

QUADCAM DEVELOPMENTS
THE WESTMOUNT BOUTIQUE RESIDENCES

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

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Month/Day/Year

Vendor: WESTMOUNT HOLDINGS INC.

Common Elements Condominium Plan No.: TBD

BLK#: _____ UNIT# _____ PLAN: _____

Lot Dim: Estimated Front _____ Depth _____ Model Type: _____ Elev. _____

Street _____ City: CITY OF TORONTO

Purchase Price: _____ (\$ _____)

Initial Deposit: FORTY THOUSAND Dollars (\$40,000)

Further Deposit Due: _____ 20__ Dollars (\$40,000)

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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 _____

WESTMOUNT HOLDINGS INC.

Per: _____
Authorized Signing Officer
I have authority to bind the Corporation

Purchaser’s Solicitor

Vendor’s Solicitor
BOB LOBLAW LAW LLP
Barristers & Solicitors
123 Fake St., Suite 321
Vaughan, Ontario L4K 0H9
Attention: Robert B. Loblaw
Tel: 905-555-777 Fax: 905-666-8888