

**BAYVIEW WELLINGTON  
GREEN VALLEY EAST**

**AGREEMENT OF PURCHASE AND SALE**

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to purchase the property (the "Property") described below, together with a proportionate interest in the Common Elements Condominium to be created under the *Condominium Act, 1998*, on the following terms:

Purchaser: \_\_\_\_\_ D.O.B. \_\_\_\_\_  
Month/Day/Year  
Purchaser: \_\_\_\_\_ D.O.B. \_\_\_\_\_  
Month/Day/Year

Vendor: **GREEN VALLEY ESTATES INC.**

Common Elements Condominium Plan No.: TBD

Lot# \_\_\_\_\_ Plan: \_\_\_\_\_

Model Type: \_\_\_\_\_ Elev. \_\_\_\_\_

Street \_\_\_\_\_ City: **CITY OF BRADFORD**

Purchase Price: \_\_\_\_\_ (\$ \_\_\_\_\_ )

Initial Deposit:	FORTY THOUSAND		Dollars	(\$40,000)
Further Deposit Due:	_____	20__	Dollars	(\$40,000)
Further Deposit Due:	_____	20__	Dollars	(\$40,000)
Further Deposit Due:	_____	20__	Dollars	(\$20,000)
Further Deposit Due:	_____	20__	Dollars	(\$20,000)
Balance due on Closing (subject to adjustments):			Dollars	(\$ _____ )

**SCHEDULES: TARION STATEMENT OF CRITICAL DATES, TARION ADDENDUM, TARION SCHEDULES "A", "B", "C", "APPENDIX 1", "X", "C" (FEATURES), "D" (FLOOR PLAN), "E", "F", "G", "HST", "L", "PE" (PURCHASER EXTRAS), "SP"(SITE PLAN), "W", WARRANTY INFORMATION SHEET, HCRA INFORMATION SHEET**

Date of Offer \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
Irrevocable Date: \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
First Tentative Occupancy Date, per  
Tarion Statement of Critical Dates \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

In witness where of I/we have hereunto set )  
My hand and seal in the presence of ) \_\_\_\_\_  
) Purchaser  
) \_\_\_\_\_  
) Purchaser  
) \_\_\_\_\_  
) \_\_\_\_\_

Purchaser's Address: \_\_\_\_\_ Residence No.: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

The undersigned hereby accepts the Offer and its terms and covenants, promises and agrees to and with the above named Purchaser duly to carry out the same on the terms and conditions above-mentioned and hereby accepts the said deposit.

**ACCEPTED this** \_\_\_\_\_ **day of** \_\_\_\_\_, **20\_\_**

**GREEN VALLEY ESTATES INC.**

Per: \_\_\_\_\_  
**Authorized Signing Officer**  
**I have authority to bind the Corporation**

Purchaser's Solicitor:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Vendor's Solicitor**  
**ROBERT B LOBLAW**  
**Barristers & Solicitors**  
**411 Four Valley Dr, Unit 4**  
**Vaughan, Ontario L4K 5Y8**  
**Attention: Pat Settembri**  
**Tel: 905-7616996**