

Schedule B
Agreement of Purchase and Sale

Form 105

for use in the Province of Ontario

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

BUYER:, and

SELLER: Michael Pat D'Angelo Ursula D'Angelo

for the property known as 57 Dawnridge Trail Brampton

On L6Z1Z9 dated the day of, 20.....

The Buyer(s) agree to provide a certified cheque or Bank Draft as a deposit within one banking day of the acceptance of this Offer. Upon receipt of the certified cheque or draft, the uncertified cheque provided upon acceptance of this Offer, if any, will be returned to the Buyer(s).

The parties to this agreement hereby acknowledge and agree that the deposit holder, iPro Realty Ltd. Brokerage shall place the deposit in an interest bearing Real Estate Trust Account which earns interest at a variable rate, calculated using TD Canada Trust prime rate, minus 2.9%. If the interest earned on the deposit is more than \$150 it shall be paid to the Buyer following the completion of this transaction, otherwise it shall be retained by the deposit holder and no statement of account will be provided. Where the deposit is from a private individual (not a corporation), no interest will be paid to the individual unless that individual provides iPro Realty Ltd. Brokerage with their Social Insurance Number and mailing address for Income Tax purposes prior to the completion of this transaction.

The Buyer acknowledges that no interest shall be paid to the Buyer unless the Buyer provides the Deposit Holder with a valid Social Insurance Number for the use on the required Revenue Canada T5 forms no later than TEN (10) days following completion.

Any interest cheques issued by the Deposit Holder and not negotiated within SIX (6) months following completion of the herein transaction shall be forfeited to the Deposit Holder.

For the purpose of this Agreement, the terms "Banking Days or Business Days" shall mean any day other than a Saturday, Sunday or Statutory/Civic holiday/Family Day in the Province of Ontario.

In accordance with the Federal Privacy Act (PIPEDA), upon removal of conditions of the agreement, and notwithstanding previous consents to publish details of the transaction on the MLS® system, all parties to this transaction provide consent to the Listing and Selling Brokerages named herein, to promote their respective roles in the sale of this property, in printed materials and web sites, provided that the selling price, and personal information is not disclosed in any such advertising, without specific written consent.

ADVICE: All parties acknowledge and accept that any information provided by iPro Realty Ltd., Brokerage, its Brokers, Sales Representative and Employees shall not be construed as expert advice on the matters of: legal, financial, tax, investment, environmental, engineering, building condition, zoning, local bylaws, building code, retrofit requirements, the property's current or future permitted legal uses. All parties acknowledge that the Brokerage, Broker, or Salesperson has advised that all parties seek their own independent professional advice on all such matters.

MEASUREMENTS: All dimensions and measurements for the subject property and all structures thereon are not warranted and should be verified independently by the Buyer to his own satisfaction.

RETROFIT STATUS: The Buyer Acknowledges that the Seller or Seller's Agent make no representation or warranty to retrofit status of the subjects lower level in law suite or any other Changes or additions to the Property.

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

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 