

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: 577 Beresford Avenue, Toronto, Ontario M6S 3C2

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: PT LT 98-99 BLK F PL 615 TWP OF YORK AS IN TB361828; S/T & T/W TB361828; CITY OF TORONTO. (FORMERLY NORTH YORK).

CHATELS INCLUDED: Maytag stove, Samsung dishwasher, Maytag French door fridge, Whirlpool exhaust hood, Kenmore washer, Kenmore dryer, electrical light fixtures, blinds, central vacuum, sauna, central air conditioner, forced-air gas furnace, electric fireplace.).

EXCLUSIONS: Coat hook in laundry room.

RENTAL: Hot water tank - Enercare \$26.74/month.

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.

THE BUYER ACKNOWLEDGES the boundaries of the property along with the rights of way (between 577 and 579 Beresford and the on the eastern end of the property adjacent to the lane) as shown on the existing survey attached hereto as Schedule D and accepts the title and property accordingly.

It is understood and agreed that 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 _____