



# Land Sale Application Form

## PURCHASER'S INFORMATION

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

## PROPERTY & PURCHASE INFORMATION

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

## ADDITIONAL INFORMATION

<b>Will the funds be held in Trust with Purchaser's Lawyer:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>	
If yes, please provide the complete contact information for the Purchaser's Lawyer	
<b>PURCHASER'S LAWYER CONTACT INFO</b>	<b>LAWYERS NAME:</b>
<b>LAW FIRM:</b>	
<b>MAILING ADDRESS:</b>	<b>PHONE:</b>
<b>EMAIL:</b>	
<b>GST Self-Assessed?</b> <small>(For General Contractors ONLY)</small>	<b>GST #</b> _____

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

<p><b>ARCHITECTURAL GUIDELINES AND CONTROLS (if applicable)</b>  Note: Architectural Guidelines may vary for each lot/land sale</p>	<p>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.</p>
<p><b>REPURCHASE OPTION (if applicable)</b></p>	<p>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: _____</p>
<p><b>IMPORTANT DATES</b></p>	<p>Commencement of Construction: _____  Complete Construction/Occupancy: _____</p>

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser Signature

\_\_\_\_\_  
Director of Planning & Community Services

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. Time shall be of the essence of this Agreement.
- b. Neither the Purchaser nor the Seller will assign any part of this Agreement or any of their respective rights or obligations under this Agreement.
- c. 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.
- d. 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.
- e. This agreement shall be governed by and construed in accordance with the laws of the Province of Alberta and the laws of Canada.
- f. This agreement shall endure and be binding upon the parties hereto together with their heirs, executors, administrators, successors, and assigns.