

KEY UNDERTAKING

Re: 35 Blenheim Way, Horspath, Oxford, OX33 1SB ('the Property')

Seller: Countrywide Tax & Trust Corporation Limited and Steven John Irving, Kevin Edward Irving and Alison Jane Brown as Executors for the late Edward Frederick Irving ('the Sellers')

Buyer: David Andrew Jones and Daniella Ficarra Jones ('the Buyers')

IN CONSIDERATION of the Sellers releasing the keys (being the full set of keys for all doors and windows for the property that we have in our possession) of the Property to the Buyers for the period between exchange of Contracts and completion, the Buyers hereby UNDERTAKE as follows: -

- That we will use the keys for the purpose of gaining access to the Property for the following purposes only:
 - To instruct professional cleaning
 - To lay new carpets
 - To re-paint internally
- That we will not take up occupation of the Property prior to completion or allow anyone else to do so and so that no tenancy of the property shall be created.
- That we will return the said keys to the Estate Agent on demand and on so doing, leave the Property in a clean and tidy condition and in as good a state of repair as the same is now and until such time not to release the keys from our possession.
- The Buyers will take meter readings on first entering the Property and thereafter we will indemnify the Sellers against electricity, heating or any other charges, if appropriate, in connection with the Property and incurred by us during such times as the said keys are in our possession.
- That we will Indemnify the Sellers against all losses claims demands actions proceedings damages costs or expenses or other liability directly caused by the Buyers and arising during the period between access and completion.
- That we will not store or keep any items of an inflammable nature or any furniture or other items on the Property or allow any such articles to be stored or kept, other than household cleaning products and interior paint cans and associated equipment for cleaning and decorating.
- During such time as the keys are in our possession, to be responsible for the security of the Property.
- We acknowledge that the Sellers are not responsible for any items stored at the Property prior to completion which are at our own risk.
- We confirm that we will insure the Property from exchange of Contracts.

The Seller has agreed:

- That they will not have any access to the Property after exchange of contracts unless they require access following demand of the keys as above.

- That they will take meter readings on exchange

Signed.....*DAJ*.....

David Andrew Jones

Signed.....*Daniella Jones*.....

Daniella Ficarra Jones

Dated.....*24.01.2025*.....