

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

BUYER, _____, and

SELLER, _____

For the purchase and sale of _____

For the purpose of this Agreement, the terms "banking days" or "business days" shall mean any day other than a Saturday, Sunday or statutory Holiday in Toronto, Ontario, Canada. It is understood and agreed by both Seller(s) and Buyer(s) that for the purpose of clarification, all references made to the Irrevocable time and date and times and dates specified in conditions of this offer, if any, will be deemed to reflect Toronto, Ontario, Canada, times and dates.

The Buyer is requested to provide with any Agreements of Purchase and Sale a certified deposit cheque or bank draft. If the deposit cheque is not verified or tendered as a draft, then the Buyer agrees that he shall have one (1) business day from acceptance of the Agreement of Purchase and Sale to provide same to Re/Max Condos Plus Corporation.

The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Buyer or Seller, or any Brokerage or Salesperson, for any changes in property tax as a result of a re-assessment of the property.

The Buyer and Seller hereby acknowledge that the city of Toronto has implemented a new land transfer tax on all properties purchased in the amalgamated City of Toronto. This land transfer tax is proposed to be payable in addition to the Ontario Land Transfer Tax payable to the Province of Ontario. The Buyer and Seller agree that no claim will be made against the Seller, or any Brokerage, Broker or Salesperson, for any changes in land transfer tax payable at the time of purchase as a result of land transfer tax imposed by the City of Toronto. This term shall be applicable whether the tax to be imposed by the City of Toronto is characterized as land transfer tax or otherwise.

The Deposit holder (RE/MAX Condos Plus Corp. Brokerage) advises that its Real Estate Trust Account in which the Deposit for this transaction shall be placed ('the deposit') pays interest at a variable rate calculated using the Bank of Nova Scotia bank prime minus 2.25%. The Deposit Holder retains all interest earned on the account. If the Parties to this Agreement include a provision that interest must be paid to one of the Parties, the Deposit Holder will remove the Deposit and will purchase a variable term GIC, at t rate as specified by the Bank of Nova Scotia at the time of Purchase. The cost to arrange for the purchase and redemption of this GIC together with payment of funds and the possible issuance of a T-5 for the purpose is \$25. This amount will be deducted from any interest earned before payment to the Beneficial Owner. In addition, the Beneficial Owner agrees to supply a S.I.N number for tax purposes to the Deposit Holder within 24 hours of Confirmation of this Agreement in order for the Deposit Holder to purchase the GIC.

The Buyer and Seller acknowledge that no information provided by Re/Max Condos Plus Corporation is to be construed as being expert legal, financial, tax, building condition or environmental advice.

The information herein provided including but not limited to the Feature Sheets and Floor Plans for the property (if any) are to serve as a guide only for the prospective Buyer. Re/Max Condos Plus Corporation, the Seller for the Property, nor Ania Baska, Sales Representative, make any representation as to the accuracy and therefore the Buyer is requested to satisfy himself to the information contained herein.

The seller and Buyer hereby acknowledge that new regulations under the Proceeds of Crime (Money Laundering) and Terrorist Financing Act require the Seller and Buyer to present to their respective real estate salesperson, no later than upon acceptance of this Agreement of Purchase and Sale, original valid government issued photo identification, or other such means as approved under the regulations, including name, address, date of birth, occupation, and employment.

The Listing Broker and Co-operating Broker are authorized to advertise and discuss the sale price of the subject property with other realtors and the public on the promotion and conduct of their business. Such promotions shall not include the mention of names of the Seller or Buyer.

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

INITIALS OF BUYER(S):



INITIALS OF SELLER(S):

