

This is not an Offer for Sale or Offer to Purchase. An Offer for Sale or Offer to Purchase can only be made by Purchase Agreement and accompanying Disclosure Documentation provided by the Developer.

RESERVATION

This Reservation is dated the _____ day of _____, 2024

This Reservation expires on the 15th day of April, 2024. (the "Expiry Date")

BETWEEN:

REMAX EXCELLENCE

(the "Brokerage")

AND:

(the "Reservation Holder")

RE: Option to Purchase in the project with a current legal description of

PLAN: 2211439 BLOCK: 2

(Eventually to be subdivided into condominium titles, the "Project")

Please reserve the above Option to Purchase until the earlier of the Expiry Date or Three (3) days following the issuance of purchase documents by the Developer, to allow the reservation Holder to submit to the Developer an Offer to Purchase a Unit, on the following basis:

1. The Reservation Holder shall concurrently herewith pay a deposit of \$5000 CAD (the "Reservation Deposit"), payable to the Developer's solicitor- "SB LLP in trust" to be held in good faith with "The Brokerage" until the expiration of this Reservation and pending submission to the Developer of an Offer to Purchase the Unit at the Purchase Price plus costs for upgrades and extras, on terms acceptable to the Developer prior to the Expiry Date; PROVIDED THAT if the Reservation Holder fails to provide the Developer with an acceptable Offer to Purchase for the Unit before the Expiry Date the Developer will be at the liberty to market the Unit freely. The Reservation Deposit shall be returned to the Reservation Holder at any time following the execution of this Reservation upon request if the Reservation Holder elects, in writing, to terminate this Reservation in accordance with the provisions herein.

Upon the Reservation Holder entering a binding Offer to Purchase with the Developer the Reservation Deposit will be applied towards the Purchase Price and governed by the terms of the Offer to Purchase. This Reservation does not give the Reservation Holder any right of first refusal to purchase any Unit or interest in any Unit.

2. Any Offer to Purchase must be submitted on the Developer's standard form Offer to Purchase and must be bona fide, or the Developer may consider the Offer as never having been submitted.

3. This Reservation does not give rise to any interest in the Unit on the Reservation Holder's behalf and upon expiration the Developer will be at liberty to deal with the Unit as it sees fit. -

4. The Reservation Holder Expressly acknowledges that:

- a. The Unit will be subject to FLEXIBLE OR VISITOR ACCOMODATION Land Use restrictions, & Architectural and Design controls;
- b. The Project is a CONDOMINIUM, and will be operated accordingly;
- c. The Reservation Holder's occupation of the Unit will be regulated by municipal and condominium Bylaws;
- d. The Reservation Holder is entitled to and will receive disclosure documentation in connection with the Project and will be entitled to statutory recessionary rights;
- e. The Reservation Holder may not assign, transfer, convey, or otherwise dispose of all or any portion of it's interests under this Reservation Agreement without the Developer's prior written consent, such consent at the sole and absolute discretion of the Developer;

- f. All advertising and marketing materials and oral representations made in connection with this Agreement are preliminary in nature and the Developer reserves the right to change same without notice; and
5. The Reservation Holder may terminate the Reservation Agreement at any time, for any reason, by delivering written notice thereof to The Brokerage, and if not terminated earlier, this Reservation Agreement will expire on the Expiry Date herein.

Witness

Reservation Holder

Witness

Reservation Holder

The Developer accepts this Reservation, as of the date and year first above written, on the above terms, with the understanding that it has the unfettered right to accept or refuse any Offer made by the Reservation Holder regarding the Unit. The Developer will provide you with the standard form of Offer to Purchase on or before the above specified expiry date.

Reservation Holder Information

Reservation Holder Names(s):		
Reservation Holder Address:		
Reservation Holder Telephone Number(s):		
Reservation Holder Email Address		

Please note that all cheques should be made payable to the Developer's Solicitor:

“SB LLP, in trust”

The personal information being collected hereto is pursuant to the Personal Information and Privacy Act and such information shall only be used by the “Brokerage” and the "Developer" to facilitate completion of the transaction, to facilitate completion of the Project, to register the undersigned in a warranty program, to collect feedback on and conduct surveys on the undersigned's satisfaction with the Developer and to contact the undersigned with updates and general information about the Project. The undersigned's personal information may be disclosed by the Developer to it's agents, lenders and employees for the purpose outlined above and purposes reasonably ancillary thereto (including without limitation) to kept secure and access to such information is restricted and take steps to ensure information is treated similarly by any persons such information is shared with.

DATED: _____

Reservation Holder

Reservation Holder

DATED: _____

Brokerage Representative/Referred By