

Attached to and forms part of
Country Residential Offer to Purchase #PERJune222024
RESIDENTIAL AUCTION TERMS AND CONDITIONS
THE PROPERTY IS BEING OFFERED ON AN *AS IS, WHERE IS* BASIS

FINANCIAL TERMS:

10% Deposit by cheque on sale day. Balance on, or before, possession day. Should the buyer fail to comply with the terms set forth in the offer, the deposit shall be forfeited as liquidated damages and the agreement contained in the offer shall be null and void at the seller's option. The deposit is payable to, and will be held in the trust account, of Perlich Real Estate Ltd. Interest, if any, will accrue to the seller until closing.

ALL OFFERS WILL BE WITHOUT BUYER'S CONDITIONS, PROPER FINANCING IS ADVISED.

BIDDING PROCEDURE:

This property will be offered as a single parcel in Canadian Dollars. The final bid will be considered an offer to purchase. The purchaser will be required to sign a written offer to purchase immediately at the close of bidding at which time all parties will enter into a normal real estate transaction. The Alberta Real estate Association standard form of offer to purchase will be used, a copy of which is available on request.

THE SUCCESSFUL BID AS ESTABLISHED BY THE AUCTIONEER WILL BE SUBJECT TO ACCEPTANCE OR REJECTION AFTER REVIEW BY SELLER

POSSESSION:

Possession of the property will be given on or before July 22, 2024 (30 days) subject to the purchaser paying cash to close. All adjustments will be calculated at the date of possession.

ANNOUNCEMENTS:

All announcements from the auction stand at sale time will take precedence.

CONCLUSION:

Buyer and seller agree to appoint independent lawyers to facilitate closing. The buyer represents and warrants that prior to completion, it is not an "ineligible person" or a foreign controlled corporation and is eligible to purchase "controlled land" as those terms are defined in the Foreign Ownership of Land Regulations.

The sale will only convey the surface rights of the land and will be subject to the usual mines and minerals reservations in favor of the Crown.

GST:

You must determine whether the sale of the property is subject to GST by getting independent advice. You acknowledge that neither we nor our representatives are giving an opinion about GST applying to the sale of the property and you agree that we and our representatives will not be responsible for the payment of GST.

AGENCY DISCLOSURE:

Perlich Real Estate Ltd. agrees to provide services to the seller and buyer in a Transaction Brokerage relationship and encourages any buyer to obtain independent legal advice.