

Schedule Agreement of Purchase and Sale

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

BUYER,, and 2467491 ONTARIO INC.....,
for the property known 142-146 FERGUS AVE, KITCHENER, N2A2H2 Agreement of Purchase and Sale
dated.....

The Buyer agrees to pay the balance of the purchase price, subject to adjustments, by bank draft or certified cheque, to the Seller on the completion of this transaction.

The Seller and the Buyer agree and/or acknowledge that the Buyer will either:

a) Deliver a certified cheque or bank draft to Home Leader Realty Inc., Brokerage on account of the deposit together with this Agreement or

b) Deliver an uncertified cheque on account of the deposit together with this Agreement and then deliver a certified cheque or bank draft to Home Leader Realty Inc., Brokerage on account of the deposit prior to 5:00 p.m. on the first banking day following the date upon which this offer is accepted. Upon receipt of the certified cheque or bank draft, Home Leader Realty Inc., Brokerage will return the uncertified deposit cheque to the Buyer.

Unless the deposit holder receives such deposit within the time period stated herein, then this offer shall become terminated, and the Seller shall have the right to offer the property for Sale/Lease again without any consent and/or release from the Buyer(s). The Seller shall be at liberty to accept any other offer(s). The Buyer also acknowledges and fully understands that in such event, and without prejudice to or limiting the right of the Seller, the Seller may also claim for damages upon the default of the Buyer's covenants and obligation to be performed under this Agreement of Purchase and Sale.

"The parties to this [Agreement of Purchase and Sale/Agreement to Lease/Option/Etc.] hereby acknowledge that the Deposit Holder shall place the deposit in trust in its non-interest bearing real estate trust account and no interest shall be earned, received or paid on the deposit."

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean any day other than a Saturday, Sunday, or a Statutory Holiday In Toronto, Ontario, Canada.

The Seller and the Buyer agree and/or acknowledge that no Information provided by Home Leader Realty Inc., 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 advisers prior to signing this Agreement.

The Buyer and Seller acknowledge that the types of representation as defined in the Real Estate and Business Brokers Act, 2002 were explained prior to the execution of this Offer and the Confirmation of Co-operation and Representation was completed prior to the Offer being signed by the Buyer and reviewed and signed by the Seller.

The Buyer and Seller acknowledge having been advised by the sales representatives prior to the execution of this Offer that they and their Brokerages are insured as required by the Real Estate and Business Brokers Act, 2002 and its Regulations.

The Seller and the Buyer agree and/or acknowledge that all measurements and Information provided by Home Leader Realty Inc., Brokerage in the MLS listing, feature sheet and any other marketing materials have been obtained from sources deemed reliable, however, they have been provided for information purposes only and as such, Home Leader Realty Inc., Brokerage does not warrant their accuracy. The Buyer is advised to verify any measurements or information upon which he or she is relying.

The Buyer and Seller hereby agree to allow the Listing and Selling Brokerages to use this property in future marketing material, The

Buyer may visit the property _____() times prior to closing at mutually agreeable times. During these visits, the buyer shall be permitted to take measurements and to bring consultants to obtain quotations.

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

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

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The parties hereto consent and agree to the use of electronic signatures pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents respecting this transaction.

The parties hereto acknowledge that the broker & vendor provide no warranties, buyer must verify all information, selling on 'as is, where is' basis.

Legal Description:

- 142 FERGUS AVE, KITCHENER, N2A2H2 2467491 ONTARIO INC. 60.1 331.7 20,214.60
LT 55 PL 690 KITCHENER; KITCHENER 225650236 301203000000000.00
- 146 FERGUS AVE, KITCHENER, N2A2H2 2467491 ONTARIO INC. 67.31 331.7 21,807.66
LT 54 PL 690 KITCHENER; KITCHENER 225650237 301203000000000.00

GeoWarehouse Address 142 FERGUS AVE, KITCHENER, N2A2H2	Ownership Type Freehold	Registration Type Certified (Land Titles)
Land Registry Office Waterloo (58)	Land Registry Status Active	PIN 225650236
Owner Names 2467491 ONTARIO INC.	Property Type SINGLE_FAMILY	For more information on registered instruments on Title review the results of the Title Check



Lot Size	Area: 20,214.60 ft ² (0.464 ac) Measurements: 343.50 ft x 60.10 ft x 331.70 ft x 61.40 ft Lot Measurement Accuracy: LOW	Perimeter: 793.96 ft
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GeoWarehouse Address
146 FERGUS AVE, KITCHENER, N2A2H2

Ownership Type
Freehold

Registration Type
Certified (Land Titles)

Land Registry Office
Waterloo (58)

Land Registry Status
Active

PIN
225650237

Owner Names
2467491 ONTARIO INC.

Property Type
SINGLE_FAMILY

[For more information on registered instruments on Title review the results of the Title Check](#)



Lot Size
Area: 21,807.66 ft² (0.501 ac)
Measurements: 331.70 ft x 67.31 ft x 318.48 ft x 68.81 ft
Lot Measurement Accuracy: LOW

Perimeter: 784.12 ft

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INITIALS OF SELLER(S):