

PUBLIC AUCTION

The property Sollentuna Eternellen 15

Owners: IL (40 %) and AR (60%)

Auction terms

1. If all partners are present at the auction and they agree to accept or reject a bid submitted at the auction, their decision shall prevail. If the partners disagree, the highest bid applies as accepted.
2. Interested parties are requested to apply, receive and present at the auction a loan commitment from their bank or other certificate from which financing up to a certain maximum level has been arranged. The loan commitment or the financing certificate is handled with confidentiality and is not disclosed to anyone other than att. Lars Ehrstedt or the law firm's employees.
3. Bidders wishing to be represented by proxy at the auction shall provide the representative with an original written power of attorney. The power of attorney must explicitly state that it covers the purchase of the property Sollentuna Eternellen 15 and be witnessed by two people. The power of attorney must be submitted to att. Lars Ehrstedt in original before the auction.
4. The buyer must present a valid identity document before the auction. A representative for the buyer must present a valid identity document for themselves and a certified photocopy of the buyer's identity document.
5. A deposit is paid immediately after the bidding, of at least 10% of the purchase price. Payment of the deposit is made A) by transfer via the internet with a security deposit box or Bank-ID from the law firms premises, or B) by the buyer's bank notifying the trustee by telephone that the deposit has been deposited in the law firm's client funds

account, account no. 1255 0168 518 in Danske Bank and a copy of proof of the transfer is immediately sent to att. Lars Ehrstedt by e-mail. If the purchase becomes invalid and it is due to the buyer's negligence, the deposit will be forfeited to the extent that it corresponds to damage for the seller.

Note, do not forget to bring a bank token and any associated cord to be able to complete the transaction of the deposit, or prepare the bank for the transfer by phone.

6. The bidder who has submitted the second highest bid will be asked to remain pending the payment of the prescribed deposit. Should the bidder with the highest bid not be able to pay the deposit, the person who submitted the second highest bid will be offered to acquire the condominium at the bid submitted by him.
7. The remaining part of the purchase sum is to be paid on the date of access, which is expected to take place on 1 November 2024, or such date as the parties can agree on (normally at an office in the buyer's bank or at the lawfirm).
8. The buyer is informed of, and presumed to have carefully fulfilled his or her duty to investigate prior to the auction. The duty to investigate is particularly emphasized, since the sale takes place after an appointment under the Joint Ownership Act, i.e. has elements of forced sale. The sellers disclaim any errors or defects in the object of any kind.

For the seller's liability for so-called hidden defects, the seller has taken out a special so-called "hidden-defect insurance" with the OBM Group, which can be claimed on behalf of the buyer. The sellers disclaim any defects that fall outside the scope of the insurance.

9. The purchase document is drafted in accordance with the auction terms and conditions and the stated bid and signed on the day of the auction. The purchase document will be drafted as attached, and the terms are non-negotiable.

The English version of this document is intended only to facilitate the understanding of the process. In case of ambiguity in the interpretation, the Swedish version of the document applies.

10. A bill of sale is issued by att. Lars Ehrstedt on the date of access against payment of the remaining purchase price. The property is mortgaged, but the loans are redeemed at the latest at the admission day.

Lars Ehrstedt