

CHARGES AND CONDITIONS

The sale, if completed, shall take place under the following conditions, which the PURCHASER undertakes to fulfil:

- To take possession of this property in the condition in which they have seen and visited it, with no guarantee as to the good or bad condition of the property, with all its apparent or hidden defects or faults, if any, without being able to raise any claim, or claim any compensation or reduction in price due to said defects or faults. The SELLER undertakes to maintain the property in its current condition, with all its features by destination, and any difference in size, even if greater than one twentieth, shall be considered their profit or loss (unless Art. 46 of French Law no. 65-557 of 10 July 1965 applies). The SELLER agrees that the PURCHASER may visit the property sold just before the present deed is confirmed by a notarial deed, to enable the PURCHASER to ascertain that no changes have been made to the condition of the property as it was the basis of their respective undertakings.
- To enjoy the active rights of way and to bear the passive ones, if any, without recourse against the SELLER. In this respect, the SELLER declares that, to the best of their knowledge, the property is not encumbered by any constraints, other than those resulting from the deed of origin of the property, the co-ownership regulations, the specifications, the town planning regulations, or the specific conditions set out herein.
- To bear the taxes and other charges relating to the property sold from the date on which the occupant takes possession of the property; it is specified that the council tax shall be paid in full by the occupant on the first of January of the current year. The property tax shall be paid by the SELLER and shall be reimbursed by the PURCHASER on a pro rata temporis basis in relation to the date of entry into possession.
- To continue or terminate, but at its own expense, the insurance policy relating to the property sold.
- The condition of the soil is a risk accepted by the PURCHASER. Any soil investigation will be at the purchaser's expense. The present contract is entered into subject to the condition precedent condition that any additional work required as a result of this soil survey does not exceed 20% of the cost of the planned construction.

