

# Standard Purchase Clause

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 Lynx high value payment system as set out and prescribed by the Canadian Payments Act (R.S.C., 1985, c. C-21) as amended from time to time.

This Offer is conditional upon the following:

1. The Buyer arranging at the Buyer's own expense, a new first mortgage at current prevailing bank interest rates and terms;
2. The Buyer obtaining insurance for the property satisfactory to the Buyer in the Buyer's sole and absolute discretion;
3. The inspection of the Subject Property by a 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 delivered to the Seller by no later than 11:00 p.m. seven (7) banking days after the acceptance of this offer, that the above noted conditions are fulfilled, this Offer shall become null and void and the deposit shall be returned in full without deduction. The Seller agrees to co-operate in providing access to the property for the purpose of fulfilling these conditions. These conditions are included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing delivered to the Seller within the time period stated herein.

The Seller agrees to allow the Buyer two additional walkthroughs at an agreed upon time prior to completion of this transaction.

The Seller represents and warrants that on completion that there is no known damage to the basement, roof, or elsewhere caused by water seepage or flooding. The Parties agree that these representations and warranties shall survive and not merge on completion of this transaction, but apply only to the state of the property at completion of this transaction.