

VACANT LAND SCHEDULE

This Schedule is attached to and forms part of the Agreement of Purchase and Sale.

Approved by the Nova Scotia Real Estate Commission (NSREC) for use by licensees under the Nova Scotia Real Estate Trading Act.

The NSREC is the regulator of the real estate industry in Nova Scotia.

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Property Address:Buyer:			
	Seller's Obligations The Seller shall provide, prior to closing, and include in the purchase price the following services (check all that apply):		The Seller shall provide the Buyer access to the Property to carry out appropriate tests and the Buyer agrees to return the Property to its original condition and agrees to indemnify the Seller for any loss or damage suffered as a result of the property access.
	☐ Street paving ☐ Curbs ☐ Sidewalks ☐ Sewer service to the Property line ☐ Storm water drainage ☐ Water service to the Property line ☐ ☐		The Buyer shall provide the Seller or the Seller's Agent, on or beforea.m./ p.m. Atlantic Time on theday of, 20 with Form 408 confirming clause 2.1 is satisfied and now waived. If the Buyer fails to provide the required form this Agreement shall be deemed terminated. If the Buyer determines, prior to the condition date, that they are not satisfied the Buyer may terminate this Agreement. The deposit shall be returned to the Buyer subject to the applicable NSREC By-laws.
1.2.	Any municipal charges required to connect to municipal services are the responsibility of the Buyer.	3. 3.1.	Improvements, if Applicable The following improvements to the Property are to remain with the Property and
1.3.	The Seller confirms that the (check one, if applicable): ightharpoonup final municipal lot approval for the Property has been obtained. OR ightharpoonup final municipal lot approval for the Property will be obtained	shall I	shall be included in the purchase price:
	on or before the day of, 20, failing which the Buyer shall be at liberty to terminate this Agreement and the deposit shall be returned to the Buyer.	4.	Additional Conditions
2.	Buyer's Conditions		
2.1.	This Agreement is subject to the Buyer, at the Buyer's expense, satisfying themselves that the following is available or can be obtained (check all that apply):	_	
	☐ A building permit for the Buyer's intended structure(s)		
	☐ A permit to install an on-site sewage disposal system		
	A well, providing a quality and quantity of water for the Buyer's intended usage		
	Permission from the appropriate person or government agency to install a driveway at a suitable location		
	☐ Confirmation that utilities can be installed at suitable locations and costs		
	A survey which confirms the location, size and configuration of the land to be conveyed		
	☐ Subdivision approval		
	Zoning approval for the lot		
	Environmental Assessment		
	5	. —	
	The Seller agrees to provide, to the Buyer, any copies and documents in their possession relating to the above items on or before the day of, 20		

OFFER DATE: _____/___/