

Schedule _____ Agreement of Purchase and Sale

Form 105

for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER:, and

SELLER:

for the property known as

..... dated the day of, 20.....

The Buyer agrees to pay the balance of the purchase price, subject to adjustments, to the Seller on completion of this transaction, with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System.

This Offer is conditional upon the Buyer arranging, at the Buyer's own expense, a new First Mortgage satisfactory to the Buyer in the Buyer's sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 11:59 p.m. on the 5 Banking day of following acceptance of this Offer that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

This Offer is conditional upon the inspection of the subject Property by qualified home inspector at the Buyer's own expense. Obtaining of a report satisfactory to the Buyer sole and absolute discretion. Unless the Buyer gives notice in writing delivered to the Seller not later than 11:59 p.m. on the 5 Banking day after acceptance of offer that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without any deduction. This condition is included for the benefit of the Buyer and may be waived at his sole option within the time period stated here.

It is agreed and understood that the Seller will provide, at his own expense, a Status Certificate on the affairs of the condominium Corporation within 10 days of acceptance of this Offer. This offer is conditional upon the Buyer's lawyer reviewing the Status Certificate and Attachments and finding the Status Certificate and Attachments satisfactory in the Buyer's Lawyer's sole and absolute discretion. The Seller agrees to request at the Seller expense, the Status Certificate and attachments within 10 days after acceptance of this Offer. Unless the buyer gives notice in writing to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 5 p.m. on the Second day (excluding Saturdays, Sundays and Statutory Holidays) following receipt by the buyer of the Status Certificate and attachments, that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

Seller agrees to allow the Buyer to enter the premises Two more visits doesn't include any visit required by the lender for appraisal purpose before the date of closing at a mutually available time.

The seller represents and warrants that the chattels and fixtures as included in this agreement of purchase and sale

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

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will be in good working order and free from all liens and encumbrances on completion. The parties agree that this representation and warranty shall survive and not merge on completion of this transaction but apply only to state of the property at completion of this transaction.

Vendor agrees to vacate the property in Swept clean and tidy condition upon closing and dispose all debris from property before closing.

Sample

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INITIALS OF BUYER(S):

INITIALS OF SELLER(S):