

OFFER TO PURCHASE

I / We: _____ (the "Purchaser")

ADDRESS: _____

TELEPHONE: _____

Cell: _____

Having inspected the real property described below, HEREBY OFFER TO PURCHASE from:

NAME: PRAIRIE'S EDGE DEVELOPMENT CORPORATION (the "Vendor")

ADDRESS: Box 3370, Humboldt, SK S0K 2A0

TELEPHONE: (306) 682-4905

CELL: (306) 231-4630

The following property, located in the RM of Loreburn, in the district of Lake Diefenbaker, Saskatchewan:

Lot _____

Block _____

Plan 102348682

Extension _____

(the "Property")

subject to the reservations and exceptions appearing in the existing Certificate of Title free and clear of all financial encumbrances

FOR THE SUM OF: _____ (the "Purchase Price")

(\$ _____)

PLUS GST OF: \$ _____

1. The Purchase Price, plus applicable GST, is to be paid as follows:
 - (a) The sum of \$ _____ having been previously paid to the Vendor's solicitor, as a deposit, (receipt of which is acknowledged by the Vendor), which sum shall be credited to the Purchase Price on the possession date. Upon acceptance of this Offer by the Vendor, the deposit shall become non-refundable. If the Purchasers fail to complete the purchase set out herein, the deposit shall be released to the Vendor and Vendor may retain the deposit as liquidated damages and not as a penalty.
 - (b) \$ _____ cash to be paid (subject to the adjustments below) to the Vendor or the Vendor's lawyer on or before 12:00 o'clock noon on the possession date.
2. The Purchaser agrees to pay interest to the Vendor at the rate of 10% per annum, on any portion of the Purchase Price not received by the Vendor or the Vendor's lawyer on the possession date. Interest shall be calculated from the possession date until the date that the entire purchase price is paid to the Vendor or the Vendor's lawyer. The provisions of this paragraph shall not affect the Vendor's right to require strict compliance with the provisions as to payment otherwise provided for in this agreement.
3. The Possession Date shall be _____, unless otherwise mutually agreed by the parties hereto.
4. The Purchasers shall only be entitled to possession upon payment of the purchase monies in full or an acceptable guarantee of such payment.
5. ADJUSTMENTS: Taxes shall be adjusted as at possession date. The Purchaser understands that the RM of Loreburn shall levy taxes on the Lot from the possession date onward, and that the Purchaser shall bear sole responsibility to pay the same.

6. (a) The Purchaser shall pay all Land Registry fees to register the property into the name of the Purchaser.
 - (b) The Purchaser shall pay all legal and Land Registry fees to register any mortgage arranged by the Purchaser.
 - (c) The Vendor shall transfer Title to the property to the Purchaser free and clear of all financial encumbrances.
 - (d) Each party shall bear their own legal fees relative to the purchase and sale transaction.
7. The Purchaser acknowledges that the Purchaser is aware of the contents of the Building Specification and Development Agreement attached hereto as Schedule "A". Schedule "A" attached hereto constitutes an integral part of this Agreement and is incorporated into this Agreement by reference. The Purchaser acknowledges that the Purchaser has been made aware that an Agreement containing terms identical or substantially identical to those attached hereto will be registered against the Lot for the protection of the Purchaser and other owners of Lots in the subdivision being developed by the Vendor.
8. The parties agree that the inclusions and upgrades included in the purchase price of the Property, are:
- (a) Power to the lot boundary
 - (b) Gravelled approach with steel culvert
9. It is understood and agreed that there are no other representations, warranties, guarantees, promises, or agreements of any kind other than those contained in this agreement and the Purchaser agrees to purchase the property as it stands at the price and terms and subject to the conditions in this agreement. Time shall be of the essence of this agreement.
10. This Offer is irrevocable by the Purchaser and open to acceptance by the Vendor up to midnight on the _____ day of _____, 2021. If not accepted by that time, the Offer is withdrawn.
11. This Offer is not subject to any conditions precedent.
12. Upon acceptance of this Offer within the time set out in Section 10, this agreement shall be a contract of purchase and sale and be binding on the Vendor and Purchaser, their respective heirs, executors, administrators, successors and assigns. This agreement may be executed in several counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

DATED this _____ day of _____, 2021.

SIGNED, SEALED, and DELIVERED
In the presence of:

)	
)	Purchaser
)	
Witness)	Purchaser

Purchaser's Lawyer: Lawyer Name: _____

Law Firm Name: _____

Law Firm Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

ACCEPTANCE

The Vendor ACCEPTS the above Offer together with all conditions contained in it and covenants to carry out the sale on the terms and conditions set out in the Offer. The Vendor certifies that the Vendor is a resident of Canada as defined under the provisions of Section 116 of *The Income Tax Act*.

Dated this day of , 2021.

SIGNED, SEALED, and DELIVERED by the Vendor,

PRAIRIE'S EDGE DEVELOPMENT CORPORATION

Per: _____

Vendor's Lawyer: Tabbetha M. Gasper
Weber & Gasper
512 – 7th Street, Box 1030
Humboldt, SK S0K 2A0
Telephone: (306)682-5038 Fax (306)682-5538
Email: weber.gasper@sasktel.net