



Agreement Of Purchase And Sale (The 'Offer') Classic Agreement For Sale (AFS) Financing Schedule (You Are Buying)

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 to Seller in the AFS are as follows:

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

Paragraphs 2,3, 4, 5 all reflect standard interest rate(s) and terms that might be found in an AFS. You might not be paying semi-annually. You might be paying annually or it might be simple interest or no interest or a balloon payment. Modify these clauses to reflect your own

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:

Best for you as buyer, seller might not like.

☐ May be assigned without consent of Seller

8. 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 Buyer's discretion. Commencing on the Completion Date, Buyer to pay realty taxes, repairs and maintenance, property insurance and utilities.

9. Best for you to be able to pay out the agreement for sale without any pre-payment charges. The seller will most likely, at the minimum, want you to pay any prepayment charges on his underlying financing that he has to pay out.

Favour You as
Buyer



9. Prepayment: When not in default, the AFS may be prepaid at any time:
if Buyer pays Seller's permitted financial charge payout costs.
10. Parties will use Buyer's form of AFS document.
11. Seller will execute full Power of Attorney to Buyer if unpaid balance less balance of
seller's existing mortgage is less than \$50,000
12. Seller will provide all tenant documentation at the Completion Date. Seller will not renew
or renegotiate any change in above mortgage(s) without Buyer's written consent. Seller
will renew his mortgage for an additional _____ years at the sole direction and discretion
of the Buyer(s).

13. Other Terms (if any):

Witness to Buyer's Signature(s)

Buyer

Buyer

Witness to Seller's Signature(s)

Seller

Seller