Valentine Duggins

SOLICITORS

101 Wallasey Road, Wallasey, Merseyside, CH44 2AA

Reference No.: VPD MR P1029

AGREEMENT

Incorporating the Standard Conditions of Sale (Fifth Edition)

relating to 90 King Street

1.1	1.1 the Agreement Date is	:	2019
1.2	the Seller is	:	David William Parry & Lorraine Jane Parry
1.3	the Buyer is	:	
1.4	the Property is	:	The freehold property 90 King Street Wallasey CH44 8AN
1.5	the Incumbrances on the Property are:		Entries in the Charges Register of the below-mentioned title except any registered charge
1.6	The Seller sells with	:	Full Title Guarantee
1.7	Tenancies	:	the Property is sold subject to the existing tenancies(if any)
1.8	the Completion Date is	:	
1.9	the Contract Rate is	:	4% per year above the base lending rate of Lloyds Bank PLC from time to time
1.10	the Title Number	:	MS235961
1.11	the Purchase Price is	:	£
1.12	the Deposit is	:	£
1.13	the amount payable for chattels is	:	£
1.14	the Balance is	:	£

1.15 the Seller will sell and the Buyer will buy the Property for the Purchase Price.

2.1 (a) This agreement incorporates the Standard Conditions of Sale (Fourth Edition) with the following changes and where there is a conflict between those Conditions and this agreement, this agreement prevails:-

(i) Conditions 2.2.5 and 2.2.6 – these do not apply and the Seller's Agents receive the deposit as agent for the seller.

(ii) Conditions 3.3.2 (b); 3.3.2 (c); 4.4..2; 8.2.4; 8.2.6 and 8.3.4 – these do not apply

(iii) Conditions 5.1.1 and 5.1.2 - these do not apply and the following condition shall be substituted:-
"If the Property is destroyed or damaged prior to actual completion and the proceeds of any insurance policy effected by or for the Buyer are reduced by reason of the existence of any policy effected by or for the Seller the Purchase Price shall be abated by the amount of such reduction save where the proceeds of the Seller's policy are applied towards the reinstatement of the Property pursuant to any statutory or contractual obligation".

(b) Where the context so admits terms used or defined in this agreement have the same meaning when used in the Conditions.

2.2 The Seller is not required to transfer the Property to anyone other than the Buyer

2.3 The deposit shall be 10% of the purchase price with a minimum of £2,000.00 payable on exchange of contracts payable to the sellers agents as stakeholders.

2.4 The Buyer has not entered into this agreement relying wholly or partly on any statement or representation apart from any which were both;

(a) made or confirmed in writing by the Seller's Solicitors; and

(b) not susceptible of independent verification by inspection or survey of the Property search or enquiry of any local or public authority, or inspection of documents disclosed to the Buyer (whether or not inspection, survey, search or enquiry has been made).

2.5 The Property is sold subject to the Incumbrances on the Property and the Buyer will raise no objection on them.

2.6 Any Disposition of the Property shall include:-

(a) a declaration that all matters now recorded in registers open to public inspection are to be considered within the actual knowledge of the Buyer.

2.7 The buyer will pay to the seller by way of reimbursement on the completion date the amount of £500.00 plus VAT plus disbursements (£6.00) as a contribution towards the sellers solicitors legal costs.

(**WARNING**: This is a formal document, designed to create legal rights and legal obligations. Take advice before using it.)

Signed...(Seller/Buyer)

Seller's Solicitors : Valentine Duggins

Buyer's Solicitors :