

Condition(s) In Offer - Buyer Acknowledgement

Form 127

for use in the Province of Ontario

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GENERAL USE: This form would be used to confirm that a Buyer understands the risks and ramifications of not including certain conditions and/or waiving certain conditions.

The first portion of this form identifies the Buyer, the Brokerage, the property and the Seller.

This Acknowledgement Made By:

BUYER:

TO:

BROKERAGE:

FOR THE PURCHASE OF:

ADDRESS:

SELLER:

The Buyer acknowledges that with respect to conditions:

The Buyer hereby acknowledges, with respect to conditions, that the Buyer:

(Initials of Buyer(s))

The Buyer has chosen not to include a condition will not be including a condition in the Buyer's offer for the above described property

(Initials of Buyer(s))

The Buyer has chosen to waive the condition that has not been satisfied or achieved will be waiving the condition in the Buyer's offer for the above described property, that has not been satisfied or achieved

By initialing one or more ovals, as the case may be, the Buyer is acknowledging that certain conditions were excluded from an offer or waived before being satisfied or achieved. There are some pre-printed conditions along with space to identify ones that are not contained in print.

Pertaining To:

(Initials of Buyer(s))

the financing of the above described property

(Initials of Buyer(s))

the sale of the Buyer's property known as

(Initials of Buyer(s))

the arranging of insurance on the building

(Initials of Buyer(s))

the obtaining of a home inspection report

(Initials of Buyer(s))

Other:

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The Buyer also acknowledges that it was recommended to the Buyer to obtain Independent Legal Advice before signing the Offer/Waiver.

I acknowledge it has been recommended that I obtain independent legal advice prior to signing the offer/waiver.

The Buyer acknowledges that before signing the offer / waiver form the Buyer understands the different considerations and risks involved by not including certain conditions or waiving a condition before it was satisfied. The Buyer also agrees to take full responsibility for those decisions. Further the Buyer acknowledges that the Buyer understands that in taking the above actions, they are obligated to complete the transaction and may be liable if the transaction is not completed.

I acknowledge that, prior to signing the offer/waiver, I understand the factors to consider and the risks involved in not including the condition(s)/waiving the condition(s) in my offer. I take full responsibility for making the decision not to include the condition(s)/to waive the condition(s) in my offer. I understand that I am committed to take whatever steps are necessary to complete the transaction, and I may be liable if the Agreement of Purchase and Sale is not completed.

Additional Information:

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The Buyer further acknowledges that upon acceptance of the offer or delivery of the waiver of condition that the Buyer is a party to a binding Agreement of Purchase and Sale with the Seller and has received a copy of this form.

I further acknowledge that upon acceptance of the offer or delivery of the waiver of condition(s), I have entered into a binding Agreement of Purchase and Sale with the Seller.

I acknowledge having received a copy of this Condition(s) In Offer - Buyer Acknowledgment.

.....
(Signature of Buyer)

.....
(Date)

.....
(Signature of Buyer)

.....
(Date)

