

Condition(s) In Offer - Acknowledgement

Form 127

for use in the Province of Ontario

This Acknowledgement Made By:

BUYER:

TO:
BROKERAGE:

FOR THE PURCHASE OF:

ADDRESS:

SELLER:

The Buyer hereby acknowledges, with respect to conditions, that the Buyer:

(Initials of Buyer(s))

will not be including a condition in the Buyer's offer for the above described property

(Initials of Buyer(s))

will be waiving the condition in the Buyer's offer for the above described property

Pertaining To:

(Initials of Buyer(s))

the financing of the above described property

(Initials of Buyer(s))

the sale of the Buyer's property known as

(Initials of Buyer(s))

the arranging of insurance on the building

(Initials of Buyer(s))

the obtaining of a home inspection report

(Initials of Buyer(s))

Other:

I acknowledge that, prior to signing the offer/waiver, I understand the factors to consider and the risks involved in not including the condition(s)/waiving the condition(s) in my offer. I take full responsibility for making the decision not to include the condition(s)/to waive the condition(s) in my offer. I understand that I am committed to take whatever steps are necessary to complete the transaction, and I may be liable if the Agreement of Purchase and Sale is not completed. Additional Information:

I acknowledge it has been recommended that I obtain independent legal advice prior to signing the offer/waiver.

I further acknowledge that upon acceptance of the offer or delivery of the waiver of condition(s), I have entered into a binding Agreement of Purchase and Sale with the Seller.

I acknowledge having received a true copy of this Condition(s) In Offer - Acknowledgement.

DATED at this day of, 20.....

.....
(Signature of Buyer)

.....
(Signature of Buyer)



The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2016, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction of its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.

Form 121

for use in the Province of Ontario

BETWEEN:

BUYER:....., agrees to purchase from

AND

SELLER:....., the following

RE: Agreement of Purchase and Sale between the Buyer and Seller dated the day of.....,

20....., concerning the property known as:.....

..... as more particularly described in the aforementioned Agreement of Purchase and Sale.

In accordance with the terms and conditions of the above Agreement of Purchase and Sale, I/we hereby advise that I/we have received another offer to purchase the above mentioned property which is acceptable to me/us. This is to advise you that you now have:

until a.m./p.m on the day of 20....., to remove the condition(s) pertaining to:

contained therein, or the above mentioned Agreement of Purchase and Sale shall become null and void and I/we shall be at liberty to accept a new offer in which case the Agent is hereby directed to return the deposit to the Buyer in full and without interest. The parties agree to execute a mutual release form if this aforementioned Agreement of Purchase and Sale becomes null and void.

For the purposes of this Notice to Remove Condition, "Buyer" includes purchaser, tenant, and lessee, and "Seller" includes vendor, landlord, and lessor, and "Agreement of Purchase and Sale" includes an Agreement to Lease.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

.....
(Witness)

.....
(Seller)

● DATE.....
(Seal)

.....
(Witness)

.....
(Seller)

● DATE.....
(Seal)

I/we hereby acknowledge having today received a copy of the above notice.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

.....
(Witness)

.....
(Buyer)

● DATE.....
(Seal)

.....
(Witness)

.....
(Buyer)

● DATE.....
(Seal)

 The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license.

© 2016, Ontario Real Estate Association ("OREA"). All rights reserved. This form was developed by OREA for the use and reproduction of its members and licensees only. Any other use or reproduction is prohibited except with prior written consent of OREA. Do not alter when printing or reproducing the standard pre-set portion. OREA bears no liability for your use of this form.