

FREEHOLD TOWNHOUSE

Lakewynds Innisfil

AGREEMENT OF PURCHASE AND SALE

THE UNDERSIGNED Purchaser(s) hereby agree to and with the undersigned Vendor to purchase the property (the “**Property**”) described below on the following terms:

PURCHASER:

SIN:

D.O.B.:

(mm-dd-yyyy)

PURCHASER:

SIN:

D.O.B.:

(mm-dd-yyyy)

VENDER: MOSAIK (INNISFIL) INC.

The Purchaser(s) offer to purchase from the Vendor the dwelling hereinafter described to be constructed, if not already constructed, upon the freehold parcel of land hereinafter described, subject to the terms hereinafter set out. Such parcel of land (sometime hereinafter described as the “Parcel Tied Land” (the “POTL”) shall be conveyed in conjunction with its appurtenant common interest in the common elements condominium corporation to be created by the Vendor and as more particularly described in Schedule “K” annexed hereto.

PLAN NO:

51M-1206

BLOCK:

UNIT:

TYPE:

ELEVATION:

Part of North Half of Lot 23, Concession 7, (Geographic Township of Innisfil), Town of Innisfil, County of Simcoe

STREET NAME: 1205 CORM STREET

PURCHASE PRICE:

DOLLARS

(

)

INITIAL DEPOSIT DUE: Upon Signing of this Agreement: **TEN THOUSAND DOLLARS (\$10,000.00)** of the Purchase Price by post-dated cheque following the **dale of execution** of this Agreement of Purchase and Sale by the Purchaser(s).

FURTHER DEPOSIT DUE: TEN THOUSAND DOLLARS (\$10,000.00) of the Purchase Price by post-dated cheque **30 days** following the date of execution of this Agreement of Purchase and Sale by the Purchaser(s);

FURTHER DEPOSIT DUE: TEN THOUSAND DOLLARS (\$10,000.00) of the Purchase Price by post-dated cheque **60 days** following the date of execution of this Agreement of Purchase and Sale by the Purchaser(s);

FURTHER DEPOSIT DUE: TWENTY THOUSAND DOLLARS (\$20,000.00) of the Purchase Price by post-dated cheque **90 days** following the date of execution of this Agreement of Purchase and Sale by the Purchaser(s);

FURTHER DEPOSIT DUE: TWENTY THOUSAND DOLLARS (\$20,000.00) of the Purchase Price by post-dated cheque **120 days** following the date of execution of this Agreement of Purchase and Sale by the Purchaser(s);

FURTHER DEPOSIT DUE: TEN THOUSAND DOLLARS (\$10,000.00) of the Purchase Price by post-dated cheque **150 days** following the date of execution of this Agreement of Purchase and Sale by the Purchaser(s);

ALL FURTHER DEPOSITS ARE TO BE BY WAY OF POST-DATED CHEQUES AND ARE TO ACCOMPANY THIS AGREEMENT.

BALANCE DUE ON CLOSING (Subject to Adjustments):

BALANCE OF THE PURCHASE PRICE SHALL BE PAID TO THE VENDOR IN CASH OR BY CERTIFIED CHEQUE ON CLOSING, SUBJECT TO ADJUSTMENTS

THE FOLLOWING SCHEDULES ARE APPENDED HERETO - AND FORM PART OF THIS AGREEMENT:

SCHEDULE "A" Features List,	SCHEDULE "K" Interest In A Comment Elements Condominium,
SCHEDULE "B" Floor Plans,	SCHEDULE "L" Legal Review Condition,
SCHEDULE "C" Community Plan,	SCHEDULE "NC" Non-Canadian Residents' Clause,
SCHEDULE "E" Purchaser's Extras,	SCHEDULE "O" Terms Of Occupancy Licence,
SCHEDULE "F" Financing Condition,	SCHEDULE "T" Tarion Statement of Critical Dates, Tarion Addendum & Warranty Information,
SCHEDULE "FP" Site Plan,	SCHEDULE "W" Warning Clauses,
SCHEDULE "G" Restrictive Covenants,	SCHEDULE "X" Legal Terms and Provisions,
SCHEDULE "H" Early Termination Conditions,	SCHEDULE "Y" Agency Disclosure,
SCHEDULE "I" Acknowledgement Re: Plans,	SCHEDULE "Z" Purchase Eligibility
SCHEDULE "J" Purchasers' Consent,	

DATE OF OFFER: DAY OF , 20.

IRREVOCABLE DATE: DAY OF , 20.

CLOSING DATE: DAY OF , 20.

(SEE PARTICULARS OF CLOSING DATE AND OTHER CRITICAL DATES AND TERMS IN SCHEDULE “T”)

PURCHAER’S ADDRESS:

PURCHAER’S ADDRESS:

SIGNED, SEALED AND DELIVERED
in the presence of

WITNESS

WITNESS

CONTACT INFORMATION:

PHONE:

EMAIL:

CONTACT INFORMATION:

PHONE:

EMAIL:

PURCHASER

PURCHASER

THE UNDERSIGNED hereby accepts the Offer and its terms and covenants, promises and agrees to and with the above-noted 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__.

Purchaser’s Solicitors:

Address

Tel:

Fax

MOSAIK (INNISFIL) INC.
(Vendor)

Per:

Name:
Title: A.S.O.
I have authority to bind the corporation.

Vendor’s Solicitors:

Bianchi Presta LLP
Attention: Domenic Presta
9100 Jane Street
Building “A”, 3rd Floor
Vaughan, ON L4K 0A4
Tel: (905) 738-1078
Fax: (905) 738-0528