



Schedule “ ”

Property Address _____

Vendor _____

Purchaser _____

Condominium Property Act

Agreements of purchase and sale

52(1) An agreement of purchase and sale respecting a unit or a proposed unit shall contain the provisions prescribed by regulation if the declarant is the vendor. **52(2)** In addition to any prescribed provisions, an agreement referred to in subsection (1) shall include the following provision: “The purchaser shall have 10 days on receipt of any documents prescribed by regulation to review and determine whether anything included in the documents materially affects the purchaser’s enjoyment of the property and if, within that period, the purchaser makes an objection to the vendor in writing that the vendor is unable or unwilling to remove and the purchaser is unwilling to waive, the agreement shall be void and the deposit shall be returned to the purchaser, without interest and without liability by the vendor for any expenses incurred or damages sustained by the purchaser.” **52(3)** A prescribed provision, including the provision in subsection (2), is deemed to be part of every agreement of purchase and sale for which the provision is prescribed, despite any agreement, waiver or statement or declaration to the contrary.

AGREEMENTS OF PURCHASE AND SALE

Contents

29 Every agreement of purchase and sale entered into by a declarant as the vendor of a unit or a proposed unit shall include the following provisions: (a) that the vendor shall deliver to the purchaser the following: (i) a copy of the proposed plan of survey showing: (A) the perimeter of the horizontal surface of the land and the perimeter of the buildings, if any; *C-16.05 Condominium Property Act 2009-169* 19 (B) the shape and the boundaries of the unit and the location of the unit in relation to the other units; (C) the location of the unit with reference to the building and to the level number, if any; and (D) the common elements, including those intended for the exclusive use of the owner; or (ii) a conceptual design of the entire development identifying the location, size, number and general style of the units or land; (b) that the vendor shall deliver to the purchaser the proposed or approved declaration, by-laws and rules respecting the use of the common elements; (c) in the case of an existing building which had not been originally divided into condominium units that the declarant intends to convert into condominium units, that the vendor shall deliver to the purchaser the following: (i) the most current reserve fund study, if applicable; (ii) the most current building inspection report, if such a report is required under paragraph 5(3)(h) of the Act.

Dated at _____ this _____ day of _____ of 20 _____

Vendor _____ Purchaser _____

Vendor _____ Purchaser _____

Witness _____ Witness _____