

LAND PURCHASE AGREEMENT

Location: _____ Effective Date: _____

Seller Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Property Information:

Legal Description of Land: _____

Street Address: _____

Municipality / City: _____

Province: _____

Postal Code: _____

Purchase Price and Payment Terms:

Purchase Price: _____ CAD

Payment Method and Schedule: _____

Deposit:

Deposit Amount: _____ CAD

Deposit Held By: _____

Clause 1 – Agreement to Sell and Purchase

Seller agrees to sell and Buyer agrees to purchase the property described above on the terms set forth in this Agreement. The property includes all improvements, fixtures, and appurtenances now on the land.

Clause 2 – Condition of Property and AS IS

The property is sold AS IS, WHERE IS, with all faults and defects, and without any warranties, express or implied, except as expressly provided in this Agreement. Buyer acknowledges the opportunity to inspect the property and accepts its condition subject to the terms herein.

Clause 3 – Title and Conveyance

Seller represents that Seller has good and marketable title to the property, free and clear of all liens, encumbrances, or claims except those disclosed to Buyer. Conveyance shall be by registered deed in accordance with the laws of Canada.

Clause 4 – Deposit and Purchase Price

The deposit shall be paid as stated and held in trust by the specified party, to be applied against the Purchase Price at Closing. The balance of the Purchase Price shall be paid on Closing by certified funds, wire transfer, or other mutually agreed means.

Clause 5 – Closing

The Closing shall take place at a mutually agreed location where transfer of possession and title shall occur. All adjustments for taxes, utilities, and other costs shall be made as of the Closing date.

Clause 6 – Risk of Loss

Risk of loss or damage to the property shall remain with Seller until Closing. Buyer shall be responsible for insurance upon Closing.

Clause 7 – Representations and Warranties

Seller makes no warranties other than those expressly stated herein. Buyer accepts the property subject to any existing zoning, municipal regulations, and other restrictions.

Clause 8 – Inspections and Due Diligence

Buyer shall have the right to conduct inspections, surveys, and investigations of the property prior to Closing at Buyer's expense. Buyer shall notify Seller in writing of any objection or deficiencies.

Clause 9 – Adjustments and Taxes

Real property taxes, utilities, and other charges related to the property shall be adjusted between Seller and Buyer as of Closing. Buyer shall be responsible for all applicable transfer taxes and fees.

Clause 10 – Default

If Buyer defaults, Seller may retain the deposit as liquidated damages. If Seller defaults, Buyer may seek specific performance or recovery of the deposit and damages to the extent permitted by law.

Clause 11 – Notices

All notices shall be in writing and delivered by hand, registered mail, courier, or email with confirmation of receipt to the parties' addresses set forth herein.

Clause 12 – Entire Agreement

This Agreement constitutes the entire agreement between the parties relating to the subject matter and supersedes all prior discussions and agreements.

Clause 13 – Amendments

Any amendments or waivers to this Agreement must be in writing and signed by both parties.

Clause 14 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of Canada and the province where the property is located.

Clause 15 – Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Clause 16 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts and by electronic signature, each of which shall be deemed an

original, and all of which together constitute one and the same instrument.

Clause 17 – Miscellaneous

Time shall be of the essence. The headings are for convenience only and do not affect interpretation. The parties acknowledge that they have read and understood this Agreement.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://docstemplates-ca.com/land-purchase-agreement/>

Did you find this template helpful?

Find more updated templates at:

<https://docstemplates-ca.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.