

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: 60 Clendenan Avenue Toronto ON M6P 2W5

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: PCL 145-1 SEC M501; PT LT 145 W/S CLENDENAN AV PL M501 TORONTO COMMENCING AT A POINT IN THE WESTERLY LIMIT OF CLENDENAN AVENUE DISTANT 11 FEET SOUTHERLY THEREON FROM THE INTERSECTION OF THE LIMIT BETWEEN LOTS 145 AND 146 ON SAID PLAN; THENCE SOUTHERLY ALONG THE WESTERLY LIMIT OF CLENDENAN AVENUE 28 FEET MORE OR LESS TO A POINT IN SAID LIMIT DISTANT 11 FEET NORTHERLY THEREON FROM THE SOUTHWEST ANGLE OF SAID LOT 145; THENCE WESTERLY IN A STRAIGHT LINE, 100 FEET MORE OR LESS TO THE WESTERLY LIMIT OF SAID LOT DISTANT 11 FEET NORTHERLY FROM SOUTHEAST ANGLE OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LIMIT OF SAID LOT, 28 FEET MORE OR LESS TO A POINT 11 FEET SOUTHERLY THEREON FROM THE NORTHWEST ANGLE OF SAID LOT; THENCE EASTERLY IN A STRAIGHT LINE 100 FEET MORE OR LESS TO THE PLACE OF BEGINNING; TOGETHER WITH A RIGHT OF WAY IN, OVER, ALONG AND UPON THE NORTHERLY 3 FEET 11 INCHES OF THE LANDS IMMEDIATELY ADJOINING THESE LANDS ON THE SOUTH BY A DEPTH OF 70 FEET WESTERLY FROM THE WESTERLY LIMIT OF CLENDENAN AVENUE; SUBJECT TO A RIGHT OF WAY IN, OVER, ALONG AND UPON THE SOUTHERLY 4 FEET OF THESE LANDS BY A DEPTH OF 70 FEET WESTERLY FROM CLENDENAN AVENUE, SAID TWO STRIPS OF LAND TO FORM A PASSAGEWAY OR DRIVEWAY FOR THE USE OF THE OWNERS AND OCCUPANTS FROM TIME TO TIME OF THE HOUSE ON THESE LANDS AND THAT TO THE SOUTH THEREOF; TORONTO (DESCRIPTION AMENDED ON 2001/06/18 BY LAND REGISTRAR #10) , CITY OF TORONTO

Fronting on: West

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

INCLUDED: LG refrigerator, Maytag Stove/Oven, Bosch dishwasher, GE washing machine, Kenmore Dryer, all ELF's, window coverings, heating system, central air conditioning system,, radiant floor heating in both upstairs bathrooms, Apilare whole house humidifier, 2 sheds in backyard

EXCLUDED: Barbeque , all outdoor furniture

Buyers' Initials _____

Seller's Initials _____

RENTAL: The following equipment is rented and not included in the Purchase Price. The Buyer agrees

to assume the rental contract(s), if assumable: hot water tank (rented) @ \$32 per month

The parties to this agreement hereby acknowledge and agree that the deposit holder, Babiak Team Real Estate., shall place the deposit into its non-interest-bearing real estate trust account, and no interest shall be earned, received, or paid on deposit.

VACANT HOME TAX | The Sellers warrant that the property is not subject to the Toronto Vacant Home Tax and agrees to provide to the Buyer, a copy of the duly executed Declaration of occupancy status with respect to the subject property filed with the City of Toronto. If the property should become subject to the Vacant Home Tax as per City of Toronto By-Law 97-2022, or any other penalties therein, then the Sellers hereby agree to pay the Vacant Home Tax, in full, prior to the closing date, and further agree to assume full liability for payment of the Vacant Home Tax and agree to indemnify and save harmless the Buyer from any and all liability pertaining to said Vacant Home Tax that may arise after closing of this transaction

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.

It is understood and agreed there may be up to 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.

The Buyer acknowledges there is no up-to-date survey for the property and also acknowledges that the lot dimensions provided by the listing brokerage were obtained from MPAC (Municipal Property Assessment Corporation).

It is understood and agreed the BUYER shall (a) Deliver a bank draft to Babiak Team Real Estate Brokerage Ltd. on account of the deposit or (b) complete a direct deposit into the Brokerage Trust Account 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 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.

Buyers' Initials _____

Seller's Initials _____

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

Seller agrees to leave premises in a clean and broom swept condition, and agrees to remove any and all furniture, clothing, personal items and debris from the subject property. Seller will not cap or patch any exposed electrical outlets / wall or ceiling holes caused by the removal of lighting fixtures, art, mirrors, brackets for wall mounted television screens or any other items removed by the seller.

Parking Pad

THE SELLER warrants that the front pad parking is legal and City of Toronto licensing payments are up to date.

Buyers' Initials _____

Seller's Initials _____