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## KÖPEAVTAL

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### 1 PARTIES

Between **Långasjönäs Camping & Stugby AB**, organization number 556749-6301, with address Långasjönäsvägen 49, 374 91 Asarum, phone number +46 702-656811 and email [info@langasjonas.com](mailto:info@langasjonas.com) ("**The Seller**")

and

Name : \_\_\_\_\_  
Social Security /Org. Number : \_\_\_\_\_  
Address : \_\_\_\_\_  
Country : \_\_\_\_\_  
Email : \_\_\_\_\_  
Mobile number : \_\_\_\_\_

("The Buyer")

The following purchase agreement ("**Agreement**") has been entered into on this day ("**Agreement Date**"):

The Seller and the Buyer are referred to below individually as "**Party**" and collectively as "**the Parties**".

By this Agreement is meant this agreement and all appendices.

### 2 BACKGROUND

2.1 The seller has entered into a land rights agreement with the municipality of Karlshamn, org. no. 212000-0845 dated January 25, 2016 (the "**Land Right Agreement**") regarding the Land Right on the property Långasjönäs 1:46 (the "**Property**"). Several buildings are located on the Property, of which 50 are cottages in North Village, South Village and on other parts of the property, of which the Cottage (designation below) is one of them.

2.2 The Land Right Agreement is valid up to and including 31 January 2036. If the Land Right Agreement is not terminated by either party, the rolling



period is extended by 20 years. The property is designated by Karlshamns Municipality as a camping and tourist accommodation, by means of their destination plan, in the part where the Cottage is located. The purpose of use may only be for short-term accommodation, such as a holiday stay at a campsite or in the cottage, overnight stays and related purposes that are classified as temporary accommodation.

- 2.3 On the Agreement Day, the parties have, among other things, entered into a rental agreement regarding the rental location where the Cottage is located.

### **3 PURCHASE AND TRANSFER, ETC.**

#### **3.1 Purchase object**

- 3.1.1 The purchase object referred to is cottage \_\_\_\_\_.  
The cottage is located on Property Långasjönäs 1:46 with address Långasjönäsvägen 49, 374 91 Asarum in accordance with the drawing in Appendix N ("Rental Location").

#### **3.2 Declaration of Transfer**

- 3.2.1 The Seller hereby transfers the Cottage to the Buyer in accordance with the terms of this Agreement.

#### **3.3 Purchase price and payment terms**

- 3.3.1 The purchase price for the Cottage amounts to \_\_\_\_\_ SEK (the "Purchase Price").
- 3.3.2 The purchase price must be paid by the Buyer to the following account of the Seller:

**BANK:** SEB

**IBAN:** SE25 5000 0000 0561 9100 9925

**BIC:** ESSESESS

And with reference \_\_\_\_\_ (cottage number)



- 3.4 **Transfer of ownership, completion and right of use conditions, etc.**
- 3.4.1 The buyer shall and has the right to take possession of the Cottage ("**Ownership**") after the purchase price has been paid in full in the manner specified in point 3.3.2 ("**Access Date**").
- 3.5 **Condition of the cottage and responsibility for damage, etc.**
- 3.5.1 The cottage is handed over in its existing condition as of the Access Day, provided that the Parties have not agreed otherwise.
- 3.5.2 The Seller has inspected the Cottage, and the Buyer has taken note of the inspection protocol in Appendix F ("**Inspection Protocol**").
- 3.5.3 The Buyer has been given the opportunity to examine the Cottage and has had the opportunity to go through the Inspection Protocol together with the Seller. The parties can agree in the Inspection Protocol whether any renovation measures are to be carried out by the Seller before the Access Date.
- 3.5.4 Existing furnishings in the Cottage as of the Access Day are included in the purchase of the Cottage. Existing furnishings include furniture, beds, covers and pillows, cupboards, kitchen inventory, cleaning equipment (exp. vacuum cleaners, mops, etc.), curtains and outdoor chairs/table.
- 3.5.5 The seller is responsible for ensuring that the Cottage is move-in clean on the Access Day.
- 3.5.6 Since the cottage has been used as a rental cottage, there is no requirement for an energy declaration. If the rule is changed after the Agreement Date and an energy declaration must be produced for the Cottage, the Seller undertakes to pay for the production of such a document.
- 3.6 **Legal title costs and loan costs, etc.**
- 3.6.1 The parties agree that no legal title costs are actualized because the purchase refers to the purchase of movable property.
- 3.6.2 If the Buyer's bank charges a fee to carry out a transfer of the Purchase Price or otherwise imposes a fee on any transaction between the Parties, the Buyer shall be responsible for this.
- 3.7 **Other guarantees of the Seller**
- 3.7.1 The Seller guarantees that it has full ownership of the Cottage and that there is no restriction in transferring the Cottage to the Buyer.



### 3.8 **Breach of Agreement**

- 3.8.1 If this Agreement is cancelled due to a Party's breach of contract, compensation must be paid to the injured Party as soon as possible or at the latest within 15 days from the time the amount of the damage has been finally determined.
- 3.8.2 To avoid misunderstandings, damage according to this Agreement shall include, for example, but not exclusively, also the brokerage commission that the Seller has paid in connection with the sale of the Cottage.

### 3.9 **Notices**

- 3.9.1 Notices due to this Agreement must be given by written notice in the form of personal delivery or bid, letter, registered letter or e-mail to the contact details specified in this Agreement.
- 3.9.2 The message according to point 3.9.1 shall be deemed to have reached the recipient as follows:
- (a) if sent by e-mail, on a banking day before 17.00 (provided that the sender does not receive an error message when sending an email), on the day the message is sent;
  - (b) if sent by post, the day the notice is delivered; or
  - (c) if it was sent by registered letter, on the third working day after submission for postal forwarding if both sender and recipient are located in Sweden, respectively on the fifth working day after submission for postal forwarding if the sender or recipient is outside Sweden.

### 3.10 **Changes**

- 3.10.1 Changes and additions to this Agreement must be in writing and signed by the Parties to be binding.

### 3.11 **Invalidity of Regulations**

- 3.11.1 Should any regulation in this Agreement (or part thereof) be invalid, this shall not mean that the Agreement or the regulation is invalid in its entirety. In such a case, the Parties shall make the adjustments to the Agreement that are reasonably required.

### 3.12 **Dispute and applicable law**

- 3.12.1 Swedish law shall be applied to this Agreement.



- 3.12.2 Disputes arising from this Agreement must first be tried to be resolved amicably between the Parties. If no agreement is reached, the action must be brought at Blekinge District Court.
- 3.13 In the event that parties interpret parts of this agreement in different ways, the Swedish text of the Swedish agreement always applies as decisive.

*This Agreement has been drawn up in two originals, each of which the Parties have received.*

## **LÅNGASJÖNÄS CAMPING & STUGBY AB**

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Clarification of name: Bert Woodson-Lock

## **OWNER**

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Clarification of name:



TRANSLATION DICTIONARY OF SWEDISH WORDS

SWEDISH TEXT	ENGLISH TRANSLATION
Arrendeavtal	Rental Agreement
Overlåtelseförklaring	Declaration of Transfer
Äganderättsövergång	Transfer of Ownership
Fullbordans- och Nyttjanderättsvillkor	Completion and Right of Use conditions
Äganderätt	Ownership
Tillträdesdagen	Access Day
Lagfartskostnader	Legal Title Costs
Lös Egendom	Movable Property