

The Resort
Öland | Sweden

From Start to Move-in

Below is information on how to purchase a condominium in The Resort. This also briefly describes what will happen from the first contract signing until the time after you have moved into your new home.

AT PURCHASE

PURCHASE AGREEMENT

The purchase agreement is a binding contract where you sign for your specific condominium. The contract includes details such as conditions, price, expected date of possession, and other provisions. Along with the signing, a down payment of 5% of the total purchase price is also made to the seller. The down payment functions as a partial payment of the apartment's purchase price.

DESIGN CONCEPT AND OPTIONAL FEATURES

The design concept for your apartment is specified in the sales material's material description. Characteristic of a residence from Westestate is a carefully selected design concept of consistently high quality. If there are any requests for optional features, separate contact and agreement take place between the apartment buyer and Ekeby Bruk. A representative from Ekeby Bruk will contact you regarding this.

CHOICE OF FURNITURE PACKAGE

When purchasing an apartment in The Resort, you, as a buyer, have the option to choose a furniture package as an option from Mio. This offer can provide buyers with a convenient and quick solution to furnish their new home, especially for those who want a smooth and coordinated interior solution right from the move-in. There are handpicked packages for each apartment size, as well as the possibility to customize your own interior. Furniture packages are ordered with a reservation for delivery time. Separate agreements are signed between the apartment buyer and MIO. A representative from MIO will contact you regarding this opportunity.

INSPECTION

Before moving into your home, a final inspection is conducted by an independent inspector. This is to ensure that the residence is in the condition that you have the right to expect it to be.

FINAL PAYMENT

Well before the occupancy, you will receive payment instructions and a settlement for the final payment of the remaining part of the purchase price. A verification that the entire purchase price has been paid should be handed over to the real estate agent via email.

UPON OCCUPANCY

LIQUIDATION SETTLEMENT

In connection with the occupancy, a liquidation settlement is signed, outlining how the payment of the total purchase price has been made.

OCCUPANCY

During the on-site occupancy at The Resort, keys are handed over to you as the buyer. There will be two possible move-in dates in May and June, where representatives from West Estate and the responsible real estate agent will be present. To ensure a smooth occupancy, you will be assigned a move-in and elevator time. At the time of occupancy, you should have signed your own home insurance.

DEED OF SALE AND LAND REGISTRATION

In connection with the occupancy, a deed of sale is also signed, detailing the transfer. The buyer retains the original deed of sale, which forms the basis for the application for land registration. The buyer is responsible for the application for land registration and the associated costs.

AFTER OCCUPANCY

POTENTIAL ACTIONS AFTER OCCUPANCY

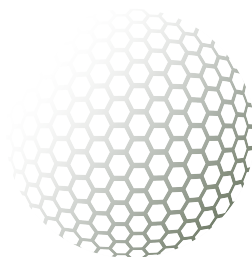
The hope is, of course, that there are no issues with the apartment after occupancy. If, against all expectations, there are any issues that the buyer believes should be addressed, they are reported through a form within two weeks after occupancy. In the next step, West Estate reviews it together with the construction contractor and proceeds to rectify any identified issues.

WARRANTY INSPECTION

Two years after you move in, a warranty inspection is conducted. During the inspection, any issues that have arisen between the final inspection and the warranty inspection are checked. Any identified issues are promptly rectified at no cost to you. The inspector is, of course, independent and certified.

WEST ESTATE'S ROLE AFTER OCCUPANCY

West Estate establishes the initial board of the homeowners' association, known as an interim board. This board manages the association's interests for up to two years after the approved final inspection of the property and is then handed over to a new board consisting of actual property owners who are part of the homeowners' association. This board then continues to operate the association.



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