**WARNING:**

IT IS RECOMMENDED THAT THE WITHIN SHOULD NOT BE COMPLETED WITHOUT PRIOR LEGAL ADVICE



**CONDITIONS OF SALE**

**2019 EDITION**

PARTICULARS

and

CONDITIONS OF SALE

of

[●]

\*SALE BY PRIVATE TREATY

\*SALE BY AUCTION

to be held at

on the [●] day of [●], 20[●] at [●] o’clock

\*Auctioneer:

\*Address:

\* Delete as appropriate

Vendor:

Vendor’s solicitor:

Address:

Reference:

Law Society Conditions of Sale

2019 Edition

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**SPOUSAL \*/ CIVIL PARTNER CONSENT**  (\* *delete as appropriate*)

I, being the spouse of the under-named Vendor hereby, for the purposes of Section 3 of the Family Home Protection Act 1976,**\*** / being the civil partner of the under-named Vendor hereby, for the purposes of Section 28 of the Civil Partnership and Certain Rights and Obligations of Cohabitants Act 2010, consent to the proposed sale of the Subject Property described in the within Particulars at the price mentioned below.

**SIGNED** by the said spouse **\***/ civil partner

in the presence of:

**MEMORANDUM OF AGREEMENT** made this day of 20

**BETWEEN**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
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| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  |  |

of

Tax numberTax number

Tax type \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Tax type **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**(“Vendor”)**

Nominated Email Address of Vendor’s solicitor ……………………………………………………………………………………….

**AND**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
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of

Tax number Taxnumber

Tax type \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Tax type  **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**(“Purchaser”)**

Nominated Email Address of Purchaser’s solicitor ………………………………………………………………………………………

whereby it is agreed that the Vendor shall sell and the Purchaser shall purchase in accordance with the annexed Special and General Conditions of Sale the Subject Property described in the within Particulars at the Purchase Price mentioned below.

REMINDER

*Where*

*appropriate,*

*Vendor*

*should*

*insert an*

*appropriate*

*VAT Special*

*Condition 3*

Purchase Price € Closing Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

less deposit €\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Interest Rate: \_\_\_\_\_ per cent per annum

Balance €\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

SIGNED SIGNED \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**(Purchaser) (Vendor)**

Witness Witness

Occupation Occupation \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(For

sale

by

auction)

As stakeholder I/we acknowledge receipt of bank draft/cheque for € \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in respect of deposit.

SIGNED

**PARTICULARS AND TENURE**

ALL THAT

HELD

Local Property Tax (LPT) property ID number (where applicable) …………………………………

**DOCUMENTS SCHEDULE**

**SEARCHES SCHEDULE**

1. Official Search in the Registry of Deeds on the Index of Names only for all acts affecting

the Subject Property by the Vendor from the day of

and

**SPECIAL CONDITIONS**

1. Save where the context otherwise requires or implies or the text hereof expresses to the contrary, the definitions and provisions as to interpretation set forth in the within General Conditions shall be applied for the purposes of these Special Conditions.
2. The said General Conditions shall:
   1. apply to the sale in so far as the same are not hereby altered or varied, and these Special Conditions shall prevail in case of any conflict between them and the General Conditions
   2. be read and construed without regard to any amendment therein, unless such amendment shall be referred to specifically in these Special Conditions.
3. *Attach/insert the current recommended format of VAT special condition (available on www.lawsociety.ie) amended as appropriate*.