

PURCHASE AND SALE AGREEMENT

Location: _____ Date: _____

SELLER INFORMATION:

Full Legal Name: _____

Government Issued ID Number: _____

Address: _____

Contact Phone / Email: _____

BUYER INFORMATION:

Full Legal Name: _____

Government Issued ID Number: _____

Address: _____

Contact Phone / Email: _____

PROPERTY INFORMATION:

Property Description (Legal): _____

Civic Address: _____

Parcel Identifier (PID): _____

Title Registration Number: _____

PURCHASE PRICE AND PAYMENT TERMS:

Total Purchase Price: _____ CAD

Deposit Amount (if any): _____ CAD

Payment Method and Schedule: _____

Clause 1 – Agreement to Sell and Purchase

The Seller agrees to sell and the Buyer agrees to purchase the property described herein on the terms and conditions contained in this Agreement, subject to compliance with applicable laws of British Columbia, Canada.

Clause 2 – Property Condition

The Buyer acknowledges that the property is purchased in its present condition, 'as is, where is', and the Seller makes no warranties or representations as to the state or condition of the property except as expressly set forth in this Agreement.

Clause 3 – Title and Ownership

The Seller represents and warrants that they are the sole legal owner of the property, free of all liens, charges, encumbrances, or restrictions except those disclosed in this Agreement or attached Schedules.

Clause 4 – Deposit

The Buyer shall pay the deposit amount set forth above upon execution of this Agreement, to be held in trust by the Seller's brokerage or lawyer as per industry standards until Completion.

Clause 5 – Completion Date

Completion of the sale shall occur on or before the date agreed by the parties and set forth in the executed Agreement or attached Schedules.

Clause 6 – Risk and Possession

Risk of loss or damage to the property shall pass to the Buyer upon Completion. Possession shall be given to the Buyer on Completion unless otherwise agreed in writing.

Clause 7 – Adjustments

Property taxes, utilities, rents, and other adjustments shall be prorated between the parties as of the Completion Date.

Clause 8 – Conditions Precedent

This Agreement is conditional upon the Buyer obtaining financing, satisfactory inspection reports, and other conditions as specified in any attached Schedules.

Clause 9 – Representations and Warranties

The Seller represents that, to the best of their knowledge, there are no latent defects, environmental concerns, or legal encumbrances affecting the property except as disclosed.

Clause 10 – Legal Compliance

The parties shall comply with all applicable federal, provincial, and local laws, regulations, and requirements relating to the sale and transfer of the property.

Clause 11 – Closing Documents

The Seller shall provide all necessary documents required to transfer title, including but not limited to, the deed, tax certificates, and any other required consents.

Clause 12 – Notices

All notices under this Agreement shall be in writing and delivered to the addresses provided by the parties by hand, registered mail, courier, or electronic mail with confirmation of receipt.

Clause 13 – Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements.

Clause 14 – Amendments

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

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 – Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable therein. The parties submit to the exclusive jurisdiction of the courts of British Columbia.

Clause 17 – Waiver of Jury Trial

To the fullest extent permitted by law, the parties waive any right to trial by jury in any action or proceeding arising out of or relating to this Agreement.

Clause 18 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, and it may be executed and delivered by electronic means with the same force and effect as an original.

Clause 19 – Confidentiality

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

Clause 20 – Further Assurances

Each party agrees to execute and deliver any further documents and take any further actions necessary to give full effect to this Agreement.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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