

In force from 01/27/2023

Clause No. 1: Purpose

The general conditions of sale described below detail the rights and obligations of the BA Immobilier company and its customer in the context of the sale of goods.

following:

- Sale of apartment
- House sale
- Studio sale
- Sale of other unfurnished property

Any service provided by BA Immobilier therefore implies the buyer's unreserved acceptance of these general conditions of sale.

Clause No. 2: Price

The prices of goods sold are those in effect on the day the order is taken.

They are denominated in euros and calculated excluding taxes. As a result, they will be increased by the VAT rate.

BA Immobilier grants itself the right to modify its prices at any time. However, it undertakes to invoice the goods ordered at the prices indicated when the order is registered.

Clause No. 3: Discounts and rebates

The proposed prices include discounts and rebates that BA Immobilier would be required to grant taking into account its results or the payment by the buyer of certain services.

Clause No. 4: Discount

No discount will be granted in the event of early payment.

Clause No. 5: Payment terms

Payment for orders is made: • By transfer
order which must be made before signing the
compromise

If applicable, indicate other accepted means of payment.

When registering the order, the buyer must pay a deposit of 10% of the total invoice amount.

Clause no. 6: Termination clause

If within fifteen days following the implementation of the "Late payment" clause, the buyer has not paid the remaining amounts due, the sale will be automatically canceled and may give rise to the right to the allocation of damages for the benefit of BA Immobilier.

Clause no. 7: Reservation of title clause

BA Immobilier retains ownership of the goods sold until full payment of the price, in principal and accessories. As such, if the buyer is subject to receivership or liquidation, BA Immobilier reserves the right to claim, as part of the collective procedure, the goods sold and remaining unpaid.

Clause No. 8: Discount

The delivery of the property is carried out:

- After signing with the notary
- After signing the sales agreement

Clause No. 9: Force majeure

The liability of the company BA Immobilier cannot be implemented if the non-execution or delay in the execution of one of its obligations described in these general conditions of sale results from a case of force majeure. As such, force majeure means any external, unpredictable and irresistible event within the meaning of article 1148 of the Civil Code.

Clause No. 10: Competent court

Any dispute relating to the interpretation and execution of these general conditions of sale is subject to French law. Failing an amicable resolution, the dispute will be brought before the Tours Commercial Court.

Done in Tours, 02/17/2023

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