



**Great West
Realty Inc.**
Brokerage

4066 Brigden Road, Petrolia ON N0N 1R0

519.882.4554 / 1-800-354-5199

To: United Country Real Estate | Great West Realty Inc.

C/O : Ronald Norman Maw and Joyce Lorraine Maw

4068 Florence Ave, Petrolia, ON N0N 1R0

Legal Description: LT 4-5 BLK 1 PL 69 PETROLIA; PT LT 3 BLK 1 PL 69 PETROLIA AS IN L940738; PETROLIA

Tri-Plex

1. I hereby tender to purchase the above property for the amount of \$ _____ dollars in accordance with the terms and conditions hereof.
2. I understand that this tender must be received by Great West Realty Inc, Brokerage not later than 8:00 pm. Local time on Wednesday, October 28, 2026, and that in the event of this tender being accepted, I shall be notified of its acceptance no later than Wednesday, October 28, 2026.
3. I enclosed a deposit in the form of a certified cheque/bank draft/money order for the sum of \$10,000.00 (dollars) written to Great West Realty Inc. In Trust, which will be forfeited if I am the successful tendered and if I do not pay the balance of the tendered amount and any land transfer tax or HST if applicable on closing date to be determined 35 days or sooner. All other deposits will be returned.
4. 6% Buyers Premium at this auction to be paid for by purchaser and added to the price becoming the contract price. HST is applicable to buyer's premium portion. HST if applicable to total purchase price.
5. I understand and agree as follow:
 - a) Possession will be given after closing, assuming tenants.
 - b) The highest or any tender may not necessarily be accepted.
 - c) The Tenderer agrees to pay the balance of the Purchase Price, subject to adjustments, to the Vendor on completion of this transaction, with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Lynx high value payment system as set out and prescribed by the Canadian Payments Act (R.S.C., 1985, c. C-21) as amended from time to time
 - d) To be bound by the Terms of Schedule "A" which are incorporated herein by reference.
 - e) Appliances (if applicable) and tenants' personal belongings are excluded from the sale.
6. Closing date Monday, November 30th, 2026, or sooner from acceptance day, assuming tenants.

SCHEDULE "A"

1. This agreement shall be completed on/or before November 30th, 2026.
2. Tenderer shall be allowed until 11:59 p.m. 7 days prior to closing date to examine the title to the property, at his own expense, to satisfy himself that there are no outstanding work orders affecting the property and that its present use may be lawfully continued.
3. Provided that the title to the property is good and free from all encumbrances except as previously mentioned and except for any registered restrictions or covenants that run with the land providing that such are complied with. If within the time allowed for examining the title any valid objection to title, or to any outstanding work order, or to the fact they said present use may not lawfully be continued is made in writing to Vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which Tenderer will not waive, this Agreement, notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and all monies theretofore paid shall be returned without interest or deduction and Vendor shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, Tenderer shall be conclusively deemed to have accepted Vendor's title to the property.
4. Vendor and Tenderer agree that there is no condition, express or implied, representation or warranty of any kind that the future intended use of the property by Tenderer is or will be lawful except as may be specifically stipulated elsewhere in this document.
5. Tenderer shall not call for the production of any title deed, abstract, survey, or other evidence of title to the property except such as are in the possession or control of Vendor. In the event that a discharge of any mortgage or charge held by a Chartered Bank, Trust Company, Credit Union or Insurance Company and which is not to be assumed by the Tenderer on completion, is not available in registerable form on completion, the Tenderer agrees to accept the Vendor's solicitor's personal undertaking to obtain, out of the closing funds, a discharge or cessation of charge in registerable form and to register same on title within 60 days after completion, provided that on or before completion the Vendor shall provide to the Tenderer a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by the Vendor directing payment to the mortgagee, of the amount required to obtain the discharge out of the balance due on completion.
6. Provided that this Agreement shall be effective to create an interest in the property only if the subdivision control provisions of the Planning Act are complied with by Vendor on or before completion and Vendor hereby covenants to proceed diligently at his expense to obtain any necessary consent on or before completion.
7. Taxes, local improvements, water and assessment rates and the cost of fuel shall be apportioned and allowed to the date of completion (the day itself to be apportioned to the Tenderer).
8. The deed or transfer shall, save for the Land Transfer Affidavit, which shall be prepared and completed by the Tenderer, be prepared in registerable form at the expense of Vendor and the Mortgage at the expense of the Tenderer.
9. Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and Tenderer or by their respective solicitors who may be specifically authorized in that regard.

10. Any tender of documents or money hereunder may be made upon Vendor or Tenderer or their respective solicitors on the day set for completion of this Agreement. Money may be tendered by bank draft or cheque certified by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union, or Caisse Populaire.
11. The Vendor warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act.
12. Notwithstanding any terms of conditions outlined in the printed portion herein, any provision written or typed into this Offer shall be the true terms and shall supersede the printed portion in respect to the parts affected hereby. This Agreement shall constitute the entire agreement between Tenderer and Vendor and there is no representation, warranty, collateral agreement, or condition affecting this Agreement or the property or supported hereby other than as expressed herein in writing.
13. Tenderer acknowledges having inspected the property prior to submitting this Tender and understands that upon this Tender being accepted there shall be a binding agreement of purchase and sale between Tenderer and Vendor.
14. Upon completion, the Vendor shall provide the Tenderer with a notice to all tenants advising them of the new owner and requiring all future rents to be paid as the Tenderer directs. The Vendor will pay to the Tenderer any rent paid to the Vendor in error or in violation of the direction for a period of 2 months following completion, after which the Vendor may refuse to accept rent from the tenants or return it to them.
15. The Tenant agrees to allow the Landlord or his agent to enter and view the property with prospective buyers, tenants, mortgagees, insurers upon giving the required notice as stated in the Residential Tenancies Act, 2006, S.O. 2006 c. 17, as amended from time to time. The Tenant further understands the Landlord shall be entitled to affix a For Sale or For Rent sign on the property.

The Property is being sold strictly on an "as is, where is" basis in its present condition as of the date of acceptance of this Agreement, subject to all faults, deficiencies, defects, liabilities, and conditions, whether patent or latent, known or unknown.

The Buyer further acknowledges and agrees that:

1. The Buyer has conducted, or has had the opportunity to conduct, its own independent investigations, inquiries, and due diligence with respect to the Property, including but not limited to the physical condition, present and past use, zoning, environmental condition, structural condition, compliance with applicable laws, by-laws, regulations, work orders, retrofit requirements, permits, occupancy status, and suitability for any intended use.

2. The Seller makes absolutely no representations, warranties, guarantees, statements, or conditions, express or implied, regarding the Property, including without limitation:

- *the physical or environmental condition of the Property

- *the condition or operation of any building systems, structures, fixtures, chattels, or services

- *habitability or safety of the Property

- * compliance with any municipal, provincial, federal, fire, retrofit, zoning, building code, or environmental requirements

- *the existence of mould, asbestos, UFFI, pests, water penetration, structural deficiencies, contamination, or other latent or patent defects

- *the legality of any use or occupancy of the Property

3. The Buyer confirms that the Buyer has not relied upon any representation, warranty, statement, opinion, or information provided by the Seller, listing brokerage, or any representative of the Seller, except as expressly set out in this Agreement.

4. On closing, the Buyer shall accept the Property entirely at the Buyer's own risk and shall assume full responsibility for the condition of the Property and any deficiencies, liabilities, remediation requirements, repairs, claims, losses, damages, penalties, orders, investigations, or compliance matters relating directly or indirectly to the Property.

For greater certainty, the term "as is, where is" shall mean that the Property is being purchased in its existing condition and state without any obligation whatsoever on the part of the Seller to repair, clean, inspect, remediate, secure, warrant, disclose, or improve the Property prior to closing



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Dated at _____ this _____ day of _____ 2026.

Name of Tenderer:	Name of Tenderer:
Address of Tenderer:	Address of Tenderer:
Telephone# _____ Fax# _____ Email Address: _____	Telephone# _____ Fax# _____ Email Address: _____
Signature of Tenderer	Signature of Tenderer
Dated	Dated

This Tender, accompanied by a deposit as noted above, shall be submitted in a sealed envelope on the outside of which is indicated to permit to identify the matter