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: TIMOTHY MILTON SHAW & BARBARA JANE LITTLE PARPERT

for the property known as 318 Selby Ave Ottawa

ON K1Z6R1 dated the ..... day of ....., 20.....

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 business 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 acting as the Power of attorney for Timothy Milton Shaw and Barbara Jane Little Parpert make no representations 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 NOVA 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 iI1U11ediate family.

Confirmation of points 1) to 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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