



Land Sale Application Form

PURCHASER'S INFORMATION

Individual(s) Name / Company Name:	
Mailing Address:	
Telephone:	Cell:
Email:	

PROPERTY & PURCHASE INFORMATION

Legal: <input type="checkbox"/> NE <input type="checkbox"/> NW <input type="checkbox"/> SE <input type="checkbox"/> SW ¼ ½ Section ____ Township ____ Range ____ W4	
Lot ____ Block ____ Plan ____	
Civic Address:	
Purchase Price:	\$

ADDITIONAL INFORMATION

Will the funds be held in Trust with Purchaser's Lawyer: Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, please provide the complete contact information for the Purchaser's Lawyer	
PURCHASER'S LAWYER CONTACT INFO LAW FIRM:	LAWYERS NAME:
MAILING ADDRESS:	PHONE:
EMAIL:	
GST Self-Assessed? (For General Contractors ONLY)	Yes <input type="checkbox"/> No <input type="checkbox"/> If YES: purchaser must fill out Option to Purchase – "Schedule B" GST Certificate/Warranty Given by Purchaser form. GST Registration number required. If NO: Vendor will include the GST to the purchase price

OFFICE USE ONLY	
Deposit Received	\$ _____ Date Deposit Received:
Closing Date of Sale	
Balance of Purchase Price (due upon closing)	\$ _____ (Remainder of Purchase Price less the deposit)

ARCHITECTURAL GUIDELINES AND CONTROLS Note: Architectural Guidelines may vary for each lot/land sale	CVR may register a Restrictive Covenant on title to ensure that the Architectural Guidelines and Controls are met. The Restrictive Covenant will automatically expire on _____. Plans will be reviewed, and written approval will be given if guidelines are met.
REPURCHASE OPTION	If the purchaser does not meet the conditions within the executed Residential Option to Purchase, CVR has the option to repurchase the lot up until: _____
IMPORTANT DATES	Commencement of Construction: _____ Complete Construction/Occupancy: _____

I, _____ (Purchaser) acknowledge that the above information has been reviewed and is accurate.

Date

Date

Purchaser Signature

Director of Planning & Development

1. Conditions of the Sale:

- a. The Purchaser may deposit ten (10%) percent of the cost of the land plus GST with the SELLER in lieu of the purchase price.
- b. The remainder of the outstanding balance plus all applicable taxes must be paid to the SELLER within forty-five (45) days of the date on which the deposit was paid.
- c. This Agreement for the Sale of Land will be cancelled if the Purchaser fails to pay the outstanding balance within forty-five (45) days of the payment of the deposit.
- d. Accurate measurements shall be taken from plan of survey showing the true dimensions of the property.

2. The Seller hereby agrees:

- a. To sell the land free and clear of any and all liens, charges and encumbrances save those shown on the existing Certificate of Title and those liens, charges and encumbrances created or permitted by the Purchaser or implied pursuant to the Land Titles Act for the Province or Utility Easements.
- b. To transfer title to the Purchaser if the Purchaser has delivered cash, a certified cheque or bank draft for the balance of the Purchase Price to the Seller.

3. The Purchaser hereby agrees:

- a. Not to make alterations or commence improvements to the land prior to the payment of the full purchase price and obtaining a Development Permit.
- b. The Purchaser will provide to the Seller, a registerable Transfer of Land and the Purchaser will be responsible for all legal costs for the purchase and the Land Titles registration transfer costs.

4. The Seller and the Purchaser agree:

- a. That the Purchase Price will include the cost of services to the property line. Services will include water, sewer, power, gas and telephone.
- b. Time shall be of the essence of this Agreement.
- c. Neither the Purchaser nor the Seller will assign any part of this Agreement or any of their respective rights or obligations under this Agreement.
- d. In the event that any part of this agreement shall be held to be invalid or unenforceable to any extent, then this Agreement shall not terminate, but the remaining provisions shall remain subsisting and enforceable.

- e. Any notice required or permitted to be given herein shall be in writing forwarded by prepaid registered letter to the address set out in this Agreement.
- f. This agreement shall be governed by and construed in accordance with the laws of the Province of Alberta and the laws of Canada.
- g. This agreement shall endure and be binding upon the parties hereto together with their heirs, executors, administrators, successors, and assigns.