Ontario Real Estate Association

Form 105
for use in the Province of Ontario

Schedule B
Agreement of Purchase and Sale

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 provide the deposit in the form of a cheque, bank draft or wire transfer according to the terms outlined on Page 1 of this Agreement. If deposit is provided by wire transfer, Buyer agrees to submit an additional $16.00 for clearing charges.

The Buyer acknowledges and agrees that the deposit referred to herein shall be placed in Lakes of Muskoka Realty's statutory trust account which earns interest at Meridian Credit Union Prime Rate less two and one quarter (2.25) percent. Provided that the interest earned is more than $50.00, interest will be paid in full to the Buyer. No interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a Social Insurance Number for use on the required Revenue Canada T5 forms prior to completion. Any interest cheques issued by the deposit holder and not negotiated within SIX (6) months following completion of the herein transaction shall be forfeited to the deposit holder.

If used herein, a banking or business day shall end at 6:00 p.m. and exclude Saturdays, Sundays, and all statutory and civic holidays.

The parties hereto consent and agree to the use of electronic signature pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this agreement and any other documents respecting this transaction.

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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