

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 parties to this Agreement hereby acknowledge and agree that the Deposit Holder shall place the deposit in the Deposit Holder's interest bearing real estate trust account, which earns interest at Bank Prime minus 3.0%, and the Deposit Holder shall pay any interest it earns or receives on the deposit to Buyer(s), provided the amount of the interest that the Deposit Holder earns or receives on the deposit is equal to or greater than \$200.00. The parties to this Agreement hereby acknowledge and agree that the Deposit Holder shall be entitled to retain any interest earned or retained on the deposit, which is less than \$200.00. The parties further agree that NO interest shall be paid to the beneficial owner of the trust unless they provide the deposit holder with a Social Insurance Number for use on the T5 forms by no later than thirty (30) days following the completion of the herein transaction. If the Social Insurance Number is not received within 30 days following completion, said interest shall be forfeited to the deposit holder.

In addition to any other provision in this Agreement or any Schedule thereto the parties agree that any deposit to be delivered by the Buyer to Royal LePage In Touch Realty may be delivered by:

- 1 - Wire Transfer
- 2 - Bank Draft / Certified Cheque / Personal Cheque
- 3 - Cash is not accepted

to an account designated by the Deposit Holder. Provided further the Buyer will provide information to the Deposit Holder as required by the Deposit Holder to comply with the requirements of the Trust in Real Estate Services Act, 2002. Deposit funds will be returned upon clearing verification by Deposit holders bank.

The parties hereto acknowledge that;

1. They have had the opportunity to consult with applicable professional advisers prior to signing this Agreement including but not limited to construction/engineering, zoning, legal, tax, environmental, legal, and accounting.
2. All measurements and information provided by Royal LePage In Touch Realty, in the MLS Listing, feature sheet, and any other marketing materials have been obtained from sources deemed reliable, however, they have been provided for information type purposes only as such, should not be relied upon without independent verification. Lot sizes/ Shore Road Allowances are as per Geowarehouse. Room sizes and square footage are approximate.
3. The types of representation as defined in the TRESA 2002 were explained prior to this Offer being signed.

The Brokerages named in the attached Confirmation of Co-operation and Representation and warrant that they fully complied with the FINTRAC requirements for Customer/Client Identification by reference to original government issued photo identification, or such other means as approved under the regulations, including name, address, date of birth, occupation and employment, and have such information on file and available for inspection.

The Seller hereby acknowledges that it may be a requirement of the Buyer's lender to have an appraiser access the entire subject property prior to closing. The Seller covenants and agrees to provide access for such purposes and this may be in addition to the Buyer's specific visits.

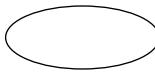
Business Days are defined as calendar days ending at 6:00 p.m. excluding Saturdays, Sundays, and Ontario statutory holidays

In accordance with the Federal Privacy Act (PIPEDA), all parties to this transaction consent to

- publication and distribution of the sale price when firm
- Brokerages, Representatives advertising and disclose activities, sale price relating to this transaction providing that the parties to this transaction are not specifically disclosed.

The Buyer and Seller hereby allow the Listing and Selling Realtors to use a picture of the exterior of this property in future marketing materials.

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

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 