

Schedule B
Agreement of Purchase and Sale

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.....

The parties to this Agreement of Purchase and Sale hereby acknowledge and agree that the Deposit Holder, RE/MAX a-b Realty Ltd., Brokerage, shall place the deposit in its interest-bearing Real Estate Trust Account, which earns interest at the Bank Of Montreal, Corporate Investment Account at the Bank of Canada Prime Rate, minus 2.6%

If the interest on the deposit amounts to \$100.00 or more, it shall be paid to the Buyer following completion of this transaction; otherwise, it shall be retained by the Deposit Holder.

No interest shall be paid to the Buyer unless the Buyer provides the Deposit Holder with a Social Insurance Number or Business Number (in the case of a Corporation), required by law for T5 reporting, no later than thirty (30) days following the acceptance and before closing of the transaction.

This disclosure and agreement is in compliance with the Trust in Real Estate Services Act 2002 (TRESA 2002) subsection 27 (2), 27 (3) Province of Ontario. On Behalf of the Seller in this transaction and in accordance with the relevant Agreement, the Buyer agrees to complete the deposit of this transaction with one of the three (3) following options and the Buyer agrees to email a copy of the deposit/transfer receipt to office@remaxabrealty.ca within 24 hours of acceptance of this agreement.

1) Interac Transfer:

Send the e-transfer to: deposit@remaxabrealty.ca

* Automatic deposit is enabled (no password required)

* Buyers should confirm their financial institution's maximum daily transfer limit. If multiple transfers are required, provide details in the message box of the e-transfer.

* Address of property being purchased is required. Please include it in the message box of the e-transfer.

2) Certified Cheque or Bank Draft:

Deliver Certified Cheque or Bank Draft directly to one of the following office locations: 88 Wellington Street, Stratford; 463 Dundas Street, Woodstock; 46 Charles Street East, Ingersoll.

3) Wire Transfer:

Transfer directly into our Real Estate Trust Account from your financial institution (account to be provided upon request).

Wire Transfer deposits must include additional \$17.00 to account for banking charges.

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

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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