

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.....

The Buyer shall pay the balance of the purchase price, subject to the usual adjustments by wire transfer.

The parties acknowledge and agree that all closing documentation can be signed electronically and forwarded by email or fax in accordance with the Electronic Commerce Act, 2000, S.O.2000,c.17

The parties agree that the keys to the property may be left in a lock box at the property and the code to the same is to be provided to the Buyer's lawyer in escrow pending closing of this transaction.

The parties herein acknowledge and agree that they are required to close this transaction notwithstanding any impacts of COVID-19, save and except the closing of the Land Registry Office(s) and all financial institutions. In the event the closing cannot occur due to a shutdown/disruption of the Land Registry System and/or banking system, then the closing date shall be automatically extended to the fifth (5th) business day following the date upon which said systems have returned to operational status and can clear funds accordingly.

Buyer acknowledges that:

- (a) any visual aides provided by the Seller and/or Listing Brokerage to the Buyer are not intended to be, and are not, a satisfactory substitute to a personal inspection by the Buyer of the property as they may not reveal patent, latent and/or material defects which would be visible in person, that areas of the property may be omitted from the provided visual aides and dimensions may be more difficult to assess; and
- (b) such aides are provided only on the understanding that they are without warranty or representation by the Seller and Listing Brokerage, and that the Buyer hereby saves harmless the Seller and the Listing Brokerage and the Co-Operating Brokerage from any claims of the Buyer in connection therewith.

Visual aides include but are not limited to virtual tours, digital floor plans, photographs, and 3D tours.

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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