

Your Contract

What you need to do with this document;

- Please make sure you print the entire Contract document.
 - When printing the document, ONLY use one side of paper (single-side printing). Documents printed on both sides are not valid and will have to be resent
- Please sign the Contract where applicable
- DO NOT date or alter it.
- Please ensure you return the entire Contract document once completed.
 - DO NOT include this instruction page as part of the document to be returned.
- When returning the completed Contract document to us:
 - ONLY send it to us by post using the postal address details below.
 - DO NOT upload it via eWay

Please return the completed Contract to us at:

Premier Property Lawyers Ltd

1 Frances Way

Grove Park

Enderby

Leicester

LE19 1SH



Date	:	day of	2021
Seller	:	Howard John Lawrence	
Buyer	:	Chi Moon Tsui & Lau Wai Kei Viki	
Property (Freehold/Leasehold)	:	All that Freehold property known as 8 Howard Close, London (W3 0JY) as the same is registered with title absolute at H.M. Land Registry under the Title Number referred to below.	
Title Number/Root of Title	:	NGL493065	
Specified Incumbrances	:	All matters registered or capable of Registration as Local Land Charges. All entries on the Registers of the said Title as of 14 September 2021 at 15:03:25 save for any Financial Charges, copies of which have been supplied on or before the date hereof, the Buyer shall be deemed to have full knowledge thereof and shall not be entitled to raise any requisitions or enquiries thereon.	
Title Guarantee (Full/Limited)	:	Full	
Completion Date	:	day of	2021
Contract Rate	:	4% above the Base Rate of National Westminster Bank Plc from time to time prevailing	
Purchase Price	:	£825,000	
Deposit	:	£82,500	
Contents Price (If separate)	:	£	
Balance	:	£	

The information above does not form part of the Contract

SPECIAL CONDITIONS

- 1 (a) This contract incorporates the Standard Conditions of Sale (Fifth Edition – 2018 Revision).
(b) The terms used in this contract 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 (a) 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.
(b) 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

5 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.

6 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):

Name:

Signature:

Notices may be sent to:

Seller's Conveyancer's Name:

Arlington Crown Solicitors, 202 Green Lanes, Palmers Green, London, N13 5UE [Ref: EP/MW/LAW7308]

Buyer's Conveyancer's Name: