

Total # of pages in this Agreement including all Schedules: _____

Agreement of Purchase and Sale Schedule(s): is/are attached and form(s) part of this Agreement.

- Equipment Mini/Mobile/Manufactured Home and/or Leased Land Community Vacant Land
 Resale Condominium Multi-Unit Residential Income Property Sale of Buyer's Property (SOBP)
 Water and Septic Other: _____

The Buyer _____
of _____

having personally viewed the following property not having personally viewed the following property other: _____

offers to buy from the Seller _____

the property known as (civic address/ lot #) _____

(PID(s)/ Serial #) _____ in the County of _____ Province of Nova Scotia

(the Property), at a purchase price of _____ dollars (\$ _____ CDN)

on the following terms subject to provisions in clause 5.1 regarding HST.

1. Deposit

1.1. The Buyer submits _____ dollars (\$ _____ CDN) on or before the _____ day of _____, 20____, payable to (payee): _____

in trust, as a deposit to be held pending completion or termination of this Agreement and to be credited towards the purchase price on completion. Balance of purchase price to be paid on closing or as otherwise stated in this Agreement. If the deposit is not delivered as specified, the Seller shall be at liberty to terminate this Agreement. If a deposit is being paid electronically, it is deemed received when it is available for deposit to the payee's trust account.

1.2. It is understood and agreed that if the Buyer does not complete this Agreement in accordance with the terms thereof, the Buyer shall forfeit the deposit, in addition to any other claim which the Seller may have against the Buyer for the Buyer's failure to complete. If the deposit is being returned to the Buyer, in accordance with the terms of this Agreement, it shall be done without interest or penalty (unless otherwise specified). The release of the deposit from the brokerage trust account is subject to NSREC By-law 611:

- a) At the time a transaction fails to complete, the broker holding the trust funds must advise the parties to the transaction that the brokerage is obligated to hold the trust funds in the trust account until:
- i) the parties to the transaction agree, in writing, as to how the money is to be disbursed; or
 - ii) the brokerage is ordered, by a court of competent jurisdiction, to disburse the trust funds in a specified manner.

1.3. The Buyer and Seller agree that any deposit held in trust by the Brokerage per clause 1.1, that is in excess of the remuneration (including HST) due to that Brokerage on closing of the transaction, shall be transferred to the Seller's lawyer's trust account once conditions unrelated to title have been met. These funds shall remain in the Seller's lawyer's trust account until closing.

2. Closing and Conveyance

2.1. This Agreement shall be completed on or before the _____ day of _____, 20____ (the closing date). Upon completion, vacant possession of the Property shall be given to the Buyer unless otherwise provided as follows: _____

2.2. The Seller shall use best efforts to have the Property clean and vacant, subject to the provisions of 2.1, for the Buyer's pre-closing viewing by _____ (a.m./p.m.) on the date outlined in clause 2.1.

2.3. All lands, buildings, fixtures and all other property being purchased hereby shall remain at the risk of the Seller. The Seller shall be responsible to keep the Property insured until closing. In the event of damage to the Property, the Buyer, having been advised of the insurance policy details, may either agree to accept the proceeds of the insurance and complete the purchase, or may terminate this Agreement and the deposit shall be returned to the Buyer (**not applicable to Resale Condominium Schedule – see clause 4 of the Schedule**).

2.4. Interest, rentals, leases, taxes, rates and fuel on the premises are to be adjusted to the closing date. The cost of municipal improvements, betterment charges and capital charges for utility or municipal services completed as of the date of this Agreement, whether billed or not, are to be paid by the Seller on or before the closing date unless otherwise stated.

2.5. The conveyance of the Property, which is the subject of this Agreement, shall be by _____ Deed (or general conveyance, if a mini/mobile home), drawn at the expense of the Seller, to be delivered on payment of the purchase price on the closing date. The Property is to be conveyed free from encumbrances, except for any easements, registered restrictions or covenants that do not materially affect the enjoyment and use of the property (**not applicable to Resale Condominium Schedule – see clause 3 of the Schedule**).

OFFER DATE: _____ / _____ / _____

BUYER'S INITIALS: _____ / _____ SELLER'S INITIALS: _____ / _____

PROPERTY: _____

BUYER: _____

3. Seller's Obligations

3.1. The Seller shall provide the Buyer or the Buyer's Agent with a copy of the following on or before the _____ day of _____, 20____ (check the applicable boxes):

- Property Disclosure Statement
Any restrictive covenants that may affect the Property
Equipment Schedule, if not attached, and all related contracts
Location certificate and/or survey, if available, without representations or warranties
Other:
Other:

4. Buyer's Conditions

4.1. This Agreement is subject to the Buyer, at the Buyer's expense, securing, conducting or reviewing the following on or before the _____ day of _____, 20____ (check the applicable boxes):

- Property Disclosure Statement
Any restrictive covenants that may affect the Property
Equipment Schedule, if not attached
Financing
Property Inspection(s)
Insurance
Other:
Other:

The Buyer shall provide the Seller or the Seller's Agent, on or before _____ a.m./p.m. Atlantic Time on the date specified above, with Form 408 confirming that all conditions identified in this clause are satisfied and now waived.

4.2. The Seller agrees to provide all reasonable assistance and access to the Buyer to allow completion of the above investigations and inspection(s) outlined in clause 4.1 and any schedule(s) attached to this Agreement.

5. Harmonized Sales Tax (HST)

It is the Seller's responsibility to determine whether the proposed transaction is subject to HST pursuant to the Excise Tax Act.

5.1. The Seller has determined that the Property is (check one of the following):

- Exempt from HST
Partially subject to HST; included in purchase price
Partially subject to HST; over and above purchase price
Subject to HST; included in purchase price
Subject to HST; over and above purchase price

5.2. If the conveyance contemplated by this Agreement is exempt or partially exempt from HST the Seller agrees to provide the Buyer, on or before the closing date, a certificate in a form reasonably satisfactory to the Buyer certifying that the conveyance contemplated by this Agreement is exempt from HST.

5.3. If the conveyance contemplated by this Agreement is subject to HST, then the HST shall be remitted in accordance with the applicable legislation.

6. Fixtures and Chattels

6.1. All fixtures attached to the Property as viewed on the _____ day of _____, 20____, are to remain with the Property and shall be included in the purchase price.

6.2. The following chattels, as viewed on the Property by the Buyer on the date in clause 6.1 and owned by the Seller, shall remain with the Property and be included in the purchase price and shall be conveyed to the Buyer in good working order, free and clear of encumbrances, on the date of closing:

- Fridge Stove Washer Dryer Freezer
Microwave Dishwasher Other:
Other: Other:

7. Additional Provisions

8. Lawyer Review

8.1. This Agreement is subject to the review by both the Buyer's and the Seller's lawyers, acting reasonably with respect to wording and content within the Agreement. This review shall be deemed to have been acceptable to both parties, unless the other party or their Agent is notified to the contrary, in writing, on or before the _____ day of _____, 20____.

If notice to the contrary is received, either party shall be at liberty to terminate this Agreement and the deposit shall be returned to the Buyer.

9. Property Migration

This clause is not applicable to leased land communities.

9.1. If the property needs to be migrated to the Land Registration System prior to closing, the Seller agrees to do so, at the Seller's expense, at least seven (7) days prior to closing. If the Seller fails to do so, either party shall be at liberty to terminate this Agreement and the deposit shall be returned to the Buyer.

10. Title Investigation

10.1. This Agreement is subject to the Seller's lawyer, at the Seller's expense, providing the Buyer's lawyer with the PID(s) for the Property within ten (10) business days of acceptance of this offer.

If the migration process requires the assignment of additional PID(s), those PID(s) shall be provided to the Buyer at the time of notification that the migration is complete.

10.2. The Buyer, at the Buyer's expense, shall be allowed five (5) business days to investigate title to the Property after receipt of the PID(s), or if the Property has not been migrated as of the date of this Agreement, five (5) business days after receiving notification that the migration is complete.

If within that time frame any valid objection to title is made, in writing, to the Seller and which the Seller is unable or unwilling to remove and which the Buyer shall not waive, this Agreement shall become null and void and the deposit shall be returned to the Buyer.

OFFER DATE: _____ / _____ / _____

PROPERTY: _____

BUYER: _____

11. Miscellaneous Provisions

- 11.1. Any tender of documents to be delivered or money payable may be made upon the Seller or the Buyer or any party acting on their behalf. Money paid, subsequent to the deposit, shall be by lawyer's trust cheque, certified cheque, electronic transfer or their equivalent, drawn on a chartered Canadian Bank, Trust Company or Credit Union.
- 11.2. All representations given by the Seller contained in this Agreement shall survive the closing unless otherwise stated in this Agreement.
- 11.3. Time shall, in all respects, be of the essence in this Agreement. In the event of a written agreement of extension, time shall continue to be of the essence. Failure to act within the time required constitutes a breach of the contract.
- 11.4. The Seller and the Buyer agree to be bound by offers and counter-offers and related documentation that may be transmitted electronically and that reproductions of the signatures therein, including electronic signatures, shall be treated as originals.
- 11.5. No amendment to the terms of this Agreement shall be effective unless it is in writing and signed by all parties.
- 11.6. If there is conflict or discrepancy between any provision added to this Agreement and any provision in the standard printed portion hereof, the added provision shall supersede the standard printed provision.
- 11.7. This Agreement shall be read with all changes of number and gender required by the context.
- 11.8. This Agreement shall be governed by the laws of the Province of Nova Scotia and the Seller, Buyer and the Brokerage(s) shall submit to the jurisdiction of the Courts of the Province of Nova Scotia for the resolution of any disputes that may arise out of this Agreement.
- 11.9. This Agreement shall be for the benefit of and be binding upon the parties, their respective heirs, executors, administrators, successors and assigns.
- 11.10. Business days are Monday–Friday, excluding statutory, provincial and civic holidays in the Province of Nova Scotia.

12. Agency Relationship

Complete 12.1 and 12.2 OR 12.3:

12.1. The Seller acknowledges that they do / do not have an agency relationship with either:

_____ Brokerage
 and / or _____
 Brokerage Representative or Designated Agent

12.2. The Buyer acknowledges that they do / do not have an agency relationship with either:

_____ Brokerage
 and / or _____
 Brokerage Representative or Designated Agent

12.3. The Buyer and the Seller acknowledge that they are in a transaction brokerage relationship and have signed a Transaction Brokerage Agreement with:

_____ Brokerage
 and / or _____
 Brokerage Representative or Designated Agent

13. Time for Seller's Response

This offer shall be open for acceptance until _____ a.m./p.m. Atlantic Time on the _____ day of _____, 20_____.

Signed, sealed and delivered in the presence of: _____ In Witness whereof I have hereunto set my hand and seal:

Witness _____ Buyer _____ SEAL _____ Date _____
 Witness _____ Buyer _____ SEAL _____ Date _____

14. Seller's Response

CHOOSE ONE OF THE FOLLOWING:

- I hereby **accept** the above offer and agree to sell on the terms set forth.
- I hereby confirm this offer was presented and **rejected**.
- I hereby confirm having read and **understand** this offer and have **prepared a Counter Offer**.

Signed, sealed and delivered in the presence of: _____ In Witness whereof I have hereunto set my hand and seal:

Witness _____ Seller _____ SEAL _____ Date _____
 _____ a.m./p.m.
 Atlantic Time
 Witness _____ Seller _____ SEAL _____ Date _____
 _____ a.m./p.m.
 Atlantic Time

RESALE CONDOMINIUM SCHEDULE

This Schedule is attached to and forms part of the Agreement of Purchase and Sale.
Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the *Nova Scotia Real Estate Trading Act*.
The NSREC is the regulator of the real estate industry in Nova Scotia.

Property Address: _____

Buyer: _____

Seller: _____

1. Unit Information

1.1. **Description:** The Seller confirms the resale condominium information as follows:

Corporation No. _____

Level No. _____ Unit No. _____

1.2. **Parking:** The Seller represents and warrants to the Buyer that parking is as follows (check all that apply):

Deeded #(s) _____ Assigned #(s) _____

Unassigned None

Other: _____

1.3. **Storage:** The Seller represents and warrants to the Buyer that storage is as follows (check all that apply):

Deeded #(s) _____ Assigned #(s) _____

None Other: _____

1.4. The Seller represents and warrants to the Buyer that the monthly common expense fees are: \$ _____

1.5. The Seller represents and warrants to the Buyer that at the time of acceptance of this offer, the Seller has not received a notice convening a special or general meeting of the unit owners of the Condominium Corporation respecting any of the following matters:

- a) the termination of the government of the Condominium property;
- b) any alteration or addition to the common elements or renovations thereto; and
- c) any substantial change in the assets or liabilities of the Condominium Corporation.

The Seller covenants and agrees that if any such notice is received prior to the closing date, they shall forthwith notify the Buyer or Buyer's Agent in writing and the Buyer shall be at liberty to terminate this Agreement and the deposit shall be returned to the Buyer.

2. Seller's Obligations

2.1. The Seller shall provide the Buyer or the Buyer's Agent with a copy of the following on or before the ____ day of _____, 20____:

- a) the declaration, the by-laws, the common element rules and regulations of the Condominium Corporation
- b) the reserve-fund study (if applicable)
- c) the most recent financial statements
- d) the last 12 months of board of directors' and members' minutes including most recent AGM minutes
- e) Condominium Corporation contact information
- f) other: _____

3. Buyer's Conditions

3.1. This Agreement is subject to the Buyer, at the Buyer's expense, securing, conducting or reviewing the following on or before the _____ day of _____, 20____:

- a) the declaration, the by-laws, the common element rules and regulations of the Condominium Corporation
- b) the reserve-fund study (if applicable)
- c) the most recent financial statements
- d) the last 12 months of board of directors' and members' minutes including most recent AGM minutes
- e) other: _____

The Buyer shall provide the Seller or the Seller's Agent, on or before _____ a.m./p.m. Atlantic Time on the date specified above, with Form 408 confirming that all conditions identified in this clause are satisfied and now waived. If the Buyer fails to provide the required form this Agreement shall be deemed terminated. If the Buyer determines, prior to the condition date, that they are not satisfied the Buyer may terminate this Agreement. The deposit shall be returned to the Buyer subject to the applicable NSREC By-laws.

4. Reserve Fund and Estoppel Certificate

- 4.1. It is understood and agreed by the parties that the results of a reserve fund study may cause the condominium fees to increase or a Special Assessment to be levied.
- 4.2. The Seller agrees, at their expense, to provide the Buyer an estoppel certificate prepared and executed in accordance with the *Condominium Act of Nova Scotia* and the by-laws of the Condominium Corporation in respect to the common expenses of the Seller and any default in payment thereof, no less than seven (7) business days prior to the closing date. The Buyer shall be deemed satisfied with the certificate unless the Seller or the Seller's Agent is notified to the contrary, in writing, within three (3) business days of receipt of the certificate. If notice to the contrary is received, then either party shall be at liberty to terminate this Agreement and the deposit shall be returned to the Buyer subject to the applicable NSREC By-laws.

5. Conveyance

- 5.1. The Buyer agrees that the conveyance of the Property shall be subject to the provisions of the *Condominium Act of Nova Scotia*, the declaration and by-laws, including the common element rules and regulations of the Condominium Corporation; and agrees to accept title to the Property subject to all rights and easements recorded against title for the supply and installation of telephone services, electricity, gas, sewers, water, television cable facilities and other related services included, but not limited to any existing municipal agreements and utilities or service contracts.

6. Damage

- 6.1. The unit and equipment therein shall be and remain at the risk of the Seller who shall be responsible to keep the Property insured until closing. In the event of damage to the unit or the building prior to closing, the Seller and the Buyer agree as follows:
 - a) that in the event of damage to the unit, the Buyer having been advised of the insurance policy details, may agree to complete the purchase with the proceeds of the Seller's unit insurance policy and the Condominium Corporation's Master Insurance Policy being used to repair the damage to the unit in accordance with the provisions of the applicable policy or declare this Agreement to be null and void and the deposit shall be returned to the Buyer; and
 - b) that in the event of major or substantial damage to the condominium building in which the unit is located or common elements, covered by the Condominium Corporation's Master Insurance Policy, the Buyer may, at their option, agree to complete the purchase or declare this Agreement to be null and void and the deposit shall be returned to the Buyer.

7. Adjustments / Representations

- 7.1. The Buyer and the Seller agree that any:
 - a) special assessments outstanding or levied by the Condominium Corporation on or before closing shall be paid by the Seller;
 - b) credit balance in the reserve or contingency fund of the Property is included in the purchase price; and
 - c) monthly common expense fees are to be adjusted to the closing date.

AGREEMENT OF PURCHASE AND SALE FOR NEW CONSTRUCTION

Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the *Nova Scotia Real Estate Trading Act*.
The NSREC is the regulatory body for real estate in Nova Scotia.

Total # of pages in this Agreement including all Schedules: _____

Agreement of Purchase and Sale Schedule(s): is/are attached and form(s) part of this Agreement.

- Equipment
- Sale of Buyer's Property (SOBP)
- HST Rebate
- Plans and Builder's Specifications
- Restrictive Covenants
- Water and Septic
- Other: _____
- Other: _____

The Buyer _____
of _____

offers to buy from the Seller _____

the property known as (civic address/ lot #) _____

PID(s) _____ in the County of _____ Province of Nova Scotia (the Property),

at a purchase price of _____

dollars (\$) _____ CDN, including HST) on the following terms:

1. Deposit 2. Closing and Conveyance

1.1. The Buyer submits _____ dollars (\$ _____ CDN) on or before the _____ day of _____, 20_____, payable to (payee):

2.1. This Agreement shall be completed on or before the _____ day of _____, 20_____, (the closing date). Upon completion, vacant possession of the Property shall be given to the Buyer unless otherwise provided as follows: _____

in trust, as a deposit to be held pending completion or termination of this Agreement and to be credited towards the purchase price on completion. Balance of purchase price to be paid on closing or as otherwise stated in this Agreement. If the deposit is not delivered as specified, the Seller shall be at liberty to terminate this Agreement. If a deposit is being paid electronically, it is deemed received when it is available for deposit to the payee's trust account.

1.2. It is understood and agreed that if the Buyer does not complete this Agreement in accordance with the terms thereof, the Buyer shall forfeit the deposit, in addition to any other claim which the Seller may have against the Buyer for the Buyer's failure to complete. If the deposit is being returned to the Buyer, in accordance with the terms of this Agreement, it shall be done without interest or penalty (unless otherwise specified). The release of the deposit from the brokerage trust account is subject to NSREC By-law 611:

2.2. The Seller shall deliver the Property to the Buyer free from accumulation of rubbish, tools, scaffolding and surplus materials and shall leave the Property in a clean state.
2.3. All lands, buildings, fixtures and all other property being purchased hereby shall remain at the risk of the Seller. The Seller shall be responsible to keep the Property insured until closing. In the event of damage to the Property, the Buyer, having been advised of the insurance policy details, may either agree to accept the proceeds of the insurance and complete the purchase, or may terminate this Agreement and the deposit shall be returned to the Buyer.

- a) At the time a transaction fails to complete, the broker holding the trust funds must advise the parties to the transaction that the brokerage is obligated to hold the trust funds in the trust account until:
 - i) the parties to the transaction agree, in writing, as to how the money is to be disbursed; or
 - ii) the brokerage is ordered, by a court of competent jurisdiction, to disburse the trust funds in a specified manner.

2.4. Interest, rentals, leases, taxes, rates and fuel on the premises are to be adjusted to the closing date. The cost of municipal improvements, betterment charges and capital charges for utility or municipal services completed as of the date of this Agreement, whether billed or not, are to be paid by the Seller on or before the closing date unless otherwise stated.

1.3. The Buyer and Seller agree that any deposit held in trust by the Brokerage per clause 1.1, that is in excess of the remuneration (including HST) due to that Brokerage on closing of the transaction, shall be transferred to the Seller's lawyer's trust account once conditions unrelated to title have been met. These funds shall remain in the Seller's lawyer's trust account until closing.

2.5. The conveyance of the Property, which is the subject of this Agreement, shall be by _____ Deed, drawn at the expense of the Seller, to be delivered on payment of the purchase price on the closing date. The Property is to be conveyed free from encumbrances, except for any easements, registered restrictions or covenants that do not materially affect the enjoyment and use of the property.

PROPERTY: _____

BUYER: _____

3. Seller's Obligations

3.1. The Seller shall build the house on the lot and carry out all work in a good and workmanlike manner in accordance with:

- a) the terms and conditions contained herein;
- b) the plans and specifications;
- c) the National Building Code of Canada;
- d) all relevant subdivision requirements, restrictive/protective covenants and building restrictions;
- e) all relevant requirements contained in the Seller's agreement of purchase and sale for the purchase of the lot from the developer, if applicable; and
- f) all local, municipal, provincial, and other applicable building by-laws and regulations.

3.2. The Seller shall (choose either a or b):

a) Provide a copy of the existing Location Certificate showing the final location of the footing.

OR

b) Supply a Location Certificate in the Buyer's name which shall show the final location of the footing.

The Seller provides no warranty as to the completeness or accuracy of the Location Certificate.

3.3. The Seller shall provide the Buyer or the Buyer's Agent with a copy of the following on or before the _____ day of _____, 20____ (check the applicable boxes):

- Proposed plan and/or approved plan of subdivision showing easement(s), if applicable
- Equipment Schedule, if not attached, and all related contracts
- Final plans and specifications, if not attached
- Restrictive/protective covenants, if not attached
- Other: _____
- Other: _____

4. Buyer's Conditions

4.1. This Agreement is subject to the Buyer, at the Buyer's expense, securing, conducting or reviewing the following on or before the _____ day of _____, 20____ (check the applicable boxes):

- Proposed plan and/or approved plan of subdivision showing easement(s), if applicable
- Equipment Schedule, if not attached
- Final plans and specifications, if not attached
- Restrictive/protective covenants, if not attached
- Financing
- Insurance
- Other: _____
- Other: _____

The Buyer shall provide the Seller or the Seller's Agent, on or before _____ a.m./p.m. Atlantic Time on the date specified above, with Form 408 confirming that all conditions identified in this clause are satisfied and now waived. If the Buyer fails to provide the required form this Agreement shall be deemed terminated. If the Buyer determines, prior to the condition date, that they are not satisfied the Buyer may terminate this Agreement. The deposit shall be returned to the Buyer subject to the applicable NSREC By-laws.

5. Site Inspection

5.1. The Buyer or authorized representatives shall have the right to inspect the work of the Seller at the Property at an agreed time, but shall not unduly impede the progress of the work and such inspection visits shall be subject to any stipulations of the Seller and the Seller's insurer. The Buyer enters the construction site at their own risk.

6. Change Orders

6.1. Any additions, deletions or changes to the materials and/or labour agreed to using Change Order (form 442), or a form supplied by the Seller shall become part of this Agreement.

7. Delays

7.1. The closing date may be affected if delays occur which are caused by unfavorable weather, strikes, fire, availability of materials and/or labour, decisions of the Buyer or any other causes beyond the reasonable control of the Seller. The Seller shall provide details for the cause of the delay(s) and provide their best estimate to the Buyer of the effect that such delays shall have on the Seller's work and the closing date. No such extension shall be made for the aforesaid delays unless the Buyer is advised by the Seller, in writing, within seven (7) days of the occurrence of the delay.

8. Pre-Occupancy Inspection

8.1. Prior to closing, the Buyer and the Seller shall establish a date for the pre-occupancy inspection of the Property. The inspection shall include a walk through of the Property and identification of any deficiencies. The Buyer may be assisted by an inspector of their choice at the buyer's expense.

9. New Home Warranty

9.1. The Property shall be covered by a _____ year Warranty issued by:

(Builder or Warranty company).

Where applicable, the Certificate of Possession form provided by the Seller shall be executed by all parties.

10. Holdbacks

10.1. **Occupancy Permit:** The Seller shall provide the Buyer with a Final Inspection Report and an Occupancy Permit on or before the closing date. The Buyer shall be entitled to hold back funds in an amount agreed to by the parties, until such time as the Occupancy Permit is issued. The funds shall be released when the Occupancy Permit is provided.

10.2. **Deficiencies:** At or immediately following the pre-occupancy inspection, deficiencies shall be agreed to in writing together with an amount to be held, by the Seller's lawyer, for each deficiency item, and a date by which each deficiency item shall be completed. The Buyer agrees to co-operate with the Seller to complete the deficiencies. The itemized dollar amount designated for each deficiency item shall be released to the Seller upon verification that the deficiency items have been completed.

Should a deficiency item not be completed by the date designated for completion, the holdback for that deficiency item shall, at the Buyer's option, be released to the Buyer, or held pending completion of the deficiency item by a newly agreed completion date.

The Buyer acknowledges that deficiency items are treated separately from warranty items that arise post-closing. The Buyer shall not obstruct or withhold the release of monies held back for deficiency items pending the completion of warranty items.

OFFER DATE: _____ / _____ / _____

MAY 1, 2026

PROPERTY: _____

BUYER: _____

10.3. Builder's Lien: The Seller and the Buyer agree to withhold from the proceeds of sale, the appropriate amount under the *Builder's Lien Act* (the "Act"), which sum shall be held in trust by the Seller's lawyer. The funds shall be released in accordance with the Act upon confirmation that no liens, attributable to the Seller, have been registered against the Property.

The Buyer agrees to instruct their lawyer to conduct a sub search of title on the first business day after the release date of the holdback funds. The Buyer's lawyer shall promptly notify the Seller's lawyer, in writing, of any liens that have been registered preventing release of the holdback. If no such notification is received by the Seller's lawyer within one (1) business day following the release date, the Seller's lawyer shall be at liberty to carry out a sub search of title and, if no liens have been registered, release the holdback funds to the Seller. Written confirmation that the sub search did not disclose any liens and funds have been released to the Seller shall be promptly provided to the Buyer's lawyer.

11. Lot Grading

11.1. On or before closing, the Seller shall provide written confirmation to the Buyer that the requirements of any applicable municipal by-law, relating to lot grading of the Property, have been complied with. Failing which, this shall be considered a deficiency and addressed in accordance with the holdback conditions of this Agreement.

12. Additional Provisions

13. Lawyer Review

13.1. This Agreement is subject to the review by both the Buyer's and Seller's lawyers, acting reasonably with respect to wording and content within the Agreement. This review shall be deemed to have been acceptable to both parties, unless the other party or their Agent is notified to the contrary, in writing, on or before the _____ day of _____, 20_____.

If notice to the contrary is received, either party shall be at liberty to terminate this Agreement and the deposit shall be returned to the Buyer.

14. Property Migration

14.1. If the property needs to be migrated to the Land Registration System prior to closing, the Seller agrees to do so, at the Seller's expense, at least seven (7) days prior to closing. If the Seller fails to do so, either party shall be at liberty to terminate this Agreement and the deposit shall be returned to the Buyer.

15. Title Investigation

15.1. This Agreement is subject to the Seller's lawyer, at the Seller's expense, providing the Buyer's lawyer with the PID(s) for the property within ten (10) business days of acceptance of this offer.

If the migration process requires the assignment of additional PID(s), they shall be provided to the Buyer at the time of notification that the migration is complete.

15.2. The Buyer, at the Buyer's expense, shall be allowed five (5) business days to investigate title to the Property after receipt of the PID(s) or, if the Property has not been migrated as of the date of this Agreement, five (5) business days after receiving notification that the migration is complete.

If within that time frame any valid objection to title is made, in writing, to the Seller and which the Seller is unable or unwilling to remove and which the Buyer shall not waive, this Agreement shall become null and void and the deposit shall be returned to the Buyer.

15.3. Any covenants and access, service or similar easements that affect the parcel, as a benefit or a burden shall be, prior to closing, registered on the title by the Seller's lawyer. An updated description shall be provided to the Buyer's lawyer not less than two days before closing.

16. Miscellaneous Provisions

16.1. Any tender of documents to be delivered or money payable may be made upon the Seller or the Buyer or any party acting on their behalf. Money paid, subsequent to the deposit, shall be by lawyer's trust cheque, certified cheque, electronic transfer or their equivalent, drawn on a chartered Canadian Bank, Trust Company or Credit Union.

16.2. All representations given by the Seller contained in this Agreement shall survive the closing unless otherwise stated in this Agreement.

16.3. Time shall, in all respects, be of the essence in the Agreement. In the event of a written agreement of extension, time shall continue to be of the essence.

16.4. The Seller and the Buyer agree to be bound by offers and counter offers and related documentation that may be transmitted electronically and that reproductions of the signatures therein including electronic signatures, shall be treated as originals.

16.5. No amendment to the terms of this Agreement shall be effective unless it is in writing and signed by all parties.

16.6. If there is conflict or discrepancy between any provision added to this Agreement and any provision in the standard printed portion hereof, the added provision shall supersede the standard printed provision.

16.7. This Agreement shall be read with all changes of number and gender required by the context.

16.8. This Agreement shall be governed by the laws of the Province of Nova Scotia and the Seller, Buyer and the Brokerage(s) shall submit to the jurisdiction of the Courts of the Province of Nova Scotia for the resolution of any disputes that may arise out of this Agreement.

16.9. This Agreement shall be for the benefit of and be binding upon the parties, their respective heirs, executors, administrators, successors and assigns.

16.10. Business days are Monday–Friday, excluding statutory, provincial and civic holidays in the Province of Nova Scotia.

OFFER DATE: _____ / _____ / _____

BUYER'S INITIALS: _____ / _____ SELLER'S INITIALS: _____ / _____

STARTE
MAY 1, 2026

PROPERTY: _____

BUYER: _____

17. Agency Relationship

OR

Complete 17.1 and 17.2 OR 17.3:

17.1. The Seller acknowledges that they do / do not have an agency relationship with either:

17.3. The Buyer and the Seller acknowledge that they are in a transaction brokerage relationship and have signed a Transaction Brokerage Agreement with:

Brokerage
and / or _____
Brokerage Representative or Designated Agent

Brokerage
and / or _____
Brokerage Representative or Designated Agent

Brokerage Representative or Designated Agent

17.2. The Buyer acknowledges that they do / do not have an agency relationship with either:

Brokerage
and / or _____
Brokerage Representative or Designated Agent

18. Time for Seller's Response

This offer shall be open for acceptance until _____ a.m./p.m. Atlantic Time on the _____ day of _____, 20_____.

Signed, sealed and delivered in the presence of:

In Witness whereof I have hereunto set my hand and seal:

Witness

Buyer 

Date

Witness

Buyer 

Date

19. Seller's Response

CHOOSE ONE OF THE FOLLOWING:

- I hereby **accept** the above offer and agree to sell on the terms set forth.
- I hereby confirm this offer was presented and **rejected**.
- I hereby confirm having read and understand this offer and have **prepared a Counter Offer**.

Signed, sealed and delivered in the presence of:

In Witness whereof I have hereunto set my hand and seal:

Witness

Seller 

Date

Witness

Seller 

Date

Atlantic Time

Atlantic Time

DO NOT USE
OR COPY
FOR EDUCATION
ONLY
THERE ARE OTHER VERSIONS
EFFECTIVE
STARTING
MAY 1, 2026

VACANT LAND SCHEDULE

This Schedule is attached to and forms part of the Agreement of Purchase and Sale.
Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the *Nova Scotia Real Estate Trading Act*.
The NSREC is the regulator of the real estate industry in Nova Scotia.

Property Address: _____

Buyer: _____

Seller: _____

DO NOT USE

1. Seller's Obligations

1.1. The Seller shall provide, prior to closing, and include in the purchase price the following services (check all that apply):

- Street paving Curbs Sidewalks
- Sewer service to the Property line Storm water drainage
- Water service to the Property line
- Other: _____
- Other: _____
- Other: _____

1.2. The Seller confirms that the (check one, if applicable):

- final municipal lot approval for the Property has been obtained.

OR

- final municipal lot approval for the Property will be obtained on or before the _____ day of _____, 20____, failing which the Buyer shall be at liberty to terminate this Agreement and the deposit shall be returned to the Buyer subject to the applicable NSREC By-laws.

1.3. The Seller agrees to provide, to the Buyer or the Buyer's Agent, with a copy of any documents in their possession relating to the items in clause 2.1 on or before the _____ day of _____, 20_____.

1.4. The Seller shall provide the Buyer access to the Property to carry out appropriate tests and the Buyer agrees to return the Property to its original condition and agrees to indemnify the Seller for any loss or damage suffered as a result of the property access.

2. Buyer's Conditions

2.1. This Agreement is subject to the Buyer, at the Buyer's expense, satisfying themselves on or before the _____ day of _____, 20_____ that the following is available or can be obtained (check all that apply):

- A building permit for the Buyer's intended structure(s)
- A permit to install an on-site sewage disposal system
- A well, providing a quality and quantity of water for the Buyer's intended usage
- Permission from the appropriate person or government agency to install a driveway at a suitable location
- Confirmation that utilities can be installed at suitable locations and costs
- A survey which confirms the location, size and configuration of the land to be conveyed
- Subdivision approval
- Zoning approval for the lot
- Environmental Assessment
- Other: _____
- Other: _____
- Other: _____

The Buyer shall provide the Seller or the Seller's Agent, on or before _____ a.m./p.m. Atlantic Time on the date specified above, with Form 408 confirming all conditions identified in this clause are satisfied and now waived. If the Buyer fails to provide the required form this Agreement shall be deemed terminated. If the Buyer determines, prior to the condition date, that they are not satisfied the Buyer may terminate this Agreement. The deposit shall be returned to the Buyer subject to the applicable NSREC By-laws.

2.2. Any municipal charges required to connect to municipal services are the responsibility of the Buyer.

3. Improvements, if Applicable

3.1. The following improvements to the Property are to remain with the Property and shall be included in the purchase price:

4. Additional Provisions

FOR EDUCATION ONLY

THERE ARE SEVERAL VERSIONS

EFFECTIVE

STARTING

MAY 1, 2026

OFFER DATE: _____ / _____ / _____

BUYER'S INITIALS: _____ / _____ SELLER'S INITIALS: _____ / _____

MULTI-UNIT RESIDENTIAL INCOME PROPERTY SCHEDULE

This Schedule is attached to and forms part of the Agreement of Purchase and Sale.
Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the *Nova Scotia Real Estate Trading Act*.
The NSREC is the regulatory body for real estate in Nova Scotia.

Property Address: _____

Buyer: _____

Seller: _____

1. Seller's Obligations

1.1. The Seller shall provide the Buyer or the Buyer's Agent with the following on or before the _____ day of _____, 20_____, (check the applicable boxes):

- A zoning letter from the municipality confirming authorized use
- Occupancy Permits, if available
- Fire Marshal reports that are in the Seller's possession
- Copies of all written leases for the Property
- Financial statements for the year(s) _____
- Current rent rolls and a statement of rent arrears
- Environmental assessment, if available
- Outstanding work orders, if applicable
- Other: _____
- Other: _____

1.2. The Seller acknowledges and agrees that the Buyer or the Buyer's Agent may contact the municipality as part of their due diligence.

2. Buyer's Conditions

2.1. This Agreement is subject to the Buyer, at the Buyer's expense, securing, conducting or reviewing the following on or before the _____ day of _____, 20_____, (check the applicable boxes):

- A zoning letter from the municipality confirming authorized use
- Occupancy Permits, if available
- Fire Marshal reports that are in the Seller's possession
- Copies of all written leases for the Property
- Financial statements for the year(s) _____
- Current rent rolls and a statement of rent arrears
- Environmental assessment, if available
- Outstanding work orders, if applicable
- Other: _____
- Other: _____

The Buyer shall provide the Seller or the Seller's Agent, on or before _____ a.m./p.m. Atlantic Time on the date specified above, with Form 408 confirming that all conditions identified in this clause are satisfied and now waived. If the Buyer fails to provide the required form this Agreement shall be deemed terminated. If the Buyer determines, prior to the condition date, that they are not satisfied the Buyer may terminate this Agreement. The deposit shall be returned to the Buyer subject to the applicable NSREC By-laws.

3. Miscellaneous Obligations

- 3.1. The Seller warrants to provide, prior to closing, a copy of all Notices to Quit which have been received up to and including the closing date. The Seller and the Buyer agree that if, at the time of closing, the total number of vacant units plus any Notices to Quit that have been given by existing tenants is more than _____, the Buyer may, at their option, terminate this Agreement and the deposit shall be returned to the Buyer.
- 3.2. The Seller agrees to deliver to the Buyer, at the time of closing, all keys for the building, including one (1) for each unit, one (1) master key and, where applicable, one (1) key for each coin-operated appliance on the Property with all keys to be properly labeled as to their usage.
- 3.3. The Seller agrees to provide to the Buyer, at the time of closing, the contact information for remaining tenants.
- 3.4. The Seller agrees that all security deposits, together with accumulated interest, shall be transferred to the Buyer at closing.
- 3.5. The Seller agrees to provide to the Buyer, at closing, a written notice to tenants indicating that the ownership of the building has been transferred and that future rental payments are to be made as directed by the new owner. Where applicable, the notice will also confirm to the tenants that security deposits and/or post-dated cheques have been transferred to the new owner.

4. Additional Conditions

