

AGREEMENT OF PURCHASE AND SALE

The undersigned purchaser hereby agrees to and with the undersigned vendor to purchase the property (the "Property") described below on the following terms:

Purchaser:		Date of Birth (DD/MM/YY):		
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Vendor:		Project / Phase:		
Vendor's Brokerage:		Site Staff and/ or Selling Agent(s):		
Model Type:		Model Name:		Elevation:
Site Plan Lot #:		Block:	Plan #:	Tarion #:
Municipal Address:		Municipality:		
Purchase Price:				Dollars:
1st Deposit:		Date:	5th Deposit:	Date:
2nd Deposit:		Date:	6th Deposit:	Date:
3rd Deposit:		Date:	7th Deposit:	Date:
4th Deposit:		Date:	8th Deposit:	Date:
Balance Due on Closing (subject to adjustments on closing):				Dollars:
THE ATTACHED AND NOTED SCHEDULES FORM PART OF THIS AGREEMENT OF PURCHASE AND SALE:				
A   A1   B1   B2   B3   B4   B5  C   D   H   P   W1   X   NC   Tarion Critical Dates   Tarion B Addendum				
Unless otherwise specified in this Agreement, it is understood that all brokerages/sales representatives involved in this transaction are working for the Vendor.				
Date of Offer:	Day	Month	Year	
Irrevocable Date:	Day	Month	Year	
Closing Date:	Day	Month	Year	
SUBJECT TO THE EXTENSION PROVISIONS (Tarion Addendum Statement of Critical Dates) INCLUDED IN THIS AGREEMENT OF PURCHASE AND SALE				
ORAL REPRESENTATIONS DO NOT FORM PART OF THIS AGREEMENT OF PURCHASE AND SALE				
In witness whereof I/We have set my hand and seal in the presence of:				
Witness:		Purchaser: SEAL		
Witness:		Purchaser: SEAL		
Purchaser's Address:		Email:		
Purchaser's Telephone:	Home:	Business:	Cell:	
The Undersigned hereby accepts the Offer and its terms and covenants, promises and agrees to and with the above named purchaser(s) duly to carry out the same on the terms and conditions above-mentioned and hereby accepts the said deposit.				
Accepted this		Day of		
Vendor:		Per:		
VENDOR'S SOLICITOR: Brattys LLP Barristers and Solicitors, Attention Michael Durisin 7501 Keele Street, Suite 200 Vaughan, Ontario L4K 1Y2 Phone: 905-760-2600 Ext 223 Fax: 905-760-2900		PURCHASER'S SOLICITOR:		
CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties and forms a binding agreement.				
Accepted this		Day of		
Accepted by: (Circle Applicable Party)	VENDOR		PURCHASER(S)	
Signature(s) of Accepting Party:				