



# Seller's Direction re: Property/Offers

## Form 244

for use in the Province of Ontario

**RE: LISTING AGREEMENT FOR:**

**PROPERTY ADDRESS:** 14 Glen Ave Parry Sound ON P2A 2B8

**BETWEEN:**

**SELLER:** MCAP Service Corporation (Under Power of Sale)

**AND**

**LISTING BROKERAGE:** Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, BROKERAGE

**MLS® NUMBER(S):** ..... **L/BR ID. #** .....

**INTERBOARD MLS® NUMBER:** ..... **BOARD:** .....

**LISTING COMMENCEMENT DATE:** ..... February 25 2026 .....

**CAUTION:** Written directions from Sellers must not contradict each other. It is imperative that written directions be explicit and detailed such that the Sellers and Brokerage have a clear understanding of how to implement them to avoid confusion and misunderstanding.

**THE SELLER ACKNOWLEDGES THAT THIS DIRECTION CANNOT BE CHANGED OR AMENDED OTHER THAN BY A NEW WRITTEN DIRECTION.**

**The Seller hereby directs the following:**

*vg* (Seller's Initials) **NO CONVEYANCE OF ANY WRITTEN SIGNED OFFERS** prior to 10:00 Am on the 4th day of March, 2026 (a.m./p.m.)  
(conveyance includes but is not limited to presentation, communication, transmission, entertainment or notification of)

*vg* (Seller's Initials) **OTHER DIRECTIONS** 3 business days irrevocable / open for acceptance required, excluding Saturday, Sunday and Holidays.

*vg* (Seller's Initials) **OTHER DIRECTIONS** The Seller does hereby authorize the Listing Brokerage to make use of a lockbox on the property.

**The Seller acknowledges that the Listing Brokerage has professional obligations to other brokerages and the Listing Brokerage will be complying with rules and regulations with respect to showing of properties and the conveyance of written offers.**

The Listing Brokerage agrees to immediately notify the Real Estate Board(s) of this Seller's Direction in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

The Seller and the Listing Brokerage agree that the said Listing Agreement shall remain in full force and effect.

**THIS IS NOT A CANCELLATION OF THE LISTING AGREEMENT.**

For the purposes of this Seller's Direction, "Seller" includes vendor, landlord and lessor, "Buyers" include purchaser, tenant and lessee and Real Estate Board(s) includes Real Estate Association(s).

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

*Victoria Gutnik* on behalf of ..... 24-02-2026  
(Seller) MCAP Service Corporation (Under Power of Sale) (Seal) (Date)

..... (Seller) (Seal) (Date)

Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty, BROKERAGE

*John Matthews* (Name of Listing Brokerage) .....  
2/21/2026 | 8:46 AM PST .....  
(Authorized to bind the Listing Brokerage) (Date) Bob Emmett / John Matthews (BOR)  
(Name of Person Signing)

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*2/21/26*

# Seller's Direction re: Property/Offers

RE: LISTING AGREEMENT FOR  
PROPERTY ADDRESS: 14 Glen Ave, Parry Sound, ON

BETWEEN:  
SELLER: MCAP Service Corporation (Under Power of Sale)  
**and**  
LISTING BROKERAGE: Royal Lepage Lakes of Muskoka – Clarke Muskoka Realty

LISTING COMMENCEMENT DATE: Feb 25, 2026

THE SELLER ACKNOWLEDGES THAT THIS DIRECTION CANNOT BE CHANGED OR AMENDED OTHER THAN BY A NEW WRITTEN DIRECTION.

**The Seller hereby directs the following:**

1. No conveyance of any written signed offers prior to Mar 4, 2026  
*(conveyance includes but is not limited to presentation, communication, transmission, entertainment or notification of)*
2. 3 business days irrevocable / open for acceptance required, excluding Saturday, Sunday and Holidays.
3. The Seller does hereby authorize the Listing Brokerage to make use of a lockbox on the property.

**The Seller acknowledges that the Listing Brokerage has professional obligations to other brokerages and the Listing Brokerage will be complying with rules and regulations with respect to showing of properties and the conveyance of written offers.**

The Listing Brokerage agrees to immediately notify the Real Estate Board(s) of this Seller's Direction in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

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For the purposes of this Direction, "Seller" includes vendor, landlord and lessor, "Buyers" include purchaser, tenant and lessee and Real Estate Board(s) includes Real Estate Association(s).

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

*Victoria Gutrik*

Date: 24-02-2026

**On behalf of: MCAP Service Corporation (Under Power of Sale)**

**Listing Brokerage**

*John Matthews*

Date: 2/21/2026 | 8:46 AM PST

Name of Person Signing: **John Matthews (Broker of Record)**

(Authorized to bind the Listing Brokerage)