

HOTEL/MOTEL ACQUISITION (ONTARIO)
LAWYER ISSUES FOR CONSIDERATION

Purchaser

- 1.1 Incorporate and organize Purchaser
- 1.2 Adoption agreement re: Agreement of P&S
- 1.3 Get GST # before closing

Due Diligence Issues

Legal:

- 1.4 Full title search with Planning Act
- 1.5 Confirm access and services – hydro, water, sewage, gas, phone, cable TV
- 1.6 Unregistered Hydro Easements
- 1.7 Building & Zoning
- 1.8 Taxes
- 1.9 Executions
- 1.10 PPSA
- 1.11 Environmental
- 1.12 Local fire department
- 1.13 Local health department
- 1.14 Survey
- 1.15 Review real estate leases
- 1.16 Review equipment leases (e.g. signage, phone system)
- 1.17 Review service contracts
- 1.18 Corporate search on vendor
- 1.19 Business name search (if part of deal)
- 1.20 Bulk Sales Act affidavit (get from vendor)
- 1.21 Clear PST Certificate (get from vendor)

Client:

- 1.22 Local planning department
- 1.23 Building inspection
- 1.24 Environmental inspection and reports
- 1.25 Local health department
- 1.26 Local police department
- 1.27 Plans and drawings
- 1.28 Employees – interview, select
- 1.29 List of chattels
- 1.30 Financial statements and financial results

THIS IS A 3-PAGE FORM.