

# CONTRACT OF SALE

## PARTICULARS

The Buyer: *name, id type and number, of address*

The Seller: *name, id type and number, of address*

The Witness: *name, id type and number, of address*

Property: *address, [and its share of] island number island no.  
parcel number parcel no. registered in the district of district*

Sale Price: *in numbers (in words)*

Deposit: *in numbers (in words) paid upon signing this contract*

Balance: *in numbers (in words)*

Seller's Bank : *bank name, address, SWIFT code swift code*

Seller's Account: *account name , account no, branch no.*

Contract agreed: *at address on date of month, year*

## AGREEMENT

1. The Seller agrees to sell the Property to the Buyer for the Sale Price.
2. The Buyer agrees to pay the Deposit to the Seller upon signing this contract.
3. If the Buyer withdraws from the purchase of the Property, the Deposit will be forfeit.
4. If the Seller withdraws from the sale of the Property, the Seller will pay twice the Deposit to the Buyer (representing the return of the Deposit plus an equal amount in compensation).
5. The Seller and the Buyer will apply to the Land Registry upon payment of the Balance to start the formal transfer of ownership of the Property from Seller to Buyer.
6. All costs and taxes directly associated with the transfer of ownership will be met by the Buyer.
7. If the transfer of ownership cannot be completed for any reason wholly beyond the control of the Seller or of the Buyer, the full amount of all funds paid by the Buyer will be returned.
8. The Buyer and the Seller agree to monitor and assist with all formalities of the sale.
9. Amendments to this contract may only take effect by mutual written agreement between the Buyer and the Seller.
10. All parties agree to act in accordance with both the letter and the spirit of all of this contract.
11. This contract has been prepared in duplicate. Copies of identification and proof of address for each of the signatories, and a copy of the title deed of the Property have been attached.
12. The Witness has witnessed the Buyer and the Seller sign this contract and all attached sheets.

The Buyer

The Seller

Witnessed by