

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(s): _____

Vendor: **WESTMOUNT HOLDINGS INC.**

Common Elements Condominium Plan No.: TBD

UNIT #: _____ FLOOR #: _____ PLAN: _____ Street _____ City: **CITY OF TORONTO**

Total Purchase Price: _____ (\$ _____)
Inclusive of the applicable HST as provided for in this Agreement

Initial Deposit: _____ (\$ _____)
Dollars to be submitted with this agreement

The sum of: _____ (\$ _____)
Dollars (which, together with the initial deposit represents five (5%) percent of the Purchase Price) submitted with this Agreement and post-dated thirty (30) days following the date of execution of this Agreement by the Purchaser;

The sum of: _____ (\$ _____)
Dollars (being two-and-one-half (2.5%) percent of the Purchase Price) submitted with this Agreement and post-dated thirty (60) days following the date of execution of this Agreement by the Purchaser;

The sum of: _____ (\$ _____)
Dollars (being two-and-one-half (2.5%) percent of the Purchase Price) submitted with this Agreement and post-dated thirty (90) days following the date of execution of this Agreement by the Purchaser;

The sum of: _____ (\$ _____)
Dollars (being two-and-one-half (2.5%) percent of the Purchase Price) submitted with this Agreement and post-dated thirty (120) days following the date of execution of this Agreement by the Purchaser;

The sum of: _____ (\$ _____)
Dollars (being two-and-one-half (2.5%) percent of the Purchase Price) submitted with this Agreement and post-dated thirty (150) days following the date of execution of this Agreement by the Purchaser;

The sum of: _____ (\$ _____)
Dollars (being five (5%) percent of the Purchase Price) submitted with this Agreement and post-dated thirty (180) days following the date of execution of this Agreement by the Purchaser;

The balance of the Purchase Price by wire transfer from the trust account of the Purchaser’s solicitor or by certified cheque drawn on the trust account of the Purchaser’s solicitor on the Tital Transfer Date to the Vendor or as the Vendor may direct, subject to the adjustments hereinafter set forth.

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____

SIGNED, SEALED
AND DELIVERED
in the presence of

_____	Purchaser:	DOB (mm/dd/yyyy)	SIN
_____	Purchaser:	DOB (mm/dd/yyyy)	SIN

Purchaser’s Address: _____ Phone: _____
_____ Email: _____

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 Office
I have authority to bind the Corporation

Purchaser’s Solicitor

Vendor’s Solicitor
BOB LOBLAW LLP
Barristers & Solicitors
123 Fake St., Suite 321
Concord, Ontario L4K 5Y8
Attention: Robert B. Loblaw
Tel: 905-555-777 Fax: 905-666-8888