

**OFFER TO PURCHASE RESIDENTIAL REAL ESTATE FOR SALE BY OWNER  
(MANITOBA)**

<b>SELLER(S):</b>	<b>SELLER'S SOLICITORS:</b>
Name(s):	Name:
Address:	Address:
Phone:	Phone:
Fax:	Fax:
Email:	Email:
<b>BUYER(S):</b>	<b>BUYER'S SOLICITORS:</b>
Name(s):	Name:
Address:	Address:
Phone:	Phone:
Fax:	Fax:
Email:	Email:

To \_\_\_\_\_ (hereinafter referred to as the "Seller"), I/We \_\_\_\_\_ (hereinafter referred to as the "Buyer"), offer to purchase the property described hereunder upon the following terms:

**1. Subject Matter of this Offer**

The property located at \_\_\_\_\_ [*insert civic address of the property*], \_\_\_\_\_ [*city*], Manitoba (hereinafter referred to as the "Property"), is the following described land and all structures and improvements thereon.

1.1 Included in or with the Property are all fixtures, particularly all such electric light fixtures, heating and plumbing fixtures, TV antennae, satellite dishes and receivers, and all related hardware, fitted carpets, curtain rods, drapery tracks, and screen and storm windows and doors as are now currently on the Property, with the exception of:

\_\_\_\_\_ [*insert list of fixtures not included in the purchase price*]

1.2 The following goods and chattels shall remain with the Property and shall be included in the purchase price. All goods and chattels not listed hereunder shall be excluded.

\_\_\_\_\_ [*insert list of chattels included in purchase price*]

**2. Purchase Price and Payment**

2.1 The purchase price to be paid by the Buyer to the Seller is \_\_\_\_\_ dollars [*set out the purchase price in words*] (\$\_\_\_\_\_) in lawful money of Canada, payable as follows:

- (a) Initial Deposit \$\_\_\_\_\_
- (b) By assumption of existing mortgage(s) having a (aggregate) balance of principal and interest on the Possession Date (an "Assumption of Mortgage(s) Schedule" must be attached) of \$\_\_\_\_\_
- (c) By net proceeds of a new mortgage to be arranged by the Buyer as follows: term \_\_\_\_\_ years; annual interest rate not to exceed \_\_\_\_\_%; monthly payments excluding taxes not to exceed \$\_\_\_\_\_
- (d) Payment on or before Possession Date by cash, certified cheque, bank draft or lawyer's trust cheque \$\_\_\_\_\_
- (e) Other \$\_\_\_\_\_
- TOTAL PURCHASE PRICE** \$\_\_\_\_\_

2.2 If the proceeds of a new mortgage will be used to pay a portion of the purchase price, payment of that amount may be delayed by the time required for registration of the mortgage to be completed by the Land Titles Office and reported to the mortgagee. If such is the case, that amount shall be charged interest payable to the Seller at the same rate as the new mortgage, until paid. Until discharged, the Seller shall have a lien and charge against the Property for the unpaid portion of the purchase price (including the aforementioned interest).

**THIS IS A 10-PAGE DOCUMENT.**