

AGREEMENT CONTRACT FOR PURCHASE AND SALE

Location: _____ Parties: _____

SELLER INFORMATION:

Full Legal Name: _____

Government Issued ID Number: _____

Address: _____

Email / Phone: _____

BUYER INFORMATION:

Full Legal Name: _____

Government Issued ID Number: _____

Address: _____

Email / Phone: _____

PROPERTY INFORMATION:

Description of Property: _____

Legal Description / Identification Number: _____

PURCHASE PRICE AND PAYMENT TERMS:

Purchase Price (CAD): _____

Payment Method and Schedule: _____

Clause 1 – Agreement to Sell and Purchase

Seller agrees to sell and Buyer agrees to purchase the property described herein under the terms and conditions of this Agreement. The parties confirm that Seller has full legal authority to sell the Property and that no third party consent is required except as expressly provided here.

Clause 2 – Condition of Property; No Warranties

The Property is sold on an 'AS IS, WHERE IS' basis without any warranties, express or implied, except as specifically set forth in this Agreement. Buyer acknowledges having had the opportunity to inspect the Property and accepts it subject to all defects, latent or otherwise.

Clause 3 – Deposit

Upon execution of this Agreement, Buyer shall pay a deposit as specified in the payment terms. The deposit shall be held in trust and credited against the Purchase Price at closing, subject to the terms herein.

Clause 4 – Closing

Closing shall take place at the location agreed by the parties, upon fulfillment of all conditions precedent. At Closing, the Seller shall deliver all documents necessary to transfer good and marketable title to the Buyer.

Clause 5 – Title and Encumbrances

Seller represents and warrants that the Property is free and clear of all liens, charges, encumbrances, and claims, except for those specifically disclosed in writing to the Buyer prior to execution of this Agreement.

Clause 6 – Risk of Loss

The risk of loss or damage to the Property shall remain with the Seller until Closing. Upon Closing, all risk shall pass to the Buyer.

Clause 7 – Adjustments

Taxes, utilities, rents, and other adjustments shall be prorated as of the Closing Date in accordance with Canadian law and customary practice.

Clause 8 – Representations and Warranties

Each party represents and warrants to the other that it has full power and authority to enter into this Agreement and that this Agreement constitutes a valid and binding obligation enforceable against such party.

Clause 9 – Conditions Precedent

This Agreement is subject to the satisfaction of all conditions precedent as set forth in this Agreement, including but not limited to the Buyer's financing and due diligence review.

Clause 10 – Default

If either party defaults under this Agreement, the non-defaulting party may pursue all remedies available at law or equity, including termination of this Agreement and/or specific performance.

Clause 11 – Notices

All notices under this Agreement shall be in writing and delivered by hand, registered mail, courier, or electronic means with confirmation of receipt, addressed to the parties at their respective addresses set forth above.

Clause 12 – Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein, without regard to conflicts of law principles. The parties agree to submit to the exclusive jurisdiction of the courts of Ontario.

Clause 13 – Entire Agreement

This Agreement, including all schedules and exhibits attached hereto, constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements relating to the subject matter hereof.

Clause 14 – Amendments

No amendment or modification of this Agreement shall be valid unless made in writing and signed by both parties.

Clause 15 – Severability

If any provision of this Agreement is found to be invalid or unenforceable by a court of competent jurisdiction, that provision shall be severed, and the remaining provisions shall remain in full force and effect.

Clause 16 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one agreement. Electronic signatures shall have the same force and effect as original signatures.

Clause 17 – Confidentiality

The parties agree to keep the terms and conditions of this Agreement confidential except as required by law or agreed upon in writing.

Clause 18 – Further Assurances

The parties agree to execute and deliver any further documents and take any further actions reasonably necessary to

complete the transaction contemplated by this Agreement.

Clause 19 – Time of Essence

Time shall be of the essence in this Agreement with respect to all dates and time periods.

Clause 20 – No Waiver

No failure or delay by either party in exercising any right under this Agreement shall operate as a waiver of such right.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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