

HOUSE PURCHASE AND SALE AGREEMENT

Property Address: _____ Date: _____

Seller Information:

Full Name(s): _____

National Insurance Number / ID: _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Name(s): _____

National Insurance Number / ID: _____

Address: _____

Phone/Email: _____

Property Description:

Type of Property (e.g., Detached House, Flat): _____

Registered Title Number(s): _____

Boundaries and Fixtures Included: _____

Purchase Price and Payment Terms:

Purchase Price: _____ GBP

Payment Method and Schedule: _____

Clause 1 – Agreement to Sell and Purchase

The Seller agrees to sell and the Buyer agrees to purchase the Property described above upon the terms and conditions set forth in this Agreement. The Seller represents that it is the legal owner of the Property and has the full right to sell the same.

Clause 2 – Condition of Property

The Property is sold in its current condition (AS IS) and the Buyer acknowledges having had the opportunity to inspect the Property thoroughly. No warranties, express or implied, are given by the Seller except as explicitly stated in this Agreement.

Clause 3 – Deposit

The Buyer shall pay a deposit of _____ GBP upon execution of this Agreement, to be held in a client account subject to the terms agreed by both parties. The deposit will form part of the purchase price.

Clause 4 – Completion

Completion of the sale shall take place on a date to be mutually agreed by the parties. Until completion, the Property shall be at the risk of the Seller.

Clause 5 – Title and Conveyance

The Seller shall provide the Buyer with good and marketable title to the Property free from all encumbrances, liens, and charges. The Seller shall execute all documents necessary to convey the Property to the Buyer.

Clause 6 – Fixtures and Fittings

Unless otherwise agreed in writing, all fixtures, fittings, and appliances attached to the Property at the date of this Agreement shall be included in the sale.

Clause 7 – Survey and Inspection

The Buyer may conduct any surveys or inspections of the Property prior to completion at their own cost. Any material defects discovered shall be notified to the Seller in writing.

Clause 8 – Searches and Enquiries

The Buyer shall be responsible for conducting all searches and enquiries necessary for the purchase of the Property and shall provide the Seller with evidence of having done so.

Clause 9 – Risk and Insurance

The risk in the Property shall remain with the Seller until completion. The Seller shall maintain insurance on the Property until completion.

Clause 10 – Default and Remedies

If either party defaults in the performance of their obligations under this Agreement, the non-defaulting party shall be entitled to pursue all remedies available at law or equity, including specific performance or damages.

Clause 11 – Notices

All notices under this Agreement must be given in writing and delivered by hand, post, or email to the addresses specified by the parties.

Clause 12 – Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements.

Clause 13 – Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales.

Clause 14 – Data Protection

The parties agree to process personal data in accordance with applicable data protection laws. Personal information shall only be used for purposes relating to this Agreement.

Clause 15 – Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument.

Clause 16 – Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Clause 17 – Amendments

No amendment or variation of this Agreement shall be effective unless made in writing and signed by both parties.

Clause 18 – Assignment

Neither party shall assign or transfer any rights or obligations under this Agreement without the prior written consent of the other party.

Clause 19 – Confidentiality

The parties agree to keep the terms and existence of this Agreement confidential except as required by law or agreed between the parties.

Clause 20 – Signatures

This Agreement is signed by the parties or their duly authorised representatives who confirm that they have the power to enter into this Agreement.

SELLER'S SIGNATURE**BUYER'S SIGNATURE**

Signature: _____

Signature: _____

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