

## **TRANSFER AGREEMENT**

### **SELLER**

1. CH (50 %)
2. AB (50 %)

Hereinafter referred to as the Seller, through the trustee, attorney Lars Ehrstedt, according to Attunda District Court's decision 2024-05-31 in case Ä 171-24

### **BUYER**

NN

Hereinafter referred to as the Buyer

### **THE OBJECT OF TRANSFER**

Condominium in the association Kajutan, apartment no. 41, with address Kajutan 41, 184 30 Åkersberga, hereinafter referred to as the Condominium.

### **DECLARATION OF TRANSFER**

The Seller transfers and sells the Condominium to the Buyer for an agreed purchase price of SEK XX and otherwise on the following terms and conditions.

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.

### 1. Access

The Buyer will take possession of the Condominium on November 1, 2024. Another date of access can be agreed in consultation with the Seller.

### 2. Scope of the transfer

No movable property is included in the transfer unless a separate agreement is made to this effect.

### 3. Condition of the Condominium and disclaimer

The Condominium is handed over in the condition it is in this day.

The buyer is presumed to have carefully fulfilled his or her duty to investigate the Condominium before the auction. The buyer is especially encouraged to inform himself about the tenant-owner housing association's finances and other conditions. The duty to investigate is particularly emphasized since the sale takes place under the Co-ownership Act. The seller disclaims any faults or defects in the object of any kind, including liability for hidden faults and defects.

### 4. Payment of the purchase price

A deposit of 10% of the purchase price is paid to the law firm and in the agreed manner and immediately upon signing the purchase contract. If the purchase becomes invalid and it is due to the Buyer's negligence or circumstances that the Buyer could have foreseen, the deposit will be forfeited. If the purchase is successful, the remaining purchase price must be paid on the date of access.

A receipt is issued when the full purchase price has been paid. The Condominium is mortgaged but the loans are settled upon the day of access.

### 5. The risk of the Condominium

The Seller bears the risk of damage or deterioration of the Condominium before the date of access. The risk passes to the Buyer if the Condominium is not taken possession of in due time due to the Buyer's delay.

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6. Interest, taxes, rents, etc.

Interest and current expenses for the Condominium shall be paid by the Seller to the extent that they amount to and relate to the period prior to the date of access and for the period thereafter by the Buyer. The Buyer reimburses the Seller for the fee to the tenant-owner housing association for the period after the date of access.

7. Membership in the tenant-owner housing association

The buyer hereby applies for membership in the tenant-owner housing association as of the date of access with the same rights and obligations as the Seller. This transfer shall be reversed if the buyer is not granted entry into the tenant-owner association. The parties' performance shall then be returned in full. Should the tenant-owner association refuse the buyer membership, and the buyer chooses to appeal the decision, the parties are bound by this agreement until the membership issue is finally decided.

The buyer is aware that he or she is not allowed to move into the apartment until the board has made a decision on membership in the tenant-owner association.

8. Right of cancellation and damages

In the event that a party does not fulfill its obligations under this Transfer agreement, suspends payments, initiates composition negotiations or is declared bankrupt, the other party has the right to cancel the purchase with immediate effect. However, the right of cancellation does not exist if the party's liability is minor. Should any party fail to fulfil its obligations under this contract of sale, the other party is entitled to compensation for its damage due to the breach of contract.

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The above purchase contract has been drawn up in four identical copies,  
of which the parties and the trustee have each taken one.

Stockholm

Stockholm

The seller through

The buyer

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Att. Lars Ehrstedt, trustee

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Name clarification

The above signatures are witnessed:

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Signature

Signature

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Name clarification

Name clarification

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understanding of the process. In case of ambiguity in the interpretation,  
the Swedish version of the document applies.