

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: 311 Armadale Avenue, Toronto, Ontario, M6S 3X5

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: PT LT 18 PL 1508 TORONTO AS IN WT116999; S/T WT116999 PARTIALLY RELEASED AS TO PARTS 1 AND 3 PLAN 66R33689; T/W CA91199 PARTIALLY RELEASED AS TO PART 10 PLAN 66R33689; CITY OF TORONTO

Fronting on: the East side of Armadale Avenue

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

INCLUDED: Sub-Zero fridge, Wolf stove, ASKO dishwasher, Fisher Paykel exhaust hood, Marvel wine fridge, LG ThinQ washer & dryer, all electrical light fixtures (except dining room chandelier), under-counter GE fridge in laundry room, Abode alarm system, custom closet systems in bedrooms, TV brackets apart from main floor family room, all existing bathroom and closet mirrors

EXCLUDED: Dining room chandelier, basketball net, wine barrel coat rack, all (three) wall mounted TVs and TV bracket in family room, shelving units in basement storage rooms, all patio furniture, BBQ, 3 planters on front porch, Frigidaire freezer in basement, 3 planters in the rear (Corten steel planters, cedar planters and hanging front planters will remain), two mirrors in dining room and mirror in south-west bedroom

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 for approximately \$31.17 per month including HST

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.

Buyers' Initials _____

Seller's Initials _____

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.

NO SURVEY CLAUSE :

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).

The Buyer acknowledges that the parking pad licence with the City of Toronto does not automatically transfer and that the Buyer is responsible for applying for the licence transfer on or following closing.

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 _____