

Agreement

Incorporating the Standard Conditions of Sale (Fifth Edition- 2018 Revision)

WARDS
S O L I C I T O R S

Agreement date : ~~DO NOT DATE~~

Seller : Jessica Grace Bullough of 20 Inkerman Close Horfield Bristol BS7 0XU

Buyer : Farhad Babae Ghasemabadi of

Property : 20 Inkerman Close Bristol BS7 0XU

Title Number : BL127114

Freehold / Leasehold : Leasehold

Specified Incumbrances : All entries in the Property Register and any entries in the Charges Register disclosed by the title entries provided as at 23 November 2023 at 11:19:00 (save for financial charges)

Title Guarantee : Full

Completion Date :

Contract rate : Law Society's Interest rate


Purchase price : £265,000.00

Deposit : £39,750.00

Contents price (if separate) :

Balance :

The Seller will sell and the Buyer will buy the Property for the Purchase price. The Agreement continues on the following pages.

Warning	Signed
This is a formal document, designed to create legal obligations. Take advice before using it.	 Buyer / Seller

SPECIAL CONDITIONS

1. (a) This Agreement incorporates the Standard Conditions of Sale (Fifth Edition-2018 Revision)
(b) Terms used or defined in this Agreement have the same meaning when used in the Conditions.
2. Subject to the terms of this contract and to the Standard Conditions of Sale, the seller is to transfer the property with either full title guarantee or limited title guarantee, as specified on the front page
3. 3.1 The sale Includes those contents which are indicated on the attached list as included in the sale and the buyer is to pay the contents price for them.
3.2 The sale excludes those fixtures which are at the Property and are indicated on the attached list as excluded from the sale.
4. The Property is sold with vacant possession on completion.
6. **Representations**
Neither party can rely on any representation made by the other, unless made in writing by the other or his conveyancer, but this does not exclude liability for fraud or recklessness.
7. **Occupier's consent**
Each occupier identified below agrees with the Seller and the Buyer, in consideration of their entering into this contract, that the occupier concurs in the sale of the Property on the terms of this contract, undertakes to vacate the Property on or before the completion date and releases the Property and any included fixtures and contents from any right or interest that the occupier may have

NOTE: this condition does not apply to occupiers under leases or tenancies subject to which the Property is sold.

Name(s) and signature(s) of the occupier(s) (if any):

Signed by; **Nathan Freeman**

Signature

This contract has been entered into on the date stated at the beginning of it.

Seller's Conveyancers:

Wards Solicitors LLP
6-8 Fountain Court New Leaze
Woodlands Lane Bradley Stoke
Bristol
BS32 4LA

Buyer's Conveyancers:

Stuart & Co Solicitors
285 Fore Street
London
N9 0PD

N.B. THE PROVISION OF AN EMAIL ADDRESS DOES NOT AUTHORISE SERVICE BY EMAIL (SEE CONDITION 1.3.3(b)).

Memorandum of Exchange		
Time	Formula	Between