

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER:, and

SELLER: Margaret Mcgann

for the property known as 10 Rolston Ave Toronto

ON M5A3Z2 dated the day of, 20.....

The Buyer acknowledges and accepts that the February 14, 2022, Elements Home Inspection report was performed by an independent third party and agrees to hold harmless the Seller, Listing Brokerage, Buyer Brokerage and Sales Representatives/Brokers for any errors, omissions, representations expressed or implied, contained in the home inspection report. The Buyer acknowledges that this clause does not create a condition and that this offer is firm and binding not withstanding any issues arising from this inspection.

The parties to this Agreement acknowledge that the Province of Ontario has implemented "Current Value Assessment" ("CVA"). Any information made available by the Seller, or any Broker or Salesperson in connection with assessment or property tax information pre-dates CVA. There shall be no obligation of, claim made against any party hereunder, or any Broker or Salesperson referred to herein, arising out of, or in any way related to assessment or property tax information in connection with this said property.

In accordance with the Federal Privacy Act (PIPEDA), upon the fulfillment, removal of all conditions and the completion of this transaction of the attached agreement, all parties to this transaction consent to the publication and the distribution of the sale/lease price of this property. The Listing Broker and the Co-operating Broker are authorized to advertise and discuss the sale price with other realtors and the public in the promotion and conduct of their business. Such promotions shall not include mention of the names of the Seller or Buyer.

For the purposes of this Agreement, the terms "banking/business days" shall be any day other than Saturday, Sunday or statutory holidays in the Province of Ontario.

Notwithstanding the completion date set out in this Offer, the Seller may ADVANCE the completion date of the transaction by not more than 30 days, by giving written notice of the amended completion date to the Buyer or the Buyer's Solicitor at least 30 days in advance of the earlier of the completion date set out herein and the amended completion date.

The following equipment is rented and not included in the Purchase Price. The Buyer agrees to assume the rental contract(s) if assumable: Hot Water Tank.

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

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 