

## AGREEMENT OF PURCHASE

Full Name 1 _____	Full Name 2 _____
National ID-no./Org.no. _____	National ID-no./Org.no. _____
Address _____	Address _____
ZIP code/City _____	ZIP code/City _____
Country _____	Country _____
Phone no. _____	Phone no. _____
Email _____	Email: _____

*Full Name (1) will be used as the primary contact person if not otherwise stated specifically with a signature and admit else of this agreement of purchase.*

I/we hereby confirm that we are committing to a binding agreement with Seller regarding purchase of apartment no. \_\_\_\_\_ in Trysil Alpine Lodge, sale stage 1 according to the price list, prospectus including project details and attachments, and this agreement of purchase with information and terms to the following

fixed price \_\_\_\_\_ NOK - \ \_\_\_\_\_ 00/100

with the addition of costs according to the price list for Trysil Alpine Lodge sale stage 1, dated \_\_\_\_\_

### PLAN OF FINANCE

Equity (bank deposits, cash, property)	NOK _____
Loan/intermediary funding in _____	NOK _____
Contact person/Account Manager _____	Phone no. _____

Possible prerequisites/preconditions

\_\_\_\_\_  
\_\_\_\_\_

Place and date \_\_\_\_\_

\_\_\_\_\_  
Signature 1

\_\_\_\_\_  
Signature 2

## CONSUMER INFORMATION REGARDING AGREEMENT OF PURCHASE

Every confirmation of purchase must be in written form or confirmed in writing and is to be send signed - via email or delivered to broker.

The form shall be filled out as specifically as possible in consideration to finance, the finance institution's account manager, and the share amount of equity.

The broker will confirm to the Buyer that the Agreement of Purchase is accepted.

Please note that there is no form of cancellation deadline upon purchase and sale of property.

If the Buyer is regarded as a professional, and it is delivered more than one (1) Agreement of Purchase on the one and the same apartment from two (2) or more companies which is to be considered to be in the same corporate group, the Seller reserves the right to decline all Agreement of Purchases besides one (1) from this corporate group.

### TERMS AND CONDITIONS

A Contract of Purchase will be signed after the Agreement to Purchase is accepted by the Seller. The broker will summon to signing of contract.

### TERMS OF PAYMENT

10 % of the purchase amount is to be paid - at the latest - ten (10) days after the Contract of Purchase is signed, under condition that a satisfactory guarantee from Seller according to the Norwegian Housing Construction Act § 12 is established.

If the Buyer is regarded as a professional, it is to be paid 20 % of the purchase amount - at the latest - ten (10) days after the Contract of Purchase is signed. The remaining purchase amount and additional costs is to be paid on takeover.

Possible additional/change work is to be paid and agreed directly and completely with the executing contractor before the work starts.

### COSTS OF BREACH OF CONTRACT

If a breach of contract/cancellation from the Buyer occurs, the Seller will hold the

Buyer responsible for any economical loss and additional costs which may follow the cancellation of the contract, in terms with the Norwegian Housing Construction Act.

Commenced additional/change work must be paid in full. If the Contract of Purchase is not implemented, the interest on already paid advances will go in favour of Buyer.

### ADDITIONAL COSTS

Please refer to the TAL price list for the stipulated cost per apartment.

Subject to changes of the cost amounts due to political decisions or legislative changes.

According to current regulations from the The Norwegian Mapping Authority, exemptions for calculating the document fee applies to newly built dwellings on leased land.

### DUTY OF RENT

The Buyer is aware of the area in which the co-ownership is situated, the regulations and provisions for the obligation to rent during parts of the year, apply for 75 % of the apartment sections. Private-law agreements have been entered into to ensure the lease obligation and that the co-operative's standard is maintained. For section numbers that are listed in the articles of association, an obligation to rent parts of the year, 14 weeks minimum, is administered by Trysil Alpine Lodge AS. For other/remaining sections, apartments who do not have a rental obligation, follows the duty that any rental must be administered by Trysil Alpine Lodge. All have in addition, the obligation to enter into and be bound by the operating and cleaning agreement, administered by Trysil Alpine Lodge.

### GENERAL RESERVATIONS

The Seller reserves the right to the necessary private/public law permits and about any changes in the design according to requirements from the authorities, contractor or subcontractor. Further reservations are made regarding satisfactory pre-sale, and that the seller considers the implementation of the project to be economically sound. If, by 01.03.20, the Seller has not withdrawn

reservations made in the contract documents, each of the parties may cancel this binding agreement and any confirmed Contract of Purchase without obligation to the other party. The Buyer will be refunded any prepaid amount including accrued interest. The Seller reserves the right to change the number of apartment and business sections, as well as the owner fraction and a draft budget for the joint ownership's common costs as a result of this. The Seller reserves the right at any time to adjust sales prices for unsold apartments in the project. Regardless of whether the price demand for similar apartments during the period after the contract is adjusted up or down, neither party can for that reason require a price reduction or additional charge.

Joint costs are distributed partly per square meters of usable floor area (UFA), and partly on the number of units. This means that smaller apartments get higher common costs per square meters of UFA than larger apartments. Subject to changes in the Articles of Association and distribution principles, as well as stipulated for the individual apartment. Final statutes are determined by the developer.

Seller has the right to make minor changes in construction, facades, technical installations and materials that do not reduce the quality of the apartment, without this giving the Buyer the right to change of the agreed purchase price. If any contradictions occurs between prospectus drawings and descriptions, the details on the drawings apply. Trysil Alpine Lodge reserves the right to make adjustments and changes to the outdoor plan.

The property is sold free of the mortgage bond with the exception of liens which is co-owned. The Seller may register any provisions relating to the co-ownership, neighboring affairs or matters imposed by the authorities.

The Buyer is made aware that the Contract of Purchase cannot be transported without an written consent from the Seller. Guarantees cannot be transported without a written consent from both the Seller and the Guarantor.