

OFFER TO PURCHASE CHECKLIST

Checklist is for discussion purposes only. This is not a binding purchase contract. Please contact our office at 780 723 3245 or admin@westernlegal.net if you have any questions!

Seller(s) Name(s): _____

Mailing Address: _____

If there is one person on title, what is their marital status?

Married OR Not Married

Buyer(s) Name(s): _____

Mailing Address: _____

If there is one person buying the property what is their marital status?

Married OR Not Married

Citizenship Status: Canadian Citizen OR Permanent Resident

If more than one person is buying the property, then to be shown as:

Joint Tenants Tenants in Common

Acting for both seller and buyer? Y N

If No, who is the other Lawyer: _____

THE PROPERTY

Municipal Address: _____

Legal Description: Plan _____

Block _____

Lot _____

Is the property bare land (no buildings on it)? Y N

Chattels:

Fridge

Dishwasher

Stove

Microwave

Washer/Dryer

Central Vac & Attachments

- Window Coverings
- Shed
- Other: _____
- Other: _____

- Other: _____
- Other: _____

If Mobile Home:

Year: _____ Make/Model: _____

S/N: _____

Is it in a mobile home park (leased land)? Y N

If Yes:

- What is the name of the Mobile Home Park? _____
- Amount of Lot Rent: _____
- Amount of Damage Deposit? (if applicable): _____

THE TRANSACTION

Deposit: \$ _____

Gift of Equity: \$ _____

Purchase Price: \$ _____

Other: \$ _____

- GST Applicable? (Talk to your Accountant for clarification)

CONDITIONS

- Mortgage Financing
- Appraisal
- House Inspection
- Sale of Existing Home
- Water Potability
- Septic Certification
- Other: _____
- Other: _____

IMPORTANT DATES

Condition Removal Date: _____
(MM/DD/YYYY)

Closing (Possession) Date: _____
(MM/DD/YYYY)

Offer Acceptance Date: _____
(MM/DD/YYYY)

ADDITIONAL TERMS

Is there a Tenant?

If So:

- Assuming Tenant? Y N
- Rental Agreement, if applicable
- Amount of Rent
\$ _____
- Security Deposit, if any
\$ _____

If So:

- Amount \$ _____
- When Payable _____

Is there a Grazing Lease?

- # _____

Other: _____

Other: _____

Is there a Surface Lease Assignment?

CLOSING METHOD

- Title Insurance (protects Buyer from financial loss due to challenges in ownership, ie. Title fraud, lack of permits, encroachment issues etc., generally paid by Seller in lieu of RPR and Compliance, allows for a quick closing)
- RPR and Compliance (Survey of property and buildings with approval from the municipality, generally provided by the Seller, allows for a quick closing)
- Traditional (wait for the transfer of land to register at Land Titles before transferring funds from the Buyer to the Seller)

Additional Notes
