

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 acknowledge that, prior to signing the offer/waiver, they take full responsibility for making the decision to proceed and understand you are committed to take whatever steps are necessary to complete the transaction, and may be liable if the Agreement of Purchase and Sale is not completed. The Buyer and Seller further acknowledge that upon acceptance of the offer or delivery of the notice of fulfillment(s) or waiver of condition(s), they have entered into a binding Agreement of Purchase and Sale.

The Deposit Holder, CENTURY 21 MILLENNIUM INC. advises that the real estate trust account in which the deposit for this transaction ["the deposit"] shall be placed attracts interest at a Bank of Canada Overnight Target Rate + 0.200 %. If the interest on the deposit exceeds \$100.00, the amount exceeding \$100.00 shall be paid to the Buyer following completion of this transaction, when a SIN # is provided for the use on the required CRA T5 form prior to the completion date, otherwise it shall be retained by the Deposit Holder.

The Buyer agrees to deliver a certified cheque, bank draft or Wire Transfer as a deposit or as otherwise described in this Agreement to the Deposit Holder, Century 21 Millennium Inc., Brokerage, within ONE[1] business day of the time this Agreement was finally accepted by all parties as stated in the Confirmation of Acceptance of this Agreement. In the event the deposit is not certified any monies to be disbursed will be held for 21 consecutive days
For all purposes of this agreement, the terms "banking day" or "business day" shall mean any day, other than a Saturday, Sunday, or statutory holiday in Ontario, Canada.

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 further acknowledges that this may be in addition to the Buyer's specific visits contained herein.

The parties acknowledge that information provided by any real estate sales representative, broker, or brokerage company shall not be construed as qualified construction, engineering, environmental or legal advice and that all parties acknowledge that the sales representative and the brokerage has advised the parties to seek independent professional advice on any of the above matters or concerns.

Permission to Publish and Distribute Sales information:

In accordance with the Federal Privacy Act (PIPEDA), upon the fulfillment of all conditions of the attached agreement, all parties to this transaction consent to the publication and distribution of the sale/lease price of the property. The Listing Brokerage and their sales representative(s) are authorized to advertise and disclose the sale price to other Realtors and to the public, while conducting and promoting their daily Real Estate activities, provided that the Seller(s) or the Buyer(s) names are not specifically disclosed.

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

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



The trademarks REALTOR®, REALTORS®, MLS®, Multiple Listing Services® and associated logos are owned or controlled by The Canadian Real Estate Association (CREA) and identify the real estate professionals who are members of CREA and the quality of services they provide. Used under license.

© 2022, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction by its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.