

# FINANCING SCHEDULE

This Schedule is attached to and forms part of the Real Estate Purchase Contract # \_\_\_\_\_

## 1. ASSUMPTION OF MORTGAGE(S)

If the Buyer is to assume a mortgage(s), then the Seller warrants the following to the Buyer:

- Name of lender \_\_\_\_\_
- Address of lender \_\_\_\_\_  
\_\_\_\_\_
- Approximate principal balance \$ \_\_\_\_\_
- Maturity date \_\_\_\_\_
- Interest rate \_\_\_\_\_
- Payments of \$ \_\_\_\_\_
- Payments include taxes? ☐ Yes ☐ No
- Is this a cash-back mortgage? ☐ Yes ☐ No
- Other terms \_\_\_\_\_
  
- Assumed second or other mortgage details \_\_\_\_\_

Where the covenant for payment in the mortgage(s) being assumed is enforceable against the Seller, the Seller must approve any assignment of this Contract by the Buyer.

The Buyer will pay the costs to process and document any approvals to assume a mortgage(s).

## 2. OTHER VALUE

The Buyer will provide the following to the Seller as part of the Purchase Price: *(Describe the value by detailed description, serial number, etc. If the Other Value is a mortgage, then use the same information/details as under New Financing)*

The Buyer will pay for preparing and registering any security documents regarding the Other Value.

## 3. SELLER FINANCING

If the Seller is to provide financing to the Buyer, then the details are as follows:

- Principal sum of \$ \_\_\_\_\_
- Subject to adjustments? ☐ Yes ☐ No
- Interest rate at \_\_\_\_\_ percent, calculated \_\_\_\_\_ not in advance.
- Payments of \$ \_\_\_\_\_
- Payments to include taxes? ☐ Yes ☐ No
- Amortization of \_\_\_\_\_ years.
- Term of \_\_\_\_\_ year(s)/months commencing from the Completion Day.
- Interest adjustment day \_\_\_\_\_
- Security (mortgage, general security agreement, assignment of rents, etc.) \_\_\_\_\_

- Prepayment? ☐ Closed ☐ Open  
If open, what prepayment privileges? \_\_\_\_\_

- Assumable? ☐ Yes ☐ No
- Special conditions \_\_\_\_\_

- The Buyer will pay for the reasonable costs to prepare the Seller Financing security.
- The Buyer will pay for registering the Seller Financing security.
- Where there is Seller Financing, the Seller must approve any assignment of this Contract by the Buyer

\_\_\_\_\_, \_\_\_\_\_  
Date

\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Buyer's Signature