Ontario Real Estate Association

Form 105
for use in the Province of Ontario

Schedule B
Agreement of Purchase and Sale

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.....

Spencer Group Inc., Realty Brokerage does not carry an interest-bearing Trust Account.

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 the Seller hereby agree to allow the Listing Brokerage to distribute and use sale related information regarding this property, including sale, in future marketing materials.

The Seller represents and warrants that during the time the Seller has owned the property, the use of the property and the buildings and structures thereon has not been for the growth or manufacture of any illegal substances, and that to the best of the Seller's knowledge and belief, the use of the property and the buildings and structures thereon has never been for the growth or manufacture of illegal substances. This warranty shall survive and not merge on the completion of this transaction.

For all purposes of this notice, terms "banking days" or "business days" shall mean any other day than Saturday, Sunday or Statuary Holiday in the Province of Ontario.

The Buyer and Buyer's Agent acknowledge and agree that they have completed and will maintain all appropriate, required FINTRAC compliance documentation.

The Buyer and Seller agree/and or acknowledge that no information provided by Spencer Group Inc., Realty Brokerage is to be construed as expert, legal, financial, tax, building condition, zoning, construction, environmental or other professional advice and they have had the opportunity to consult with any such professional advisors prior to signing this agreement.

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

This form 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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