



AGREEMENT OF PURCHASE AND SALE



The undersigned Purchaser(s) hereby agree(s) to and with the undersigned Vendor, through Nordale Realty & Associates Inc. (Agent), to purchase the property (the "Property") described below on the following terms:

Purchaser **ROBERT WILLIAM M AGNEW** Date of Birth **30-Jun-78**
Purchaser **NAHLA ORAHA** Date of Birth **8-Jul-78**
Vendor: **Bellaire Properties Inc.**

Lot No: **11** Phase: **5** Street: **1434 STOVELL CRESCENT**

Registered Plan Number: **51M-1169** Town of Innisfil, County of Simcoe

Model: **Buckhorn (1800) Elev B** Elevation is Subject to changes (windows, roof line(s), roof pitch(s), etc. approved by Architectural Control

of Bedrooms: **3** # of Bathrooms: **2+1**

Type / Lot Description: **Detached**

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DS
[Signature]

PURCHASE PRICE:

| | | |
|----------------------|-------------------------------|----------------|
| (i) | Base Sale Price | \$1,186,990.00 |
| (ii) | Lot Premium (if applicable) | \$0.00 |
| (iii) | Lot Treatment (if applicable) | \$0.00 |
| (iv) | Extras | \$0.00 |
| TOTAL PURCHASE PRICE | | \$1,186,990.00 |

DEPOSITS

| | | |
|-----------------|-------------|----------------------------------|
| Initial Deposit | \$30,000.00 | Due Upon Acceptance |
| Further Deposit | \$90,000.00 | Due on or before April 15, 2022; |

All above deposits are payable to the Vendor pending completion or other termination of this Agreement and to be credited against the purchase price on closing.

Due on Closing: PURCHASERS TO PAY BALANCE DUE ON CLOSING SUBJECT TO ADJUSTMENTS BY CASH OR CERTIFIED CHEQUE.

The following Schedules attached hereto form part of this agreement:


| | | | |
|------|--------------------------|---|---|
| B | Luxury Standard Features | F | Floor Plan & Elevation |
| B1 | PE001, Incentives | G | Granite |
| B1A | Extras | H | Hardwood |
| B2 | Bonus | W | Warning Clauses (G1 & G2) |
| D | Customer Declaration | | Appendix X11 |
| DECK | Deck Discloure | | Statement of Critical Dates / Addendum |
| E | Site Plan | | Warranty Information for New Freehold Homes |


Date of Agreement: **January 27, 2022**
Irrevocable Date: **February 01, 2022**
First Tentative Closing Date: **June 13, 2023**

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[Signature]

Initials: _____

 **Ontario** **Driver's Licence** **Permis de conduire** **ON CANADA**



1,2 NAME/ NOM
**AGNEW,
ROBERT WILLIAM M**

8 126 MEADOW VISTA CRES
HOLLAND LANDING, ON, L9N 0T4

4d NUMBER/
NUMÉRO **A3097 - 65897 - 80630**

4a ISS/DEL 2021/10/26 4b EXP/EXP 2024/06/30


6 DD/REF HD5073227 16 HGT/HAUT 175 cm

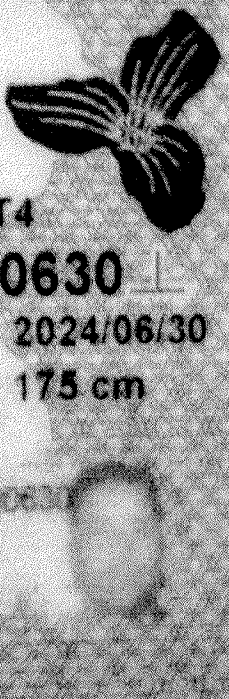
15 SEX/SEXE M

9 CLASS/
CATÉG G

12 REST/
COND

3 DOB/DDN 1978/06/30





agnew_rob@hotmail.com / 647-823-4448

 **Ontario** **Driver's Licence** **Permis de conduire** **ON CANADA**



1,2 NAME/ NOM
**ORAH,
NAHLA**

8 407-157 WELLINGTON ST E
ALLISTON, ON, L9R 0R7

4d NUMBER/
NUMÉRO **07154 - 57707 - 85708**

4a ISS/DEL 2021/06/15 4b EXP/EXP 2026/07/08

6 DD/REF GZ4771976 16 HGT/HAUT 160 cm

15 SEX/SEXE F

9 CLASS/
CATÉG G

12 REST/
COND

3 DOB/DDN 1978/07/08





nahlaoraha@gmail.com / 416-518-2058