



# Offer to Purchase Template

This document is NOT an Offer to Purchase and is intended to assist in the preparation of an Offer to Purchase. Please fill out this information to the best of your knowledge to help ensure the accuracy of your offer. If you have any questions or concerns please email us at [admin@westernlegal.net](mailto:admin@westernlegal.net) or call us at (780) 723-3245. We look forward to assisting you!

## A. Preliminary Information

Full legal name of Purchaser(s)

Marital Status:

Married

Not Married

Purchaser(s) phone number:

Purchaser(s) email address:

Purchaser(s) home address:

Full legal name of Seller(s):

Marital Status:

Married

Not Married

Seller(s) phone number:

Seller(s) email address:

Seller(s) home address:

Acting for both purchaser and seller?

Yes

No

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B. The Property

Municipal address of property:

Legal address:

Plan:

Rural address:

Block:

MER RGE TWP SEC QTR LSD

Lot:

C. Chattels to be included

Fridge

Microwave

Other:

Stove

Central Vac & Attachments

Washer/Dryer

Window Coverings

Dishwasher

Shed

D. If mobile home

Year:

Make/Model:

Serial number:

Is it in a mobile home park (leased land)? Yes No

If yes: What is the name of the Mobile Home Park?

Amount of Lot Rent:

Amount of Damage Deposit? (if applicable):

E. The Transaction

Purchase Price:

Gift of Equity:

Deposit:

Other:

Is GST included? Yes No

If not:

GST:

F. Conditions to be met

Sale of purchaser's home: Yes No Date to be completed by:

Home inspection: Yes No Date to be completed by:

Financing/mortgage: Yes No Date to be completed by:

If financing, which bank?:

G. Additional Conditions to be met if purchasing rural property

Water, potability, flow test:            Yes            No    Date to be completed by:

Septic certification:                      Yes            No    Date to be completed by:

H. Additional terms

Is there a Tenant?	Yes	No	Is there a Surface Lease Agreement?	Yes	No
If so:			if so:		

Assuming Tenant?	Yes	No	What is the amount?
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Please provide us with a Rental Agreement, if applicable

When is it payable?

Is there a Grazing Lease?	Yes	No
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Amount of rent:

Number:

Security deposit, if any:

I. Important Dates

Offer acceptance date:

Condition removal date:

Closing (possession) date:

J. 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)

K. Additional Comments