

PLEASE USE AT YOU SOLE AND ABSOLUTE DISCRETION.

PLEASE CONTACT YOUR LAWYER BEFORE USING.|

Below are the basic clauses needed. There are many more clauses to protect buyers and sellers. Please contact us for more clauses

CLAUSES:

BALANCE OF FUNDS

The Buyer agrees to pay the balance of the purchase price, subject to adjustments, to the Seller on completion of this transaction, with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System.

FINANCING

THIS OFFER IS CONDITIONAL upon the Buyer arranging, at the Buyer's own expense, satisfactory financing of the subject property. Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 11:59 p.m. on the 5th business day following acceptance of this agreement (excluding Saturdays, Sundays and statutory holidays) that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

HOME INSPECTION

THIS OFFER IS CONDITIONAL upon the inspection of the subject property by a registered home inspector at the Buyer's own expense, and the obtaining of a report satisfactory to the Buyer in the Buyer's sole and absolute discretion . Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto not later than 11:59 p.m. on the 5th business day following acceptance of this agreement (excluding Saturdays, Sundays and statutory holidays) that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction.

The Seller agrees to cooperate in providing access to the property for the purpose of this inspection. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein.

SURVEY

Seller agrees to provide at the seller's own expense to the Buyer with an existing survey of the subject property completed by an Ontario Land Surveyor and acceptable to the lending institution showing the current location of all existing structures, lot lines, improvements, easements, rights of way and encroachments affecting the said property within 2 banking days (excluding Saturdays, Sundays and statutory holidays), from the date of acceptance of this Offer.