

AGREEMENT

(Incorporating the Standard Conditions of Sale (5th Edition) – 2018 Revision

Agreement Date: _____ 2020
ERNEST MUCKLES and JANICE MUCKLES of
45 Morvale Close, Moorside, Sunderland, SR3 2RS

Seller: _____

Buyer: _____
8 Manston Close, Moorside and garage, Sunderland,
SR3 2RR

Property:
Leasehold/~~freehold~~ _____
To all matters contained or referred to in the Official Copy
Entries of Title No TY41729 dated 3 January 2020 at 14:25:13

Burdens on the property: _____
With full title guarantee

Capacity in which the seller
sells: _____

Completion Date _____ 2020
4% over Lloyds Bank Plc Base Rate

Contract rate: _____
TY41729

Root of title/Title number: _____

Purchase Price: (£)
Deposit: _____

Amount payable for chattels: _____

Balance: _____
The Seller will sell and the Buyer will buy the property for the Purchase Price. The agreement continues
on the back page.

WARNING

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

SIGNED

.....
SELLER/BUYER

MEMORANDUM OF EXCHANGE

Law Society Formula A or B

Any Agreed variations to formula:.....

Time of Exchange.....

Date of Exchange

Persons effecting Exchange:.....Sellers Authorised Representative

.....Buyers Authorised Representative

(The following text is the back page of the agreement)

1. (a) This Contract incorporates the Standard Conditions of Sale (5th Edition).
(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 on completion.
5. Conditions 6.1.2 and 6.1.3 shall take effect as if the time specified in them were 1.00pm rather than 2.00 pm
6. 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. 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:

8. Standard condition 1.1.1(b) shall be replaced by the following words ""clearing bank" means a bank which is a "direct participant" in the CHAPS system operated by the Bank of England".
9. Pursuant to Condition 6.7 the Buyer is to pay the money due on completion by a direct credit to the Client Account of the Seller's Solicitors at:
Bank : Lloyds Bank Plc
Address : Fawcett Street, Sunderland, Tyne and Wear
Client Account Number : 40513360
Sort Code : 30-98-34

SELLERS SOLICITORS

**Brian Mackenow & Co, 38 West Sunnyside, Sunderland
SR1 1BU Ref. GD KS MUCKLES**

BUYERS SOLICITORS

This form is part of The Law Society's TransAction scheme.
The Law Society is the professional body for Solicitors in England and Wales