

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.

NSREC APPROVED 01/03/2022 (3) **FORM 400** PAGE 1 OF 3

Ag	al # of pages in this reement including all Schedules:	Agre	Equipment Resale Condominium Water and Septic	nd Sal	Mini/Mobile I	Home I		
The	Buyer							
of _								
	naving personally	viewed	I the following property	☐ not ha	aving persona	lly view	ed the fo	e following property
offe	rs to buy from the	e Seller						
the	property known a	s (civic	address/ lot #)					
(PID	O(s)/ Serial #)				in	the Co	ounty of	of Province of Nova Scot
(the	Property), at a p	urchase	price of					dollars (\$ CDN
on t	he following term	s subje	ct to provisions in clause 5.	1 regard	ing HST.			
1.	Deposit					2.	Closir	sing and Conveyance
1.2.	on or before the payable to: in trust, as a depo Agreement and to Balance of purcha Agreement. If the liberty to declare the liberty to declare the liberty to declare the Buyer's failure accordance with the Buyer's failure accordance with the release of applicable NSRECT The Buyer and Seclause 1.1, that is Brokerage on closlawyer's trust accordance or services.	esit to be be cred ase price deposit it his Agreent agree in the terms otherwise to complete the deposit if the deposit in excessing of the punt once	held pending completion or te ited towards the purchase pric to be paid on closing or as oft is not delivered as specified, the ment null and void. d that if the Buyer does not coms thereof, the Buyer shall for which the Seller may have agolete. If the deposit is being rete of this Agreement, it shall be see specified). It is agreed by the osit from the brokerage trust as see that any deposit held in trust is of the remuneration (including transaction, shall be transfere conditions unrelated to title heldelier's lawyer's trust account to	mination e on compensive seller selle	of this pletion. This shall be at is Agreement posit, in Buyer for the Buyer, in the Buyer, in the Buyer, in the Seller subject to the rokerage per flue to that a Seller's a met. These	2.2.	possess as follow The Sel subject All lands shall rer Property having be the process to the cleaning to the	Agreement shall be completed on or before the
						2.5.	The corby mobile hof the process from covenar	conveyance of the Property, which is the subject of this Agreement, shall be Deed (or general conveyance, if a mini/ le home), drawn at the expense of the Seller, to be delivered on payment a purchase price on the closing date. The Property is to be conveyed from encumbrances, except for any easements, registered restrictions or nants that do not materially affect the enjoyment and use of the property applicable to Resale Condominium Schedule – see clause 3 of the
								OFFER DATE:/

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6.1. All fixtures attached to the Property as viewed on the ____

BUYER'S INITIALS: _____ / ____

SELLER'S INITIALS: _____/

AGREEMENT OF PURCHASE AND SALE PROPERTY:			NSREC FORM 400 APPROVED 01/0	3/2022 (3) PAGE 3 OF
Property: Buyer:				
11. Miscellaneous Provisions		12. Agency Relation	nship	
11.1. Any tender of documents to be delivered or money upon the Seller or the Buyer or any party acting or subsequent to the deposit, shall be by lawyer's true electronic transfer or their equivalent, drawn on a selectronic transfer.	n their behalf. Money paid, st cheque, certified cheque,	Complete 12.1 and 12.2 (DR 12.3: dges that they □ do / □ do not hav	e an agency
Trust Company or Credit Union. 11.2. All representations given by the Seller contained in the closing unless otherwise stated in this Agreem			Brokerage	
11.3. Time shall, in all respects, be of the essence in thi written agreement of extension, time shall continue to act within the time required constitutes a breach	e to be of the essence. Failure	and / orBro	kerage Representative or Designated Agent	3
11.4. The Seller and the Buyer agree to be bound by off and related documentation that may be transmitte reproductions of the signatures therein, including of treated as originals.	d electronically and that	12.2. The Buyer acknowled relationship with either	dges that they ☐ do / ☐ do not haver:	e an agency
11.5. No amendment to the terms of this Agreement sha writing and signed by all parties.	all be effective unless it is in			
11.6. If there is conflict or discrepancy between any pro- and any provision in the standard printed portion h shall supersede the standard printed provision.		and / or	Brokerage kerage Representative or Designated Agent	
11.7. This Agreement shall be read with all changes of r by the context.	number and gender required	Bio	OR	
11.8. This Agreement shall be governed by the laws of and the Seller, Buyer and the Brokerage(s) shall s Courts of the Province of Nova Scotia for the reso arise out of this Agreement.	ubmit to the jurisdiction of the		eller acknowledge that they are in a tressing a signed a Transaction Brokerage Agree	
11.9. This Agreement shall be for the benefit of and be respective heirs, executors, administrators, success			Brokerage	
11.10. Business days are Monday–Friday, excluding sta holidays in the Province of Nova Scotia.	atutory, provincial and civic	and / orBro	kerage 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 th	e day of	, 20	
Signed, sealed and delivered in the presence of:	In Witness whereof I have	hereunto set my hand and s	eeal:	
Witness	Buyer	SEAL	Date	
Witness	Buyer	SEAI	Date	
14. Seller's Response				
CHOOSE ONE OF THE FOLLOWING:				
I hereby accept the above offer and agree to sell I hereby confirm this offer was presented and reje I hereby confirm having read and understand this	ected.	nter Offer.		
Signed, sealed and delivered in the presence of:	In Witness whereof I have	hereunto set my hand and s	eeal:	
Witness	Seller	SEAL	- Date	
			Atlantic Time	a.m./p.m
	-			
Vitness	Seller	SEAL	- Date	

Seller

Witness

Date



RESALE CONDOMINIUM SCHEDULE

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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.

Prope	The NSREC is the regulator of terty Address:	he real es	state in	dustry in Nova Scotia.
Buye	r:			
	r:			
	Unit Information			on or before the day of The Buyer shall be deemed to be satisfied with the Documents unless the
	Description eller confirms the resale condominium information as follows:			Seller or the Seller's Agent is notified to the contrary, in writing, on or before the day of If notice to
C	Corporation No			the contrary is received, then either party shall be at liberty to terminate this-
L	Level No.			Agreement and the deposit shall be returned to the Buyer.
	Unit No.	2.2.		Buyer shall provide the Seller or the Seller's Agent, on or before a.m./ p.m. Atlantic Time on the day of, 20
The Seapply):	Parking eller represents and warrants to the Buyer that parking is as follows (check all that: a) Deeded #(s)		fails Buye may	Form 408 confirming that clause 2.1 is satisfied and now waived. If the Buyer to provide the required form this Agreement shall be deemed terminated. If the er determines, prior to the condition date, that they are not satisfied the Buyer terminate this Agreement. The deposit shall be returned to the Buyer subject to applicable NSREC By-laws.
b	b) Assigned #(s)	2.3.	2.2 -l	t is understood and agreed parties that the results of a reserve fund study
C	c) 🗆 Unassigned	\sum	<mark>ノ</mark> ・	cause the condominium fees to increase or a Special Assessment to be levied.
	d)	Z.4.	he the	The Seller agrees, at their expense, to provide the Buyer an estoppel certificate ared and executed in accordance with the <i>Condominium Act of Nova Scotia</i> and by-laws of the Condominium Corporation in respect to the common expenses of Seller and any default in payment thereof, no less than seven (7) business days to the design date. The Ruyer shall be deemed estisfied with the certificate.
	Storage		unle	to the closing date. The Buyer shall be deemed satisfied with the certificate ss the Seller or the Seller's Agent is notified to the contrary, in writing, within
The Seapply):	eller represents and warrants to the Buyer that storage is as follows (check all that			e (3) business days of receipt of the certificate. If notice to the contrary is ived, then either party shall be at liberty to terminate this Agreement and the
	a) Deeded #(s)			osit shall be returned to the Buyer.
	b)	3.	Col	nveyance
	c) None	3.1.		Buyer agrees that the conveyance of the Property shall be subject to the isions of the Condominium Act of Nova Scotia, the declaration and by-
d 1.4. T	d) The Seller represents and warrants to the Buyer that the monthly common expense		laws Corp ease	n, including the common element rules and regulations of the Condominium poration; and agrees to accept title to the Property subject to all rights and ements registered against title for the supply and installation of telephone
\$			serv	ices, electricity, gas, sewers, water, television cable facilities and other related ices included, but not limited to any existing municipal agreements and utilities or ice contracts.
	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	4.	Dai	mage
n	of the unit owners of the Condominium Corporation respecting any of the following matters: a) the termination of the government of the Condominium property;	4.1.	The be re	unit and equipment therein shall be and remain at the risk of the Seller who shall esponsible to keep the Property insured until closing. In the event of damage to unit or the building prior to closing, the Seller and the Buyer agree as follows:
	b) any alteration or addition to the common elements or renovations thereto; and		a)	that in the event of damage to the unit, the Buyer having been advised of the
c	any substantial change in the assets or liabilities of the Condominium Corporation.			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
С	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 denocit shall be returned.	4		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
to	Buyer shall be at liberty to terminate this Agreement and the deposit shall be returned to the Buyer. Documentation			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
	The Seller shall provide the Buyer with a copy of (hereinafter the Documents):		complete the purchase or declare this Agreement to be null and voic deposit shall be returned to the Buyer.	
	the declaration, the by-laws, the common element rules and regulation of the	5.	Adj	ustments / Representations
	Condominium Corporation;	5.1.	The	Buyer and the Seller agree that any:
c	the reserve-fund study (if applicable);the most recent financial statements; and		a)	special assessments outstanding or levied by the Condominium Corporation or
	 the most recent minimal statements, and the last 12 months of board of directors' and members' minutes including most recent AGM minutes, 		b)	or before closing shall be paid by the Seller; credit balance in the reserve or contingency fund of the Property is included in the purchase price; and OFFER DATE: / /
				the purchase price, and OFFER DATE://



AGREEMENT OF PURCHASE AND SALE FOR NEW CONSTRUCTION

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(HOUSE AND LAND)

Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the Nova Scotia Real Estate Trading Act.

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	reement including	Αg	reement of Purcl	hase and Sale S	chedule	(s): is/are attached ar	nd form(s) pa	rt of this Agreement.	
	all Schedules:		Equipment		Sale of Bu	yer's Property (SOBP)		HST Rebate	
			Plans and Builder's	Specifications	Restrictive	e Covenants		Water & Septic	
_			Other:						
The	Buver								
	-								
		•	,						
PID	(s)			in the County	of		Pro	ovince of Nova Scotia	(the Property),
at a	purchase price of								
doll	ars (\$				CDN, in	cluding HST) on the fol	lowing terms	i.	
1.	Deposit				2.3.	All lands, buildings, fixture	es and all othe	er property being purchas	ed hereby
	The Buyer submits			dollars		shall remain at the risk of			
	(\$	of	, 20	CDN) on or befo	re	Property insured until clos having been advised of the			
	uieuay	UI	, 20	, payable to.		the proceeds of the insura Agreement and the depos			ay terminate this
			pending completion or to			Interest, rentals, leases, t		•	re to be adjusted
			towards the purchase pri- e paid on closing or as of			to the closing date. The c	ost of municip	al improvements, bettern	nent charges an
	Agreement. If the de	posit is no	t delivered as specified, t			capital charges for utility of Agreement, whether billed			
	liberty to declare this	ū				closing date unless other		The paid by the Selier on	or before the
1.2.			at if the Buyer does not conereof, the Buyer shall fo		^{nt} 2.5.	The conveyance of the Pi			
	addition to any othe	r claim which	ch the Seller may have a	gainst the Buyer for		be by Seller, to be delivered on			
			. If the deposit is being renis Agreement, it shall be			Property is to be conveyed	d free from en	ncumbrances, except for	any easements,
			pecified). It is agreed by t		71	registered restrictions or and use of the property.	covenants that	do not materially affect t	the enjoyment
	applicable Commiss		from the brokerage trust s.	account is subject to tr		Seller's Obligations			
1.3.			at any deposit held in trus		r	The Seller shall build the		lot and carry out all work	in a good and
			the remuneration (includins action, shall be transfer		0.1.	workmanlike manner in a		-	iii a good and
	lawyer's trust accou	nt once cor	nditions unrelated to title	have been met. These	•	a) the terms and condi-	tions contained	d herein;	
	tunds shall remain li	n the Seller	's lawyer's trust account	until closing.		b) the plans and specifi			
2.	Closing and Co	nveyand	e			c) the National Building			avananta and
2.1.			leted on or before the (the closing date).	•	ont	 all relevant subdivisions; 		ts, restrictive/protective co	ovenants and
			ill be given to the Buyer i		anı			d in the Seller's agreemen	
	otherwise provided	as follows:				•		t from the developer, if apport other applicable building by	•
7						regulations.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		oy .a
•	TI 0 11 11 11 11				_ •				
2.2.			perty to the Buyer free from surplus materials and sha		n				
	a clean state.	-		. ,					
							OFFER DA	ATE:/	
_	Trademarks are owned and controlle	d hy The Canadian	Real Estate Association						

NSREC FORM 403 APPROVED 01/03/2022 (2) PAGE 2 OF 4
nge Orders
dditions, deletions or changes to the materials and/or labour agreed to Change Order (form 442), or a form supplied by the Seller shall become f this Agreement.
ys
losing date may be affected if delays occur which are caused by orable weather, strikes, fire, availability of materials and/or labour, ons of the Buyer or any other causes beyond the reasonable control of eller. The Seller shall provide details for the cause of the delay(s) and le their best estimate to the Buyer of the effect that such delays shall have a Seller's work and the closing date. No such extension shall be made for oresaid delays unless the Buyer is advised by the Seller, in writing, within 1 (7) days of the occurrence of the delay.
Occupancy Inspection
to closing, the Buyer and the Seller shall establish a date for the pre- pancy inspection of the Property. The inspection shall include a walk gh of the Property and identification of any deficiencies. The Buyer may be sed by an inspector of their choice at the buyer's expense.
Home Warranty
Property shall be covered by a year Warranty issued by:
Warrat carrand
er or Warranty company). e applicable, the Certificate of Possession form provided by the Seller shall ecuted by all parties.
backs
pancy Permit: The Seller shall provide the Buyer with a Final Inspection rt and an Occupancy Permit on or before the closing date. The Buyer shall titled to hold back funds in an amount agreed to by the parties, until such as the Occupancy Permit is issued. The funds shall be released when the bancy Permit is provided.
iencies: At or immediately following the pre-occupancy inspection, encies shall be agreed to in writing together with an amount to be held, a Seller's lawyer, for each deficiency item, and a date by which each ency item shall be completed. The Buyer agrees to co-operate with the to complete the deficiencies. The itemized dollar amount designated for deficiency item shall be released to the Seller upon verification that the ency items have been completed.
d a deficiency item not be completed by the date designated for letion, the holdback for that deficiency item shall, at the Buyer's option, be sed to the Buyer, or held pending completion of the deficiency item by a agreed completion date.
buyer acknowledges that deficiency items are treated separately from nty items that arise post-closing. The Buyer shall not obstruct or withhold lease of monies held back for deficiency items pending the completion of nty items.
er's Lien: The Seller and the Buyer agree to withhold from the proceeds e, the appropriate amount under the <i>Builder's Lien Act</i> (the "Act"), which shall be held in trust by the Seller's lawyer. The funds shall be released cordance with the Act upon confirmation that no liens, attributable to the

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.

AGREEMENT OF PURCHASE AND SALE FOR NEW CONSTRUCTION

Provide a copy of the existing Location Certificate showing the final

Supply a Location Certificate in the Buyer's name which shall show

_ day of _

_____ (check the applicable boxes):

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

Proposed plan and/or approved plan of subdivision showing easement(s),

Equipment Schedule, if not attached, and all related contracts

4.1. This Agreement is subject to the Buyer, at the Buyer's expense, securing,

Proposed plan and/or approved plan of subdivision showing easement(s),

3.3. The Seller shall provide the Buyer or the Buyer's Agent with a copy of

_ (check the applicable boxes):

Final plans and specifications, if not attached

☐ Restrictive/protective covenants, if not attached

conducting or reviewing the following on or before the _ __, 20__

Final plans and specifications, if not attached Restrictive/protective covenants, if not attached

These conditions shall be deemed to be satisfactory to the B

the Buyer subject to the applicable NSREC By-laws.

or the Seller's Agent is notified to the contrary in writing on or before the date

The Buyer shall provide the Seller or the Seller's Agent, on or before

outlined in clause 4.1. 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.

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

a.m./ p.m. Atlantic Time on the date specified above, with Form 408

Equipment Schedule, if not attached

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

location of the footing.

the following on or before the

the final location of the footing.

OR

Location Certificate.

if applicable

Other:

Buyer's Conditions

if applicable

Financing

Insurance

Other:

Other: _

PROPERTY: BUYER:

Cha

6.1. Anv a using part o

Dela

7.1. The c unfav decisi the Se provid on the the af seven

Pre-

8.1. Prior occup through assist

New

9.1. The P

(Build

Where he ex

10. Hold

BUYER'S INITIALS: _____ / _

- 10.1. Occu Repoi be en time a Occur
- 10.2. Defic deficie by the deficie Seller each deficie

Shoul comp releas newly

The B warra the re warra

10.3. Build of sal sum s in acc Seller, have been registered against the Property.

OFFER DATE:	
SELLER'S INITIALS:	

AGREEMENT OF PURCHASE AND SALE FOR NEW CONSTRUCTION PROPERTY:	NSREC FORM 403 APPROVED 01/03/2022 (2) PAGE 3 OF 4
BUYER:	
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	15. Title Investigation15.1. 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)
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	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.
released to the Seller shall be promptly provided to the Buyer's lawyer. 11. Lot Grading	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
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.	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.
12. Additional Conditions	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.
13. Lawyer Review13.1. This Agreement is subject to the review by both the Buyer's and Seller's lawyers,	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.
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	16.7. This Agreement shall be read with all changes of number and gender required by the context.
other party or their Agent is notified to the contrary, in writing, on or before the day of 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.	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.
14. Property Migration	16.9. This Agreement shall be for the benefit of and be binding upon the parties, their respective heirs, executors, administrators, successors and assigns.
 14.1. It is agreed and understood that (choose a or b): a)	16.10. Business days are Monday–Friday, excluding statutory, provincial and civic holidays in the Province of Nova Scotia.
OR b) □ the Property title has not been migrated to the Land Registration System at the date of this Agreement, and the Seller agrees, at the Seller's expense, to do so at least seven (7) business days prior to closing.	
	OFFER DATE:

AGREEMENT OF PURCHASE AND SALE FOR NEW CONST	RUCTION	NSF	REC FORM 403 APPROVED 01	03/2022 (2) PAGE 4 OF
PROPERTY:				
BUYER:				
17. Agency Relationship			OR	
Complete 17.1 and 17.2 <u>OR</u> 17.3:		47.0 TL D	1 1 1 0 00 .	
		17.3. The Buyer and the Seller	acknowledge that they are in a ed a Transaction Brokerage Ag	
17.1. The Seller acknowledges that they ☐ do / ☐ do relationship with aithory	not have an agency	relationship and have sign	ed a Transaction brokerage Ag	reement with.
relationship with either:				
			Brokerage	
Brokerage		- and / or		
		Broke	rage Representative or Designated A	Agent
and / orBrokerage Representative or Design	ated Agent	_		
	3	Broke	rage Representative or Designated	gent
17.2. The Buyer acknowledges that they \(\square\) do \(\square\) do	not have an agency			
relationship with either:	not have an agency			
rotationomp with outlor.				
Brokerage		-		
and / orBrokerage Representative or Design	ated Agent	-		
18. Time for Seller's Response				
This offer shall be open for acceptance until	_ a.m./ p.m. Atlantic Time o	n the day of	, 20	
Signed, Sealed and delivered in the presence of:	In Witness whereof I h	ave hereunto set my hand and seal:		
Witness	Buyer	SEAL	Date	
Webser	D	SEAL	Dete	
Witness	Buyer	12.2	Date	
19. Seller's Response				
CHOOSE ONE OF THE FOLLOWING:				
☐ I hereby accept the above offer and agree to sell of	on the terms set forth			
☐ I hereby confirm this offer was presented and rejections.				
☐ I hereby confirm having read and understand this of		Counter Offer.		
Signed, Sealed and delivered in the presence of:	In Witness whereof I h	ave hereunto set my hand and seal:		
olgried, oedied and denvered in the presence of.	III WILIESS WIICICOI I II	ave hereunto set my hand and seal.		
NE.	0.11	\$EAL	-	
Witness	Seller	OLAL	Date	
				a.m./p.m
			Atlantic Time	
		*		
Witness	Seller	SEAL	Date	
			Atlantic Time	a.m./p.m
			AMOUNTO THING	



VACANT LAND SCHEDULE

This Schedule is attached to and forms part of the Agreement of Purchase and Sale.

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The NSREC is the regulator of the real estate industry in Nova Scotia.

NSREC APPROVED 01/03/2022 (4) FORM 404 PAGE 1 OF 1

_	perty Address:	
3uy	/er:	
Sell	ler:	
	Seller's Obligations	2.2. The Seller shall provide the Buyer access to the Property to carry out
.1.	The Seller shall provide, prior to closing, and include in the purchase price the following services (check all that apply):	appropriate tests and the Ruyer agrees to return the Property to its original
	☐ Street paving ☐ Curbs ☐ Sidewalks	2.3. The Buyer shall be deemed to be satisfied with clause 2.1 unless the Seller or
	☐ Sewer service to the Property line ☐ Storm water drainage	Seller's Agent is notified to the contrary, in writing, on or before the
	Water service to the Property line	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. The Buyer shall provide the Seller or the Seller's Agent, on or before
		a.m./ p.m. Atlantic Time on theday of,
		20 with Form 408 confirming clause 2.1 is satisfied and now waived. If the Buyer fails to provide the required form this Agreement shall be deemed
.2.	Any municipal charges required to connect to municipal services are the responsibility of the Buyer.	terminated. If the Buyer determines, prior to the condition date, that they are no
.3.	The Seller confirms that the (check one, if applicable):	to the Buyer subject to the applicable NSREC By-laws.
	final municipal lot approval for the Property has been obtained.	3. Improvements, if Applicable
	OR	3.1. The following improvements to the Property are to remain with the Property and
	final municipal lot approval for the Property will be obtained on or before the day of, 20,	shall be included in the purchase price:
	failing which the Buyer shall be at liberty to terminate this Agreement and	
	the deposit shall be returned to the Buyer.	*
2.	Buyer's Conditions	
2.1.	This Agreement is subject to the Buyer, at the Buyer's expense, satisfying themselves that the following is available or can be obtained (check all that	
	apply):	4. Additional Conditions
	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 insta driveway at a suitable location	a
	☐ Confirmation that utilities can be installed at suitable locations and cost	
	A survey which confirms the location, size and configuration of the land be conveyed	0
	☐ Subdivision approval	
	☐ Zoning approval for the lot	
	☐ Environmental Assessment	
		_
	The Seller agrees to provide, to the Buyer, any copies and documents in their	
	The Seller agrees to provide, to the Buyer, any copies and documents in their possession relating to the above items	
	The Seller agrees to provide, to the Buyer, any copies and documents in their	



MINI/MOBILE HOME 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.

NSREC APPROVED 01/03/2022 (2) FORM 406 PAGE 1 OF 1

Property Address:	
Buyer:	
Seller:	
1. Mini/Mobile Home Description	3. Buyer's Obligations
1.1. The Seller confirms the mini/mobile home information as follows:	3.1. The Buyer, at the Buyer's expense, shall satisfy themselves as to the following:a) approval by park management as a tenant
Check only one of the boxes: On Seller's land On rented pad	a) approval by park management as a tenantb) approval for the home to remain on the lot
Model #:	c) confirmation of the monthly lot rental
Serial #:	d) a copy of the Park rules and regulations
Make:	e) a copy of the Park management inspection report
Manufacture Year:	f) other:
Dimensions:	3.2. The Buyer snair be deemed satisfied with clause 2.1 and 3.1 unless the Seller or the Seller's 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
2. Seller's Obligations	is received, either party shall be at liberty to terminate this Agreement and the deposit shall be returned to the Buyer.
Complete clauses 2 and 3 only if the mini/mobile home is located in a park.	The Buyer shall provide the Seller or the Seller's Agent, on or beforea.m./ p.m. Atlantic Time on theday of,
2.1. The Seller shall:	with Form 408 confirming that clause 3.1 is satisfied and now waived.
a) provide the Buyer or the Buyer's Agent with:	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
i) a current copy of the park rules and regulations	satisfied the Buyer may terminate this Agreement. The deposit shall be returned
ii) confirmation of the current lot rent	to the Buyer subject to the applicable NSREC By-laws.
iii) the assessment account number	4. Additional Conditions
iv) park management's contact information	
b) at the Seller's expense have the Property inspected by park management	
 obtain written confirmation from park management that the home can remain on the lot 	
d) other:	
e) other:	
on or before the, 20	
X	

OFFER DATE: _____/___/



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MULTI-UNIT RESIDENTIAL INCOME PROPERTY SCHEDULE

NSREC APPROVED 01/03/2022 (2) FORM 407 PAGE 1 OF 1

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.

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 Dustanding work orders, if applicable 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. on or before the day of, 20, (check the applicable units plus any Notices to Quit that have been given by existing tenants is no than, the Buyer may, at their option, terminate this Agreement and the deposit shall be returned to the Buyer. The Seller warrants to provide, to closing, a copy of all Notices to Quit which have been given by existing tenants is no than, the Buyer may, at their option, terminate this Agreement and the deposit shall be returned to the Buyer. The Seller warrants to provide, to closing, a copy of all Notices to Quit which have been given by existing tenants is no than, the Buyer may, at their option, terminate this Agreement and the deposit shall be returned 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 we 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 interesting the provide, to closing, a copy of all Notices to Quit which have been received up to closing, a copy of all Notices to Quit which have been received up to closing, a copy of all Notices to Quit which have been received u	Prop	perty Address:		
Seller's Obligations The Seller shall provide the Buyer or the Buyer's Agent with the following on or before the	Buy	er:		
 1.1. The Seller shall provide the Buyer or the Buyer's Agent with the following on or before the	Selle	er:		
 1.1. The Seller shall provide the Buyer or the Buyer's Agent with the following on or before the	l.	Seller's Obligations	3.	Miscellaneous Obligations
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 The Seller acknowledges and agrees that the Buyer or the Buyer's Agent may contact the municipality as part of their due diligence. Buyer's Obligations 1.1. The information from the above clauses is deemed to be satisfactory unless the Seller or the Seller's Agent is notified to the contrary, in writing on or before the deposit shall be returned to the Buyer. Agent is notified to the Confirming clause 1.1 is satisfied and now waived. If the Buyer hall 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 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		The Seller and the Buyer agree that if, at the time of closing, the total 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. 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 agrees to deliver to the Buyer, at the time of closing, all keys for
 □ Financial statements for the year(s) □ □ Current rent rolls and a statement of rent arrears □ Environmental assessment, if available □ Outstanding work orders, if applicable □ Cutstanding work orders, if applicable □ The Seller acknowledges and agrees that the Buyer or the Buyer's Agent may contact the municipality as part of their due diligence. □ Buyer's Obligations □ The information from the above clauses is deemed to be satisfactory unless the Seller or the Seller's Agent is notified to the contrary, in writing, on or before the deposit shall be returned to the Buyer. □ Additional Conditions 				applicable, one (1) key for each coin-operated appliance on the Property with al
□ Cutstanding work orders, if applicable 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 Obligations 2. The information from the above clauses is deemed to be satisfactory unless the Seller or the Seller's Agent is notified to the contrary; in writing, on or before the deposit shall be returned to the Buyer. 2. The information from the above clauses is deemed to be satisfactory unless the Seller or the Seller's Agent is notified to the contrary; in writing, on or before deposit shall be returned to the Buyer. 2. The Information from the above clauses is deemed to be satisfactory unless the Seller's Agent is notified to the contrary; in writing, on or before deposit shall be returned to the Buyer. 3.5. The Seller agrees that all security deposits, together with accumulated intershall be transferred to the Buyer at closing. 3.5. The Seller agrees to provide to the Buyer, at closing, a written notice to ter indicating that the ownership of the building has been transferred and that future rental eheques payments are to be made payable as directed by the owner. Where applicable, the notice will also confirm to the tenants that se deposits and/or post-dated cheques have been transferred to the new owner. Where applicable, the notice will also confirm to the tenants that se deposits and/or post-dated cheques have been transferred to the new owner. Where applicable, the notice will also confirm to the tenants that se deposits and/or post-dated cheques have been transferred to the new owner. Where applicable, the notice will also confirm to the tenants that se deposits and/or post-dated cheques have been transferred to the new owner. Where applicable, the notice to the owner. Where applicable, the notice			3.3.	The Seller agrees to provide to the Buyer, at the time of closing, the contact
 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 Obligations 2. Buyer's Obligations 2.1. The information from the above clauses is deemed to be satisfactory unless the Seller or the Seller's Agent is notified to the contrary, in writing, on or before the deposit shall be returned to the Buyer. 2. The Buyer shall provide the Seller or the Seller's Agent, on or before a.m./p.m. Atlantic Time on the day of a.m./p.m. Atlantic Time on the day of 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 		_	3.4.	The Seller agrees that all security deposits, together with accumulated interest,
deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have been transferred to the new own deposits and/or post-dated cheques have deposits and/or post-dated cheques have been transferred to th	.2.	The Seller acknowledges and agrees that the Buyer or the Buyer's Agent may	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 cheques payments are to be made payable as directed by the new
Seller or the Seller's 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. The Buyer shall provide the Seller or the Seller's Agent, on or before a.m./ p.m. Atlantic Time on the day of, 20 with Form 408 confirming clause 1.1 is 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	<u>2</u> .			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.
		Seller or the Seller's Agent is notified to the contrary, in writing, on or before theday 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. The Buyer shall provide the Seller or the Seller's Agent, on or beforea.m./ p.m. Atlantic Time on theday of, 20 with Form 408 confirming clause 1.1 is 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	4.	



BUYER WAIVER OF CONDITIONS

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.

NSREC APPROVED 01/03/2022 **FORM 408** PAGE 1 OF 1

Buyer:				
Seller:				
RE: Agreement of Purchase and Sale (the Agreement) Property known as:	between the Buyer and the Seller accepted on the	day of	, 20	, relating to the
		PID(s)/ Serial #:		
1. Buyer Notice				
In accordance with the Agreement, the Buyer gives not applicable):	ice to the Seller they are satisfied with and waive the fo	ollowing conditions (specify of	exact clauses and s	chedule(s), if
		70		
-				
All remaining terms and conditions in the Agreement sh	nall remain in full force and effect.			
Signed, sealed and delivered in the presence of:	In Witness whereof I have hereunto set my han	*		
Witness	Buyer	SEAL		
***************************************	Sajoi	*		
Witness	Ruser	SEAL		



WATER AND SEPTIC 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 the real estate industry in Nova Scotia.

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Вuy	er:		
ell	er: _		
1.			3. Additional Conditions
	The	Iller's Obligations Seller shall provide the Buyer or the Buyer's Agent with a copy of all reports certificates in the Seller's possession pertaining to the Property's well and tic on or before the day of	5. Additional Conditions
1.2.	ther	Seller, at the Seller's expense, agrees to mark the well location(s), make n accessible and expose septic tank covers, as required for inspection(s) on efore the date indicated in clause 3 of the Agreement of Purchase and Sale.	
1.3.	tanl qua pun	Seller shall provide proof to the Buyer or the Buyer's Agent that the septic to have been pumped out within the last year(s) prior to this offer by a lified company. If not, the Seller agrees, at their expense to have the septic aped out by a qualified company prior to closing. The Seller is to provide of of pumping to the Seller's lawyer on or before closing.	
2.	Bu	yer's Conditions	
2.1.		Agreement is subject to the Buyer, at the Buyer's expense, to conduct tests inspections of the well and septic systems, if applicable, to determine:	
	a)	the quality of the well water on the Property, including that it meets the recommended health standards of the Government of Nova Scotia for bacteria, minerals, and chemicals;	
	b)	the quantity of well water, including that it provides sufficient water for the needs of the Buyer; and	
	c)	the condition and function of the septic system.	
		results shall be deemed satisfactory unless the Seller or the Seller's nt is notified to the contrary, in writing, on or before the day of If notice to the contrary is received, either	
	retu	y shall be at liberty to terminate this Agreement and the deposit shall be rned to the Buyer. Buyer shall provide the Seller or the Seller's Agent, on or before	
	a.m	./ p.m. Atlantic Time on theday of, 20 with	
		m 408 confirming that all conditions identified in this clause are satisfied and waived. If the Buyer fails to provide the required form this Agreement shall	
	be o	deemed terminated. If the Buyer determines, prior to the condition date, that	
	they be r	vare not satisfied the Buyer may terminate this Agreement. The deposit shall eturned to the Buyer subject to the applicable NSREC By-laws.	

		OFFER DATE:		I
BUYER'S INITIALS:	 1	SELLER'S INITIALS:	/	1