Ontario Real Estate Association

Form 105
for use in the Province of Ontario

Schedule B
Agreement of Purchase and Sale

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

BUYER: ....., and

SELLER: The Estate of Walter Alexander Scott & The Bank of Nova Scotia

for the property known as 48 Stevenson Crescent Renfrew

ON K7V 1J4 dated the 1 day of October, 2024

The Seller CAN NOT and WILL NOT warrant any conditions such as, but not limited to:
- The property contains no UFFI
- Sanitary systems
- Water supplies

Please delete and initial the UFFI clause on all offers presented to the Seller for consideration.

The minimum irrevocable period on all offers must be 72 hours (excluding non-banking days) with the expiry date and time falling on a regular business day and within the hours of 9 am and 4 pm.

1) The Buyer acknowledges that The Bank of Nova Scotia Trust Company and / or the Estate of Walter Alexander Scott make no representation and/or warranties with respect to the state of repair of the premises, appliances and other inclusions and the Buyer accepts the property, the buildings/structures, appliances and other inclusions thereon in their present state and in an "as is" condition.
2) The Buyer warrants and represents that they are not an employee, officer, director nor a member of such person's immediate family of THE BANK OF NOVIA SCOTIA or any affiliate thereof, or acting on behalf of any such person.
3) The Buyer warrants and represents that they are an individual - or entity considered AT ARM'S LENGTH from the Testator, the Executor and/or The Estate nor a member of such Person's immediate family.
Confirmation of points 1) and 3) inclusive from the Offeror should be submitted at the same time of presenting the offer to purchase. The Seller will not accept and review any offers that the acceptance date has expired.

This form must be initialled by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S): **INITIALS OF SELLER(S):**

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