

**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:

for the property known as

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

For the purposes of this Agreement, the terms "banking days" or "business days" shall mean until 11:59 PM on any calendar day, other than Saturday, Sunday, or statutory holidays in the Province of Ontario.

The Deposit Holder, Royal LePage Locations North, Brokerage, advises that the real estate trust account in which the deposit for this transaction ("the deposit") shall be placed, attracts interest at a variable rate, calculated using the Bank of Canada prime rate, minus 2.05%. If the interest on the deposit exceeds \$75.00, the amount exceeding \$75.00 shall be paid to the Buyer following completion of this transaction when a SIN number is provided prior to the completion date, otherwise, it shall be retained by the Deposit Holder.

In addition to any other provision in the Agreement or any Schedule thereto the parties agree that any deposit to be delivered by the Buyer to the Deposit Holder may be delivered by Electronic Funds Transfer (EFT) to an account designated by the Deposit Holder. Provided further that the Buyer making the EFT shall, with respect to the said EFT, provide such information to the Deposit Holder as required by the Deposit Holder to comply with the requirements of the Real Estate and Business Brokers Act, 2002, as amended from time to time and or to comply with other statutory requirements.

The parties hereto consent and agree to the use of electronic signature(s) pursuant to the Electronic Commerce Act 2000, S.O. 2000, c17 as amended from time to time with respect to this Agreement and any other documents representing this transaction.

The Seller hereby acknowledges that it may be a requirement of the Buyer's lender to have an appraiser access the entire subject property prior to closing. The seller covenants and agrees to provide access for such purposes and further acknowledges that this may be in addition to the Buyer's specific visits contained herein.

In accordance with the Federal Privacy Act (PIPEDA) and as specified by the Real Estate & Business Brokers Act 2002, Code s.36 (7)(8)(9), the Buyer and the Seller hereby agree to allow the Listing Brokerage in this transaction, Royal LePage Locations North, Brokerage, to use the statistical information, including but not limited to, all images, days on market, location, and final sale price regarding the sale of this property in their future marketing materials. The Parties agree that this permission to use shall survive and not merge on completion of this transaction.

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

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 