Sale and Purchase Agreement

This agreement is made at: .....

Date: ..... Month: ..... Year: .....

This agreement is made between: ....., aged ..... years, Identification Number....., residing at ....., hereinafter referred to as the "Seller," And ....., aged ..... years, Identification Number ....., residing at ....., hereinafter referred to as the "Buyer."

Both parties agree to enter into this contract under the following terms:

Clause 1. The Seller agrees to sell, and the Buyer agrees to buy the property located at ....., Number: ....., Area: ....., Title Deed Number: ....., Subdistrict/District: ....., District: ....., Province: ....., for the total price of ..... Baht (.....).

Clause 2. On the date of signing this agreement, the Seller has received a deposit from the Buyer in the amount of ..... Baht, paid in cash, which the Seller acknowledges as fully received. The remaining balance of ..... Baht shall be paid by the Buyer on the date of ownership transfer according to Clause 1. The Seller agrees to register the transfer of ownership to the Buyer at the relevant Land Office within the date of .....

Clause 3. Transfer fees shall be paid by ..... Specific business tax and income tax shall be paid by ..... and agent fees shall be paid by the Seller.

Clause 4. The Buyer has the right to register the ownership transfer according to Clause 1 to any person at their discretion.

Clause 5. The Seller must maintain the property in its original condition as inspected by the Buyer on the date of signing this agreement.

Clause 6. If the Seller breaches any clause of this agreement or is unable to transfer ownership to the Buyer, the Buyer has the right to terminate the contract. The Seller agrees to refund all payments received from the Buyer and compensate an additional amount equal to the deposit within 7 days from the contract termination date.

Clause 7. This contract is binding upon the heirs and successors of both parties.

Clause 8. .....

This agreement is made in three copies with identical content. Both parties have read, understood, and found it to be in accordance with their intentions and thus have signed before witnesses. Each party and the agent shall keep one copy.

Signed: ..... (Seller)
(...../...../.....)

Signed: ..... (Buyer)
(...../...../.....)

Signed: ..... (Witness)
(...../...../.....)

Signed: ..... (Witness)
(...../...../.....)

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