

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: 42 Larkin Avenue, Toronto, ON M6S1L8

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 11-1 SEC M524; LT 12 N/S LARKIN AV PL M524 TORONTO; PT LT 11 N/S LARKIN AV PL M524 TORONTO; PT LT 13 N/S LARKIN AV PL M524 TORONTO COMM AT A POINT IN THE N WLY LIMIT OF LARKIN AV DISTANT 1 FT S WLY FROM THE MOST ELY ANGLE OF SAID LT 11; THENCE N WLY AND PARALLEL TO THE N ELY LIMIT OF THE LAST NAMED LT, 89 FT 4 INCHES MORE OR LESS TO A POINT IN THE N WLY LIMIT OF SAID LT 11; THENCE N ELY ALONG THE N WLY OR REAR LIMITS OF SAID LOTS 11, 12 AND 13 BEING ALONG THE S ELY LIMIT OF A LANE, 50 FT MORE OR LESS TO A POINT DISTANT 14 FT N ELY FROM THE MOST WLY ANGLE OF SAID LT 13; THENCE S ELY AND PARALLEL TO THE S WLY LIMIT OF SAID LT 13, 89 FT 4 INCHES MORE OR LESS TO A POINT IN THE SAID N WLY LIMIT OF LARKIN AV; THENCE S WLY ALONG THE LAST MENTIONED LIMIT 50 FT MORE OR LESS TO THE POC; TORONTO , CITY OF TORONTO

Fronting on: the north side of Larkin Avenue

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

INCLUDED: stove, refrigerator, dishwasher, washer, dryer, light fixtures, existing blinds.

RENTAL: Hot water tank (rented)

The parties to this agreement hereby acknowledge and agree that the deposit holder, Babiak Team Real Estate Brokerage Ltd., 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 (a) the property has not been vacant for six months or more during the 2023 calendar year; (b) the property does not constitute a 'Vacant Unit', nor does it constitute a 'Deemed Vacant Unit', as defined under City of Toronto By-Law 97-2022 (Toronto Vacant Home Tax Bylaw); and (c) they have submitted, in full, their declaration of occupancy status with respect to the subject property, as it pertains to the Vacant Home Tax, to the City of Toronto, on or before the February 29, 2024, deadline. 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.

The wood burning fireplace is not operational.

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 upon acceptance of this Agreement of Purchase and Sale (a) Deliver a certified cheque or bank draft to Babiak Team Real Estate Brokerage Ltd. on account of the deposit or (b) Deliver an uncertified cheque and then exchange it for a certified cheque or bank draft 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.

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

Buyers' Initials _____

Seller's Initials _____