

SCHEDULE "B" TO THE AGREEMENT OF PURCHASE AND SALE

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

BUYER, _____, and
SELLER,

For the Purchase and Sale of: 5 Sousa Mendes Street TH 503, Toronto, Ontario M6P 3Z5

Notwithstanding anything in the preceding pages to the contrary, the following terms and conditions shall apply to the Agreement of Purchase and Sale.

LEGAL DESCRIPTION: UNIT 96, LEVEL 2, TORONTO STANDARD CONDOMINIUM PLAN NO. 2576 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4501159 CITY OF TORONTO

PARKING SPACE(S): 1- Unit 109, Level A

CHATTELS INCLUDED: Samsung fridge with water dispenser, KitchenAid gas stove, Whirlpool dishwasher, Whirlpool exhaust hood, Whirlpool stainless steel fridge, stacked Whirlpool washer & dryer, electrical light fixtures, window coverings, furnace, central air conditioner.

FIXTURES EXCLUDED: All items on the 8' 6" x 5' balcony (off the den) including propane BBQ and smoker, Wicker Seating Furniture on the Terrace including Chair and 2-Seater with cushions and storage, table and chairs (6) located on the terrace and umbrella on terrace.

RENTAL ITEMS: Hot water heater (combination system)- \$59.89/month (Enercare)

It is understood and agreed that the seller provides no warranties or representations with respect to the condition of the property or any chattels or fixtures included.

Business or banking day is defined as a day other than a Saturday, Sunday or statutory holiday.

It is understood and agreed there will be Two (2) access visits no more than 1 hour in length at mutually agreed upon times and will exclude the period 3 business days prior to closing. This will be in addition to any mortgage related inspection by an appraiser.

It is understood and agreed the BUYER shall upon acceptance of this Agreement of Purchase and Sale (a) Deliver a certified cheque, bank draft or send a wire transfer to Royal LePage Real Estate Services Ltd. on account of the deposit or (b) Deliver an uncertified cheque and then exchange it for a certified cheque or bank draft or email receipt of wire transfer by 7:00 p.m. on the first business day following the date of acceptance, failing which the Seller reserves the right in his sole discretion to declare this Agreement of Purchase and Sale null and void by giving notice by email, fax or hand delivery to the Buyer or his agent.

THE BUYER ACKNOWLEDGES that the Feature Sheets, marketing materials and any pre-inspection reports provided by the Listing Broker with respect to this property were ordered and obtained for their respective purposes. The Listing Broker makes no representations or warranties regarding these materials and/or their content. Any reliance on the materials is at the Buyer's sole risk. The Buyer agrees to indemnify and hold harmless the Seller, the Listing Broker and its Sales Representatives for any errors, omissions and any representations, express or implied, contained in the materials.

NOTICES: When not in multiple representation notices pursuant to this Agreement can be received by the SELLER electronically at babiakoffice@gmail.com

Buyer(s) Initials _____

Seller(s) Initials _____