

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

BUYER:, and

SELLER: Heather Maura Lendon

for the property known as 3 Indian Valley Crescent Toronto, Ontario

M6R 1Y5 dated the day of, 2019

INCLUSIONS: Existing Dacor Dual Fuel Stove, Exhaust Hood, Subzero Fridge, Miele Dishwasher, Dacor Microwave, 2 Monogram Beverage Fridges, Water Filtration System, Stacked Miele Washer/Dryer in Master, LG Washer, LG Dryer, All Electric Light Fixtures, All Window Blinds, Rods and Curtains, Gas Boiler and Equipment, Three Ductless Air Conditioners, Lower Level Fridge, Stove, Built-in Dishwasher, Microwave; Third Floor Fridge, Stove, Dishwasher, Microwave, All Bathroom Mirrors and Towel Racks

EXCLUDE: Hanging Stained Glass in Living Room, All Artwork and Mirrors, Master Bedroom Curtains

THE BUYER AND THE SELLER agree that any access visits provided for in this agreement shall be arranged with not less than 48 hours notice, be limited to one hour and that the Buyer shall be accompanied by his agent or a representative thereof.

THE BUYER ACKNOWLEDGES that the Feature Sheets, marketing materials, and any pre-inspection reports provided by the Listing Broker with respect to this property were ordered and obtained for their respective purposes. The Listing Broker makes no representations or warranties regarding these materials and/or their content. Any reliance on the materials is at the Buyer's sole risk. The Buyer agrees to indemnify and hold harmless the Seller, the Listing Broker and its Sales Representatives for any errors, omissions, and any representations, express or implied, contained in the materials.

THE BUYER AGREES TO a) deliver a certified cheque or bank draft to Royal LePage Real Estate Services Ltd. on account of the deposit together with this Agreement of Purchase and Sale; or b) deliver an uncertified cheque on account of the deposit together with this Agreement of Purchase and Sale and then deliver a certified cheque or bank draft to Royal LePage Real Estate Services Ltd. on account of the deposit prior to 5:00 p.m. on the first business day following the date upon which this offer is accepted. Upon receipt of the bank draft or certified cheque, Royal LePage Real Estate Services Ltd. will return the uncertified deposit cheque to the Buyer(s).

THE BUYER AGREES AND THE SELLER HEREBY ACKNOWLEDGES 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.

UNLESS OTHERWISE STATED IN THIS AGREEMENT the property and any chattels that are included in the purchase price are being sold in "as is" condition, without warranty.

THE BUYER ACKNOWLEDGES that the survey provided by the Seller is neither current nor up to date and agrees to hold the Seller harmless with regard to same.

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

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 