

**SRF HOMES**

**A division of Lumar Custom Homes and Renovations Inc.**

**RESERVATION AGREEMENT**

The undersigned Purchaser(s) (the "Purchaser") hereby agrees(s) to and with the undersigned vendor (the "Vendor") to reserve for purchase the property (the "Real Property") described below, as shown of the attached plan, which includes the house to be constructed thereon (the "Dwelling") together with the features described in this Agreement, on the terms hereinafter set out:

Purchaser: \_\_\_\_\_ D.O.B.(\_\_\_\_/\_\_\_\_/\_\_\_\_) S.I.N. \_\_\_\_\_  
D M Y

Purchaser: \_\_\_\_\_ D.O.B.(\_\_\_\_/\_\_\_\_/\_\_\_\_) S.I.N. \_\_\_\_\_  
D M Y

Purchaser's Address: \_\_\_\_\_

Home Telephone \_\_\_\_\_ Business Telephone \_\_\_\_\_ Fax \_\_\_\_\_ Mobile/Cell \_\_\_\_\_ Email \_\_\_\_\_

**VENDOR:** SRF HOMES a division of Lumar Custom Homes and Renovations Inc.

Address: \_\_\_\_\_

Tel No. \_\_\_\_\_ ONHWP Builder No: 44301

**DWELLING:** Model ID: \_\_\_\_\_ Model Name : \_\_\_\_\_

Elevation: \_\_\_\_\_ Lot/Unit: \_\_\_\_\_ Block/Bldg: \_\_\_\_\_ Phase: \_\_\_\_\_

Plan # \_\_\_\_\_ Community: \_\_\_\_\_

Municipal Address: \_\_\_\_\_ Municipality: \_\_\_\_\_

**RESERVATION FEE:** \_\_\_\_\_ **DOLLARS**

**PURCHASE PRICE:** \_\_\_\_\_ Dollars

(\$ \_\_\_\_\_)

**DEPOSITS:** The Purchaser agrees to tender on execution of an Agreement of Purchase and Sale for the Real Property the following deposits by way of post-dated cheques made payable to the Vendor in the amounts and on the dates set out below, which deposits shall be held pending completion or other termination of the said Agreement and shall be credited on account of the Purchase Price on the Closing Date:

1st DEPOSIT	AMOUNT		DUE DATE	
2nd DEPOSIT	AMOUNT		DUE DATE	
3rd DEPOSIT	AMOUNT		DUE DATE	

The Balance of the Purchase Price (subject to the adjustments set out herein) is payable to the Vendor or as it may direct on the Closing Date by certified cheque or bank draft.

All homes are subject to prior sale or withdrawal from sale by the Vendor at its discretion without notice.

Projected Closing Date: \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_  
(subject to the extension provisions of this Agreement)

**SCHEDULES:** The attached Schedules (as noted) form part of this Agreement of Purchase and Sale:

**A, B, C.** \_\_\_\_\_; ( Add or delete as required)

The Vendor and Purchaser agree that the execution of this Reservation Agreement or any amendments thereto or any notice or waiver required to be given pursuant thereto may be delivered by facsimile or electronically and such facsimile or electronic copy shall be deemed to have the same force and effect as an executed original.

UNLESS OTHERWISE SPECIFIED IN THIS RESERVATION AGREEMENT, ALL SALES REPRESENTATIVES INVOLVED IN THIS TRANSACTION ARE WORKING FOR THE VENDOR. ORAL REPRESENTATIONS DO NOT FORM PART OF THIS AGREEMENT OF PURCHASE AND SALE.

This Reservation Agreement shall be irrevocable by the Purchaser until: 5:00 P.M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, after which time, if not accepted, this Reservation Agreement shall become null and void. If accepted, this Reservation Agreement shall not constitute a binding Agreement of Purchase and Sale for the Real Property but shall entitle the Purchaser to the first right to purchase the Real Property at the price and on the terms to be set out in a formal Agreement of Purchase and Sale..

WITNESS: \_\_\_\_\_ Purchaser: \_\_\_\_\_ Date \_\_\_\_\_

WITNESS: \_\_\_\_\_ Purchaser: \_\_\_\_\_ Date \_\_\_\_\_

**ACCEPTANCE:** SRF Homes a division of Lumar Custom Homes and Renovations Inc. hereby accepts this Reservation Agreement and its terms this \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
SRF Homes a division of  
Lumar Custom Homes and Renovations Inc.

PER: \_\_\_\_\_  
Authorized Signing Officer

**Vendor's Solicitor:**

Jack Greenberg  
181 Eglinton Avenue East, Suite 204  
Toronto, Ontario, M4P 1J4  
Tel:416 485-8833 Fax:416-485-3246  
jackgreenberg@greenberglawyers.ca  
2017-067/Standard APS.-reservation.#2

**Purchaser's Solicitor:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Tel: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_