



PURCHASE AGREEMENT

Private Home Sale · Province of Ontario

[!] General-purpose template. Have a lawyer review before signing.

PARTIES

SELLER

Sam Sample

123 Example Street, Exampleton, K1A 0B1, Ontario

BUYER

Alex Specimen

456 Placeholder Avenue, Exampleton, K1A 0B1, Ontario

PROPERTY

123 Example Street, Exampleton, K1A 0B1

Province of Ontario | Type: Detached House | Est. built: 1990

Legal Description:

PLAN 000 LOT 0, EXAMPLETON

FINANCIAL TERMS

PURCHASE PRICE

\$7,500

DEPOSIT (on acceptance)

\$5,000

BALANCE ON CLOSING (ESTIMATED)

\$2,500

Subject to adjustments for property taxes, utilities, and other closing items as calculated by your lawyer.

CLOSING DATE & CONDITIONS

Closing Date: September 15, 2026

CONDITION ON FINANCING:

This Agreement is conditional upon the Buyer arranging, at Buyer's own expense, mortgage financing satisfactory to Buyer in Buyer's sole and absolute discretion. This condition is for the sole benefit of the Buyer and may be waived in writing within 5 business days of acceptance. If not waived, this Agreement shall be null and void.

CONDITION ON INSPECTION:

This Agreement is conditional upon the Buyer, at Buyer's own expense, having the property inspected by a qualified home inspector with results satisfactory to Buyer in Buyer's sole and absolute discretion. This condition is for the sole benefit of the Buyer and may be waived in writing within 5 business days of acceptance. If not waived, this Agreement shall be null and void.

SIGNATURES

Seller Signature

(Sam Sample)

Date: _____

Seller Signature (if 2nd owner)

Date: _____

Buyer Signature

(Alex Specimen)

Date: _____

Buyer Signature (if 2nd buyer)

Date: _____



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property: 123 Example Street, Exampleton, K1A 0B1
Seller(s): Sam Sample Date prepared: June 15, 2026

The Seller discloses the following to the best of Seller's knowledge and belief as of the date above.

KNOWN DEFECTS & MATERIAL ISSUES

Seller declares no known structural, mechanical, or material defects.

WATER, FLOODING & MOISTURE HISTORY

No known history of water damage, flooding, basement seepage, or moisture issues.

ENVIRONMENTAL HAZARDS

Seller is not aware of any environmental hazards including asbestos, lead paint, urea formaldehyde insulation, radon, or underground storage tanks.

RENOVATIONS & BUILDING PERMITS

To Seller's knowledge, all renovations and additions were completed with proper building permits.

STANDARD DISCLOSURES

Outstanding liens or encumbrances on title:

Seller states there is no existing mortgage or encumbrance on title, except as disclosed to the lawyer handling the closing.

Legal access and easements:

Seller discloses any unregistered easements, rights-of-way, or encroachments known to Seller, except as shown in title, as follows:

Zoning and permitted use:

Property is used as described. Seller discloses any known zoning violations or outstanding orders as follows:

Active litigation:

Seller discloses any litigation affecting the property as follows: _____

Seller Signature

(Sam Sample)

Date: _____

Seller Signature (if 2nd owner)

Date: _____

Buyer Acknowledges Receipt

(Alex Specimen)

Date: _____



SCHEDULE A - INCLUSIONS & EXCLUSIONS

This schedule forms part of the Agreement of Purchase and Sale for 123 Example Street, Exampleton, K1A 0B1

INCLUSIONS - The following items are included in the purchase price:

- Refrigerator
- Stove

EXCLUSIONS - The following items are NOT included (seller is taking them):

- x Dining room light fixture

General Rule on Fixtures:

Unless specifically listed as excluded, all fixtures (items attached to the property) are included. Chattels (unattached personal property) are only included if listed above. When in doubt, be specific in writing.

Seller Signature

(Sam Sample)

Date: _____

Buyer Signature

(Alex Specimen)

Date: _____



SELLER'S CLOSING CHECKLIST

Property: 123 Example Street, Exampleton, K1A 0B1 Province: Ontario
Target closing: September 15, 2026

IMMEDIATELY - As soon as the offer is accepted

- ☐ Hire a real estate lawyer if you haven't already
- ☐ Provide a copy of the signed Agreement of Purchase and Sale to your lawyer
- ☐ Contact your lender to request a payout statement for your mortgage (if applicable)
- ☐ Notify your insurance company of the pending sale

WITHIN 1-2 WEEKS - Prepare the property

- ☐ Start depersonalizing and decluttering the property
- ☐ Address any items you committed to repair or replace in the agreement
- ☐ Gather all appliance manuals, warranties, and permits for included items
- ☐ Locate keys - all door keys, garage door openers, mailbox keys, storage lockers
- ☐ Compile utility account numbers (hydro, gas, water) for transfer on closing day
- ☐ Confirm with your lawyer that mortgage payout statement has been received

WEEK BEFORE CLOSING - Final preparation

- ☐ Confirm closing date and time with your lawyer
- ☐ Arrange for movers if you haven't - closing day is busy
- ☐ Settle all outstanding utility bills (they'll be adjusted at closing)
- ☐ Cancel or transfer: internet, cable, security monitoring, newspaper delivery
- ☐ Arrange address change with Canada Post, bank, CRA, employer, etc.
- ☐ Do a final walkthrough to confirm the property is in agreed condition
- ☐ Ensure all inclusions are present and all exclusions have been removed

CLOSING DAY

- ☐ Your lawyer will complete the title transfer and receive funds from the buyer's lawyer
- ☐ You will receive your net proceeds (after mortgage payout, lawyer fees, and adjustments)
- ☐ Hand over: all keys, garage door openers, security codes, and any documents related to the property
- ☐ Ensure property is empty, broom-swept clean, and in the condition specified in the agreement
- ☐ Take final meter readings (hydro, gas, water) and photograph them
- ☐ Turn off water to appliances (washing machine, dishwasher) and secure the property
- ☐ Cancel your home insurance effective the day AFTER closing (you're insured until midnight)

AFTER CLOSING

- ☐ Confirm receipt of sale proceeds with your lawyer
- ☐ Keep all closing documents for at least 7 years (capital gains, legal records)
- ☐ Notify Canada Post, CRA, Service Canada, and financial institutions of your address change