



AGREEMENT OF PURCHASE AND SALE



The undersigned Purchaser(s) hereby agree(s) to and with the undersigned Vendor, through Nordale Realty & Associates Inc. (Agent), to purchase the property (the "Property") described below on the following terms:

Purchaser **SAM HASHEMINEJAD**
Purchaser **MARISSA MARRANO**
Vendor: **Bellaire Properties Inc.**

Date of Birth **12-Aug-95**
Date of Birth **9-Oct-95**

Lot No: **50** Phase: **5** Street: **1533 STOVELL CRESCENT**

Registered Plan Number: **51M-1169** Town of Innisfil, County of Simcoe

Model: **Fraser (2250) Elev B**

Elevation is Subject to changes (windows, roof line(s), roof pitch(s), etc. approved by Architectural Control

of Bedrooms: **4** # of Bathrooms: **2+1**

Type / Lot Description: **Detached**

PURCHASE PRICE:

(i)	Base Sale Price	\$806,990.00
(ii)	Lot Premium (if applicable)	\$0.00
(iii)	Lot Treatment (if applicable)	\$0.00
(iv)	Extras	\$0.00

TOTAL PURCHASE PRICE **\$806,990.00**

DEPOSITS

Initial Deposit	\$10,000.00	Due Upon Acceptance
Further Deposit	\$20,000.00	Due on or before January 10, 2021;
Further Deposit	\$20,000.00	Due on or before February 10, 2021;
Further Deposit	\$20,000.00	Due on or before March 10, 2021;
Further Deposit	\$20,000.00	Due on or before April 10, 2021;

All above deposits are payable to the Vendor pending completion or other termination of this Agreement and to be credited against the purchase price on closing.

Due on Closing: PURCHASERS TO PAY BALANCE DUE ON CLOSING SUBJECT TO ADJUSTMENTS BY CASH OR CERTIFIED CHEQUE.

The following Schedules attached hereto form part of this agreement:

B	Luxury Standard Features	DECK	Deck Disclosure
B1	PE001, Incentives	F	Floor Plan & Elevation
B1A	Extras	G	Granite
B2	Bonus	H	Hardwood
C	Financing Condition	W	Warning Clauses (G1 & G2)
D	Customer Declaration		Appendix X11
E	Site Plan		Tarion Addendum

Date of Agreement: December 10, 2020
Irrevocable Date: December 20, 2020
First Tentative Closing Date: February 24, 2022