

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: **1531181 Ontario Ltd**

for the property known as **Pt 1 Hiawatha Hornepayne Ont P0M 1Z0**

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

For the purpose of this agreement, the terms "banking days" or "business days" shall mean any day other than Saturday, Sunday or Statutory Holidays in Toronto, Ontario, Canada.

The Buyer herein acknowledges that the failure to provide the deposit as stipulated in this Agreement in no way releases the Buyer of their responsibility to abide by the terms of this agreement.

The Buyer herein acknowledges that an irrevocable offer cannot be revoked or rescinded in any way prior to the irrevocable time given by the Buyer.

In the event a transaction becomes null and void, Royal LePage Baird Real Estate, Brokerage will issue a trust deposit return cheque to the party designated by a properly signed mutual release, not before ten (10) banking days from the date of funds were deposited into our real estate trust account.

The Seller and the Buyer agree and/or acknowledge that no information provided by Royal LePage Baird Real Estate, Brokerage is to be construed as expert legal, financial, tax, building condition, construction, environmental, or other professional advice and that they have had the opportunity to consult with any such professional advisors prior to signing this Agreement.

The Seller and the Buyer agree and/or acknowledge that all measurements and information provided by Royal LePage Baird Real Estate, Brokerage in the MLS listing, feature sheet and any other marketing materials have been obtained from sources deemed to be reliable, however, they have been provided for information purposes only and as such, Royal LePage Baird Real Estate, Brokerage does not warrant their accuracy. The Buyer is advised to verify any measurements or information on which they are relying.

In accordance with the Privacy Act (PIPEDA), the Buyers and Sellers hereby agree to allow the Listing Brokerage, the Cooperating Brokerage and their representatives to distribute information pertaining to the sale of the property in future marketing material upon this Agreement becoming firm and binding. Such information may include the price but shall not include the names or personal information about the Seller or the Buyer.

The Seller represents and warrants that, during the time the Seller has owned the property, and to the best of the Seller's knowledge, at no time, have the property and the buildings thereon been used for the growth or manufacture of any illegal substances. This warranty shall survive and not merge on completion of this transaction.

The Buyer and Seller hereby acknowledge that all existing rental contracts or conditional sales contracts have been disclosed. The Buyer acknowledges that, upon closing and thereafter, the Buyer shall be solely responsible for all future costs and other obligations unless otherwise stated in this Agreement of Purchase and Sale.

The Buyer agrees to pay the deposit holder a service charge of \$50.00 for any dishonoured deposit cheque(s) paid to Royal LePage Baird Real Estate, Brokerage.

The Buyer represents and warrants that the Buyer is not now and on completion of this transaction will not be a non-Canadian as defined pursuant to the Prohibition on the Purchase of Residential Property by Non-Canadians Act, S.C. 2022, c.10, s.235 ("the Act") or is exempt from the Act by reason of exceptions defined therein. This representation and warranty shall survive and not merge on completion of this transaction.

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

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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