email info@westhill.me (hereinafter referred to as: WESTHILL PROPERTY)

hereinafter referred to as PARTIES,

HAVE CONCLUDED THE FOLLOWING SUPPLEMENTARY EXCLUSIVE RIGHT-TO-SELL PROPERTY AGREEMENT No xxxx to THE AGREEMENT FOR THE PROVISION OF INTERMEDIARY SERVICES No xxxx concluded on xx.xx.2022

**I. ADDITIONAL RIGHTS AND OBLIGATIONS OF THE PARTIES**

- I.1 In accordance with this SUPPLEMENTARY AGREEMENT, WESTHILL PROPERTY undertakes to provide the SELLER with additional buyer search services above and beyond the basic services specified in clause II.1 of THE AGREEMENT No. xxxx of xx.xx.2022, the description of which can be found on the agency's web page under the heading "Find a buyer" ([https://www.westhill.me/list\\_a\\_property\\_in\\_mon\\_tenegro](https://www.westhill.me/list_a_property_in_mon_tenegro)).
- I.2 The SELLER undertakes not to grant other real estate agencies the right to represent this property, abandons in favor of WESTHILL PROPERTY the right of private sale and/or conveyance and undertakes to pay WESTHILL PROPERTY a commission in accordance with clauses III.6, III.7 of the current AGREEMENT No. xxxx concluded on xx.xx.2022.
- I.3 The SELLER undertakes to halt cooperation with other real estate agencies for the period of validity of this SUPPLEMENTARY AGREEMENT, notifying them of the removal of the property from advertising resources.
- I.4 The SELLER is liable for violations of the terms and conditions of this SUPPLEMENTARY AGREEMENT. In case of private sale of the property or sale through another agent during the period of validity of this SUPPLEMENTARY AGREEMENT, the SELLER undertakes to pay WESTHILL PROPERTY a commission fee no later than 10 days from the date of the signing of the contract of sale.
- I.5 In case of non-fulfillment by the SELLER of the conditions specified in clauses III.2, III.3, III.4 of the

**DODATNI SPORAZUM/ANEKS o pružanju prečeg prava prodaje objekta nepokretnosti**

xx.xx.2022 god.

Budva, Crna Gora

Puno ime, državljanstvo, adresa prebivališta/boravka ulica, grad, država, broj pasoša xxxxx, izdat xxxxxx, e-mail adresa xxxxxxx, (u daljem tekstu „PRODAVAC“), s jedne strane,

I

Westhill Property D.O.O. Bar, registarski broj 5-0810119/002, koje zastupa Natalia Hanayli, direktor, email info@westhill.me, (u daljem tekstu „WESTHILL PROPERTY“), s druge strane,

u daljem tekstu zajedno imenovani kao „STRANE“

zaključili su ovaj Dodatni sporazum/Aneks br. xxxx uz **UGOVOR O PRUŽANJU POSREDNIČKIH USLUGA BR. xxxx od xx.xx.2022 godine**, kako dalje slijedi:

**I. DODATNA PRAVA I OBAVEZE STRANA**

- I.1 U skladu sa ovim Dodatnim sporazumom/Aneksom, WESTHILL PROPERTY se obavezuje da će PRODAVCU pružiti niz dodatnih usluga za pronalaženje kupaca preko osnovnih, koje su predviđene pod tačkom II.1 Ugovora br. xxxx od xx.xx.2022 godine, čiji se spisak može naći na stranici agencije pod naslovom „Prodaja“ ([https://www.westhill.me/list\\_a\\_property\\_in\\_montenegro](https://www.westhill.me/list_a_property_in_montenegro)).
- I.2 PRODAVAC se obavezuje da drugoj agenciji za nekretnine neće dati status zastupnika za isti objekat i odriče se u korist WESTHILL PROPERTY-sa od samostalne prodaje i ustupanja prava na nepokretnosti i obavezuje se da plati usluge WESTHILL PROPERTY-su u skladu sa tačkama III.6, III.7 iz važećeg Ugovora br. xxx od xx.xx.2022 godine.
- I.3 PRODAVAC se obavezuje da prekine saradnju sa drugim agencijama za nekretnine za vreme važenja ovog Dodatnog sporazuma/Aneksa, obavijestivši ih o ukklanjanju objekta sa reklamnih resursa.
- I.4 PRODAVAC snosi odgovornost za kršenje odredbi i uslova ovog Dodatnog sporazuma/Aneksa. U slučaju samostalne prodaje nekretnine ili uz pomoć druge agencije u periodu trajanja Dodatnog sporazuma/Aneksa ugovora, PRODAVAC se obavezuje da isplati WESTHILL PROPERTY-su proviziju, najkasnije u roku od 10 dana od dana zaključenja ugovora o kupoprodaji.
- I.5 Ukoliko PRODAVAC ne ispunji zahtjeve iz tačaka III.2, III.3, III.4 iz važećeg Ugovora br. xxx od xx.xx.2022

current AGREEMENT No. xxxx concluded on xx.xx.2022., which led directly to the cancellation of the notary transaction with the BUYER, the SELLER undertakes to pay WESTHILL PROPERTY the full amount of the commission fee no later than 10 working days from the date of the cancelled notary transaction.

- I.6 If the property price is to change, the SELLER undertakes to notify WESTHILL PROPERTY in writing 15 calendar days in advance.
- I.7 All the rights and obligations of the Parties stipulated in the current AGREEMENT No. xxxx concluded on xx.xx.2022 and not affected by this SUPPLEMENTARY AGREEMENT remain unchanged.

## II. VALIDITY AND TERMINATION OF THIS SUPPLEMENTARY AGREEMENT

- II.1 This SUPPLEMENTARY AGREEMENT shall become effective as of the date of its execution and shall continue in effect until xx.xx.xx.
- II.2 This SUPPLEMENTARY AGREEMENT may be terminated by either Party, subject to prior notification of the other party in writing 30 calendar days prior to termination.
- II.3 This SUPPLEMENTARY AGREEMENT may be terminated ahead of schedule on the initiative of WESTHILL PROPERTY, in case it becomes aware of a violation by the SELLER of the obligations and guarantees specified in clauses I.2, I.3 of this SUPPLEMENTARY AGREEMENT, with the invocation of liability specified in clause I.4 of this SUPPLEMENTARY AGREEMENT.
- II.4 In case of unilateral termination of this SUPPLEMENTARY AGREEMENT by the SELLER, the SELLER is liable in accordance with clause I.4 of this SUPPLEMENTARY AGREEMENT.

This SUPPLEMENTARY AGREEMENT is an integral part of the AGREEMENT No. xxx dated xx.xx.2022. In everything that is not provided for by this SUPPLEMENTARY AGREEMENT, the parties are guided by the provisions of the AGREEMENT No. xxxx dated xx.xx.2022.

godine, što je direktno dovelo do otkazivanja notarske ovjere pravnog posla sa KUPCEM, PRODAVAC se obavezuje da u cjelosti isplati WESTHILL PROPERTY-su proviziju, najkasnije u roku od 10 radnih dana od dana neuspjele notarske ovjere pravnog posla.

- I.6 U slučaju promjene vrijednosti objekta, PRODAVAC se obavezuje da o tome obavijesti WESTHILL PROPERTY pismeno u roku od 15 kalendarskih dana.
- I.7 Sve obaveze i prava Strana, koje su predviđene Ugovorom br. xxxx od xx.xx.2022 godine, i na koje ovaj Dodatni sporazum/Aneks nije uticao, ostaju nepromijenjeni.

## II. ROK VAŽENJA DODATNOG SPORAZUMA/ANEKSA I NAČIN NJEGOVOG PRESTANKA

- II.1 Ovaj Dodatni sporazum/Aneks stupa na snagu nakon obostranog potpisivanja i važiće do xx.xx.xx godine.
- II.2 Dodatni sporazum/Aneks može da raskine bilo koja Strana, uz prethodno obaveštenje pismeno druge Strane 30 kalendarskih dana unaprijed.
- II.3 Dodatni sporazum/Aneks ugovora može biti raskinut prijevremeno na zahtjev WESTHILL PROPERTY-sa, u slučaju da sazna za povredu obaveza i garancija navedenih pod tačkama I.2, I.3 ovog Dodatnog sporazuma/ Aneksa ugovora od strane PRODAVCA, uz primjenu odgovornosti navedene u tački I.4 ovog Dodatnog sporazuma/Aneksa.
- II.4 U slučaju jednostranog raskida ovog Dodatnog sporazuma/Aneksa od strane PRODAVCA, PRODAVAC snosi odgovornost u skladu sa tačkom I.4 ovog Dodatnog sporazuma/Aneksa.

Ovaj Dodatni sporazum/Aneks čini sastavni dio Ugovora br. xxx od xx.xx.2022 godine. U svemu što nije predviđeno ovim Dodatnim sporazumom/Aneksom, strane će se rukovoditi Ugovorom br. xxx od xx.xx.2022 godine.

SELLER  
Name and surname

---

WESTHILL PROPERTY  
Natalia Hanayli

---

U ime PRODAVCA  
prezime i ime

---

U ime WESTHILL PROPERTY  
Natalia Hanayli

---