

## AGREEMENT OF PURCHASE AND SALE

### PART 1: COMMON CLAUSES

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The Buyer, JACKSON PETER THOMS and JACKIE KATE THOMS, of 89 Chester Highway, Chester, Nova Scotia, having personally viewed the following property, offers to buy from the Seller, SHEENA MARLA ADDISON, through the Agents SOUTH WINDS REALTY LTD. and PRIMROSE PROPERTIES INC., said property known as 59 Seaview Crescent, Martins Point, Nova Scotia, PID 45920527, in the County of Lunenburg, Province of Nova Scotia, at a purchase price of ONE HUNDRED AND NINETY-FIVE THOUSAND DOLLARS (\$195,000) on the following terms subject to provisions in Paragraph 9(b) regarding HST which must be initialled by the parties to this Agreement.

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#### **3. CLOSING DATE**

This Agreement shall be completed on or before the 3rd day of November, 20-- (hereinafter called "the closing date"). Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided.

The Seller shall use her best efforts to have the property empty by 12 noon to facilitate the Buyer's pre-closing viewing.

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#### **10. GENERAL**

Any tender of documents to be delivered or money payable may be made upon the Seller or the Buyer, or any party acting on their behalf. Money paid, subsequent to the deposit, shall be by Solicitor's trust cheque, certified cheque, or their equivalent, drawn on a chartered Canadian Bank, Trust Company, or Credit Union.

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**12. ADDITIONAL TERMS AND CONDITIONS**

This Agreement is further subject to the following terms and conditions:

Chattels to remain: All window coverings, fridge, stove, washer, dryer, and dishwasher

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- Subject to a new first/second mortgage being made available to the Buyer by September 27, 20--, in the amount of ONE HUNDRED THOUSAND DOLLARS (\$100,000) at an interest rate not to exceed 6.75% per annum calculated half-yearly, not in advance, with a 25-year amortization period, 5-year term, and repayable in blended payments of approximately NINE HUNDRED AND TWENTY-THREE DOLLARS AND SIXTY CENTS (\$923.60) per month including principal and interest (plus 1/12 of the annual taxes, if required by the mortgagee). This condition is for the sole benefit of the Buyer.
- Subject to the Buyer receiving and approving a satisfactory inspection from a certified home inspector by September 29, 20--. This condition is for the sole benefit of the Buyer. The Seller will allow access to the property with reasonable notice.
- Subject to the Buyer conducting a satisfactory search at the municipal planning office by September 28, 20--. This condition is for the sole benefit of the Buyer.
- Subject to the Buyer receiving and approving a satisfactory septic testing (non-invasive) and a flow test on the well by October 2, 20--. This condition is for the sole benefit of the Buyer. The Seller will allow access to the property with reasonable notice.
- Subject to the Seller providing the Buyer with a copy of a Survey of the property by September 29, 20--, to confirm the property is as the Buyer believes it to be. This condition is for the sole benefit of the Buyer.