



Contract of Purchase and Sale (The 'Offer')
(Classic) Agreement For Sale (AFS) Financing Schedule
(You Are Selling)

Schedule To: Offer dated _____, 20_____.

Between: _____, as Seller(s),

and: _____, as Buyer(s).

This Schedule forms part of the attached Offer. The details of the balance owing in the AFS are as follows:

1. Principal Amount (balance owing): \$ _____

Paragraphs 3, 4, 5, 6 all deal with standard interest rates and terms that might be found in an AFS. However, you can have annual interest or no interest or simple interest or balloon payments, whatever you can negotiate. Modify this paragraph to reflect your own deal.

2. Rate of Interest: _____% to be calculated semi-annually, not in advance.

3. Amortization Period: _____, to commence _____, 20_____

4. Term: _____, to mature _____, 20_____

5. Payments of \$ _____, to be paid:

☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually

And are:

☐ Blended Principal & Interest ☐ Interest Only

And are to be made regularly commencing _____, 20_____

6. Interest charges are to be computed from _____, 20_____

7. ~~The Agreement For Sale may not be assigned or assumed without consent of Seller~~

8. Acceleration: Agreement For Sale is to become due and payable at option of Seller if Buyer sells the property without consent: ☐ YES ☐ NO

9. Buyer is to provide and maintain on an annual basis to the Seller a series of post-dated cheques or an executed pre-authorized deposit form at the Seller's discretion.

10. Prepayment: When not in default, the Agreement For Sale may be prepaid at any time, but only:

- if Buyer pays the larger of Seller's existing financing payout charges, or
- an amount equal to 6 months interest on the current principal balance of Seller's equity.

8 & 11 Favour
You as Seller!





11. Agreement For Sale Terms: Prepared by Seller's lawyer at Buyer's cost. Commencing on the Completion Date, Buyer to pay realty taxes, repairs and maintenance, property insurance and utilities.

12. Other Terms (if any):

Witness to Buyer's Signature(s)

Buyer

Buyer

Witness to Seller's Signature(s)

Seller

Seller