



CONTRACT OF PURCHASE AND SALE - 104

Developed & Provided by your Saskatchewan REALTORS® Association
This contract is to be used only for properties of commercial nature, including farms, hotels, businesses, etc.

Buyer's Brokerage RE/MAX of Lloydminster

Brokerage Address 5726-44th Street Lloydminster AB T9V 0B6

Salesperson Vernon McClelland Phone number 780.808.2700

I/WE _____
(Names of Buyers: herein called Buyer) (Address) (Postal Code) (Phone)

(Names of Buyers: herein called Buyer) (Address) (Postal Code) (Phone)

HEREBY OFFER TO PURCHASE from

Chantelle Peat
(Names of Sellers: herein called Seller) (Address) (Postal Code) (Phone)

(Names of Sellers: herein called Seller) (Address) (Postal Code) (Phone)

Seller's Brokerage RE/MAX OF LLOYDMINSTER

Brokerage Address 5726 - 44 Street Lloydminster AB T9V0B6

Salesperson Vernon McClelland Phone number (780) 808-2700

the following described property: Blk B Plan 102061426 Ext 0
(Legal land description or description of business)

having the following Address: _____ City or R.M. Milton

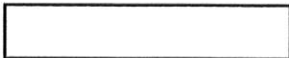
- Subject to the reservations and exceptions appearing in the existing Certificate of Title and free and clear of all encumbrances except such encumbrances as are hereafter expressly agreed to be assumed by the Buyer, for the SUM (Sale Price) of: _____ dollars

Sale Price to be paid as follows:

- \$ _____ Deposit to be made to the Buyer's Brokerage unless otherwise indicated
 - Deposit instructions Initial Deposit \$10,000.00
 - \$ _____ Financing (if applicable)
 - \$ _____ (approx.) balance of cash, to be paid subject to the adjustments herein provided, to the Seller's Solicitor or Brokerage of the Seller, or to the Buyer's Solicitor as the case may be, _____ days before the Possession Date.
 - Buyer acknowledges that taxes, tax credits, payments and mortgage interest rate may be subject to revision.
- This contract is made conditional upon the following:
 - Financing to be arranged on terms and rate satisfactory to the Buyer on or before mm _____ dd _____ yyyy _____
 -

Unconditional cash offer.

Buyer(s) Initials



SIGNED by the Buyer at _____, mm ____ dd ____ yyyy _____.

SIGNED, SEALED AND DELIVERED in the presence of

IN WITNESS WHEREOF I have hereunto set my hand

Witness

Buyer

Witness

Buyer

ACCEPTANCE AND DIRECTION TO PAY COMMISSION AND TAXES

I/WE HEREBY ACCEPT the above Offer together with all conditions contained therein and covenant to carry out the sale on the terms and conditions above mentioned. I do further acknowledge my obligation to pay commissions and all applicable federal and provincial taxes to the Seller's Brokerage pursuant to the listing agreement with respect to the property. I/WE FURTHER HEREBY IRREVOCABLY AND UNCONDITIONALLY DIRECT AND AUTHORIZE MY/OUR SOLICITOR, as indicated by me/us below, or any other Solicitor acting on my/our behalf in this sale, to pay the aforesaid taxes and commission, less the deposit hereby accepted, from the proceeds of the sale when releasable and this shall be and constitute my/our full and sufficient authority for so doing.

I/WE HEREBY CERTIFY that I/we are residents of Canada as defined under the provisions of Section 116 of *The Income Tax Act* and that I/we will provide satisfactory evidence of such residency.

SIGNED by the Seller at _____, mm ____ dd ____ yyyy _____.

SIGNED, SEALED AND DELIVERED in the presence of

IN WITNESS WHEREOF I have hereunto set my hand

Witness

Seller Chantelle Peat

Witness

Seller

Buyer's Solicitor

Seller's Solicitor

[Faint, illegible text, likely bleed-through from the reverse side of the page]

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORS®) and/or the quality of services they provide (MLS®). Used under license. Copyright - For Use Only by Members of the Saskatchewan REALTORS® Association

