



**Paquette
Travers**

...one impressive commitment to service

**REAL ESTATE:
COVID-19**

CLAUSES AND CONDITIONS FOR AGREEMENT OF PURCHASE AND SALE

Please remember, each situation and transaction are different and therefore, you should contact our office for review prior to including these in your offer.

- Closing Documents:** *The parties hereto agree that closing documents may be executed by the buyer and seller using video conferencing which may include the use of electronic signatures pursuant to the Electronic Commerce Act, 2000, S.O. 2000, c.17 as amended from time to time. The parties also undertake to provide the documents bearing original signatures at a later date, if requested.*
- Keys:** *Upon completion of the transaction, the Seller shall provide any keys to the property by leaving them in a lockbox or a similar secure device accessible to the Buyer on closing. The Seller's lawyer shall provide the Buyer's lawyer with the combination of the lockbox or secured device to access the property.*
- Closure of Lenders or LRO:** *The parties agree that if the transaction is unable to close, because the lender and/or the Land Registry Office is temporarily closed due governmental direction involving COVID-19, then the transaction shall be extended to a date which is three (3) business days after the lender and/or the Land Registry Office resumes operations.*
- Delay Closing Date:** *In the event that the Buyer has recently been terminated or laid off and therefore can provide documented evidence that the lender is no longer funding a transaction as a result of this termination or layoff, then the Buyer can unilaterally extend the closing date for 14 days by providing the Seller with 3 days of notice prior to the closing date.*
- Disinfected Condition:** *The Seller shall ensure that the property is disinfected with any antibacterial products, including but not limited to wiping down all of the chattels and fixtures included in this Agreement of Purchase and Sale.*
- COVID-19 Notification:** *The Seller shall notify the buyer in writing immediately (any time between the date this Agreement is executed until the closing date) if they, any of the property's occupants/guests or person they have come into contact with have been diagnosed with COVID-19.*