CONTRACT

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

For conveyancer's use only

Buyer's conveyancer: ALI ONUR URUSAKARYA

Seller's conveyancer: JAS VANDU

Time: 17:00

Law Society Formula: [A / (B) / C / Personal exchange] VARIED

The information above does not form part of the contract

Date:	8 MARCH 2024
Seller:	**David Andrew Burton & Victoria Suzanne Burton** of 2B New Beacon Bungalows, Brittains Lane, Sevenoaks, TN13 2ND
Buyer:	**Asim Erturk**
Property: Freehold	30 Old London Road, Badgers Mount, Sevenoaks TN14 7AE
Title Number(s)/Root of Title	K341299
Specified incumbrances	All matters contained mentioned or referred to in the Registers of the above named title with the exception of the financial charges as per the copy of the register dated 24th August 2023 at 10:27:01
Title Guarantee:	Full
Completion date:	8 MARCH 2024
Contract rate:	The Law Society's interest rate
Purchase Price:	£830,000.00 (Eight Hundred and Thirty Thousand Pounds)
Deposit:	£ 83,000.00 (HTO)
Contents Price (if separate):	£ 1,440.00
Balance:	£

The seller will sell and the buyer will buy the property for the purchase price.

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

Signed

Seller ~~/ Buyer~~

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. If either party's solicitors serve a Notice to Complete on the other party or on the other party's solicitors, the defaulting party shall on completion pay to the innocent party the sum of £150.00 plus VAT towards the innocent party's solicitors costs in respect of preparation and service of the said Notice.

6. For the purposes of Section 6(2) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters recorded in registers open to public inspection are considered to be within the actual knowledge of the Buyer.

7. In consideration of the parties entering into this Contract, the Occupier hereby:
   (a) agrees with the Seller and the Buyer to vacate the Property on or before the Completion Date
   (b) releases with effect from the Completion Date any right of occupation or other right the Occupier may have in respect to the Property
   (c) releases any fixtures and contents included in the sale from any right of interest of the Occupier.

Note: this condition does not apply to occupiers under leases or tenancies subject to which the Property is sold.

Signed: V.S. Bu D Burton

Full Name (in capitals) VICTORIA BURTON DAVID BURTON

8. A person who is not a party to this contract will not have any rights under or in connection with it by virtue of the Contracts (Rights of Third Parties) Act 1999

Notices may be sent to:

Seller's Solicitors name:	Manak Solicitors 46 London Road, Sevenoaks, Kent, TN13 1AS **(DX: 30044 SEVENOAKS)**
Buyer's Solicitors:	Bowling & Co Solicitors 62 Broadway, Stratford, London, E15 1NG