

Certificate under section 17 of the *Civil Law (Sale of Residential Property) Act 2003*

#insert lawyer's name# of #address# certify as follows:

- 1 I am a lawyer as defined in the *Legislation Act 2001*.
- 2 I am giving this certificate in accordance with section 17 of the *Civil Law (Sale of Residential Property) Act 2003* in respect of a contract for the sale of residential property known as #insert description of property# from #insert seller's name# to #insert buyer's name# so that **<Choice 1: if the cooling off period is to be shortened>** the cooling off period under section 12 of the *Civil Law (Sale of Residential Property) Act 2003* is shortened to #insert number of days the cooling off period is shortened to# days **<End choice 1>** **<Choice 2: if there is no cooling off period>** there is no cooling off period in respect of the contract **<End choice 2>**.
- 3 I do not act for the seller nor am I a member or employee of a firm of which the lawyer acting for the seller is a member or employee.
- 4 This certificate is given under **<Choice 1: if the cooling off period is to be shortened>** Section 12(5) of the *Civil Law (Sale of Residential Property) Act 2003* **<End choice 1>** **<Choice 2: if the cooling off period is waived>** Section 13 of the *Civil Law (Sale of Residential Property) Act 2003*. **<End choice 2>**
- 5 I have explained to the buyer:
 - (a) the nature of this certificate;
 - (b) the effect of giving this certificate to the seller is that **<Choice 1: if the cooling off period is to be shortened>** the cooling off period under section 12 of the *Civil Law (Sale of Residential Property) Act 2003* is shortened to #insert number of days cooling off period is shortened to# days **<End choice 1>** **<Choice 2: if there is no cooling off period>** there is no cooling off period in respect of the contract **<End choice 2>**.

Dated:

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Signature