

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

BUYER:, and

SELLER: **Richard Warren Farr** **Lorne Farr**

for the property known as **1542** **Moneymore** **Rd** **Tweed**

ON dated the day of, 20.....

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 shall 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.

In accordance with the Federal Privacy Act (PIPEDA) the Buyer and Seller hereby consent and agree to permit the Listing & Selling Brokerage to distribute and use sale related information regarding the subject property on marketing materials, newsprint, website, and social media which may include the property address, list price, sale price, number of offers and photos.

The Buyer agrees to take possession of any chattel or anything else left in, on, or around the property on closing.

Subject to any exceptions set out or prescribed in the Prohibition on the Purchase of Residential Property by Non-Canadians Act S.C. 2022, c. 10, s.235, (statute), the Buyer represents and warrants that the Buyer is not and on completion will not be a non-Canadian under the non-Canadian provisions of the Prohibition on the Purchase of Residential Property by Non-Canadians Act S.C. 2022, c. 10, s.235, which representation and warranty shall survive and not merge upon the completion of this transaction and the Buyer shall deliver to the Seller a statutory declaration that Buyer is not then a non-Canadian of Canada; provided further that if the Buyer qualifies for any exception as set out or prescribed by the statute, the Buyer shall deliver to the Seller a statutory declaration that the Buyer is a non-Canadian but is not in contravention of the statute because of a valid exception as set out or prescribed in the statute.

The Seller agrees to install baseboards and trim in the basement before closing as per the quote provided by George Johnson for \$2,720 or reduce the purchase price by the same amount. The Buyer acknowledges reviewing George Johnson's quote before submitting this offer.

The Seller agrees to replace the septic tank per the provided estimate (ESTIMATE 108990834) from A1 Plumbing, \$12,317 inclusive of HST, before closing, or reduce the purchase price by the same amount. If the property sells with a closing date that does not allow replacement of the tank due to frozen ground, the Buyer agrees to accept a price reduction equal to the quote to replace the septic tank. The Buyer acknowledges reviewing the estimate from A1 Plumbing before submitting this offer.

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

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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