

AGREEMENT OF PURCHASE AND SALE

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to purchase the property described below on the following terms:

PURCHASER: _____ D.O.B. (_____)
(M/D/Y)

PURCHASER: _____ D.O.B. (_____)
(M/D/Y)

VENDOR: **WILLOW TERRACE ESTATES INC.**

REAL ESTATE BROKER: **Intercity Realty Inc., Brokerage** / SITE STAFF: **Linda Davies**

LOT / BLOCK NO: _____ MODEL TYPE: _____ ELEVATION: _____
AS BUILT

PLAN: **51M-1219**

STREET: _____ MUNICIPALITY: **Town of Wasaga Beach, County of Simcoe**

PURCHASE PRICE:
_____ DOLLARS (\$ _____)

1 st	DEPOSIT WITH OFFER:	_____	DOLLARS (\$ _____)		
2 nd	DEPOSIT	_____ - N/A - _____	DOLLARS (\$ _____ - N/A - _____)	DUE ON:	_____ - N/A - _____
3 rd	DEPOSIT	_____ - N/A - _____	DOLLARS (\$ _____ - N/A - _____)	DUE ON:	_____ - N/A - _____
4 th	DEPOSIT	_____ - N/A - _____	DOLLARS (\$ _____ - N/A - _____)	DUE ON:	_____ - N/A - _____
5 th	DEPOSIT	_____ - N/A - _____	DOLLARS (\$ _____ - N/A - _____)	DUE ON:	_____ - N/A - _____
6 th	DEPOSIT	_____ - N/A - _____	DOLLARS (\$ _____ - N/A - _____)	DUE ON:	_____ - N/A - _____
7 th	DEPOSIT	_____ - N/A - _____	DOLLARS (\$ _____ - N/A - _____)	DUE ON:	_____ - N/A - _____

BALANCE DUE ON CLOSING (subject to adjustment): **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 THE AGREEMENT HEREIN:

DATE OF OFFER:	_____	DAY OF	_____	20__
IRREVOCABLE DATE:	_____	DAY OF	_____	20__
CLOSING DATE:	_____	DAY OF	_____	20__

The Closing Date shall be the Firm Closing Date established by the Vendor pursuant to the Tarion Addendum or, if applicable, the Delayed Closing Date if set by the Vendor pursuant to the Tarion Addendum annexed hereto.

SIGNED, SEALED AND DELIVERED in the presence of	_____	SEAL
	Purchaser	
	_____	SEAL
	Purchaser	

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 ON _____

Vendor’s Solicitors:
Attention: Steven Kichler
Goldman, Spring, Kichler & Sanders LLP
700 - 40 Sheppard Avenue West, Toronto, Ontario, M2N 6K9
Tel No. (416) 225-9400 Fax No. (416) 225-4805

WILLOW TERRACE ESTATES INC.

PER: _____
Authorized Signing Officer

ADDITIONAL INFORMATION

Purchaser’s Address: _____

Purchaser’s E-mail Address: _____

Phone: _____

Purchaser’s Solicitor: _____