



Dear Real Estate Client,

We at Pacific Land Sales of Costa Rica know very well, with over 10 years of International Real Estate experience, that finding and purchasing property outside the United States can be a challenge even for the experts. Countries like Costa Rica have no multiple listing service. Our goal is to save you time and money and help you acquire the property that you are dreaming of. For this specific reason we would like to work with you as an Exclusive Buyers Agent. We offer an excellent service package in order to make your Real Estate search more convenient, efficient and cost effective.

We assign an experienced, bi-lingual, professional agent to your account. There upon the agent will work closely with you on a weekly basis to understand your particular Real Estate preferences. We will work within the budget you have in mind. The agent will frequently send you property listings as desired, based on your preferences and communication with the agent. We will eagerly co-broker for you by reaching out to any and all agents with listings according to your specific requests so you will not miss-out on a great location or opportunity. We will also be sending you updates and news on the Costa Rica Real Estate market, commerce, tourism and trade affecting the region. Most importantly, we specialize in finding you the inside deals or local prices, which means that you will never overpay for a property!

Upon arrival to Costa Rica, our commitment to you will be as follows:

Assist the client with booking airfare/Hotel Rates

- Transportation in Costa Rica includes airport pick-up/drop-off from agreed location notified to the Agent by email
- Transportation to agreed properties
- Consultation with our attorney and Architect/Builders
- Price Comparison will be done for each Property
- Title search/Due Diligence for any Property buyer enters into a contract to buy
- Assist in securing financing with developer/lender in Costa Rica

The fee for this service is \$500 US in the form of a non-refundable retainer. When you close on a property through our company you will receive back \$1,000 US (double). We will also pay your airfare if your land/property purchase with us surpasses \$250,000 U.S. Pacific Land Sales of Costa Rica LLC; A Florida corporation is represented by Mitchell Fred Cohen, and Larry Selmonsky, Licensed Realtors in the State of Florida. Pacific Land Sales of Costa Rica, LLC, with an address of 4613 N. University Dr. #456, Coral Springs, Fl 33067.

We are confident that you will see the great value in this service and work with us on this exclusive basis.

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