



## SAINT VINCENT AND THE GRENADINES

**AN AGREEMENT** made the xx day of xx BETWEEN *National Properties Ltd.* in the state of Saint Vincent and the Grenadines (hereinafter called “the Vendor”) OF THE ONE PART and xx (hereinafter called “the Purchaser”) OF THE OTHER PART

1. The Vendor will sell and the Purchaser shall purchase the fee simple in possession free from encumbrances of the premises described in Section 3 below at a price of xx. Upon execution of this contract the Purchaser shall deposit with the Vendor the sum of xx.
2. The final payment of xx shall be paid to the Vendor within three months of the date of this Agreement.
3. The land is described and sold as Lot No. – ~~xx~~ – measuring – xx – as more particularly set out on Survey Plan lodged in the Land and Surveys Department bearing Plan Number – xx – and the Purchaser shall assume the identity of the properties sold as shown upon the filed plan.
4. In the event that the Purchaser shall fail to make final payment within three months of the date of this contract as required by this contract, **time being of the essence**, the Vendor shall have the right to declare this contract cancelled and all rights of the Purchaser hereunder shall stand forfeited and of no force whatsoever. In the case where forfeiture is declared the deposit shall be forfeited.
5. At such time as the Purchaser has paid the final payment the Vendor shall execute and deliver to the Purchaser a Deed of Conveyance, prepared by a Solicitor of the Purchaser’s choice at the Purchaser’s expense, conveying the said property to the Purchaser. After such
6. delivery, the Vendor shall ensure that the document is filed with the Registrar of Deeds. Upon registration of the Deed, the Purchaser shall present a copy thereof to the appropriate

authorities for the purpose of transferring ownership of the land on the land tax roll of Saint Vincent and the Grenadines.

7. It is understood by the parties hereto that the Government imposes a transfer tax of ten (10) percent on the transfer of ownership of the land payable at the time of registration of the aforesaid deed. This tax is payable one-half by the Vendor and one-half by the Purchaser and the parties hereto agree to provide for the payment of their respective shares upon the closing of this contract.
8. It is further understood that to protect the value of the property as well as neighbouring properties special covenants, of which the Purchaser is aware, will be incorporated into the Deed of Conveyance.
9. For purposes of this agreement, United States dollars will be converted at the rate of US\$1.00 equivalent to EC\$2.70.

IN WITNESS WHEREOF the parties hereto have set their hands and affixed their seals the day and year first hereinbefore written

SIGNED SEALED AND DELIVERED BY THE )

WITHIN-NAMED VENDOR

IN THE PRESENCE OF:- ) \_\_\_\_\_

\_\_\_\_\_ )

SIGNED SEALED AND DELIVERED )

BY THE WITHIN-NAMED PURCHASER )

IN THE PRESENCE OF:- ) \_\_\_\_\_

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