

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.....

THE BUYER AND SELLER ACKNOWLEDGE THAT, PRIOR TO SIGNING THIS AGREEMENT OF PURCHASE AND SALE, THEY UNDERSTOOD THE FACTORS TO CONSIDER BY NOT INCLUDING A CONDITION FOR SOLICITOR REVIEW IN THE OFFER.

The Parties to this Agreement, hereby acknowledge and agree that the Deposit Holder shall place the deposit in its interest bearing REAL ESTATE TRUST ACCOUNT, which earns Interest at a variable rate, calculated using the Bank of Canada prime rate, minus 2.5% per annum. The Deposit Holder shall pay any interest it earns or receives on the deposit to the beneficial owner of the trust money, provided the amount of the interest earned or received on the Deposit is equal to or greater than \$200.00. The parties to the Agreement hereby acknowledge and agree that the Deposit Holder will retain any interest earned on the deposit, which is less than \$200.00. Any interest cheques issued by the deposit holder not negotiated within 3 months following issue date will be forfeited to the deposit holder.

The beneficial owner of the trust money acknowledges and understands that the deposit holder is obligated to issue a T5 which requires the Social Insurance Number of the payee, for any interest earned and to submit a copy to Canada Revenue Agency. The Parties to the Agreement, hereby acknowledge and agree that the Deposit Holder will retain any interest earned if the beneficial owner of the trust money does not provide his/her Social Insurance Number to the deposit holder within 10 days of acceptance of this offer.

The Parties to this Agreement, hereby agree that RE/MAX Rouge River Realty Ltd., will not accept cash deposits.

The Buyer agrees to pay the deposit holder a service charge of \$42.50 for any dishonoured deposit cheque paid to the company.

The Seller may at his/her sole option terminate this Agreement of Purchase and Sale if the deposit monies are not received within 24 hours of confirmation of acceptance of this Agreement.

The Buyer agrees to provide the Listing Brokerage with his/her residential address and telephone number within 2 business days of acceptance of this Agreement of Purchase and Sale and authorizes the Listing Brokerage to provide same to the Seller's solicitor.

For all purposes of this Agreement, the terms, "banking days" or "business days" shall mean any day other than a Saturday, Sunday or statutory holiday in the Province of Ontario.

Unless otherwise stated in the Agreement, the chattels (if any) included in the Purchase Price are being sold in "as is" condition, without warranty.

The Seller represents and warrants that during the time the Seller has owned the property, the use of the property and the building and structures thereon have not been for the growth or manufacture of any illegal substances.

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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