3. Co-operating Brokerage completes Section 3 and Listing Brokerage completes Section 1.

CO-OPERATING BROKERAGE- REPRESENTATION:

a) ☐ The Co-operating Brokerage represents the interests of the Buyer in this transaction.
b) ☐ The Co-operating Brokerage is providing Customer Service to the Buyer in this transaction.
c) ☐ The Co-operating Brokerage is not representing the Buyer and has not entered into an agreement to provide customer service(s) to the Buyer.

CO-OPERATING BROKERAGE- COMMISSION:

a) ☐ The Listing Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property .... to be paid from the amount paid by the Seller to the Listing Brokerage.
(Commission As Indicated In MLS® Information)

b) ☐ The Co-operating Brokerage will be paid as follows:

Additional comments and/or disclosures by Co-operating Brokerage: (e.g., The Co-operating Brokerage represents more than one Buyer offering on this property.)

Commission will be payable as described above, plus applicable taxes.

COMMISSION TRUST AGREEMENT: If the above Co-operating Brokerage is receiving payment of commission from the Listing Brokerage, then the agreement between Listing Brokerage and Co-operating Brokerage further includes a Commission Trust Agreement, the consideration for which is the Co-operating Brokerage procuring an offer for a trade of the property, acceptable to the Seller. This Commission Trust Agreement shall be subject to and governed by the MLS® rules and regulations pertaining to commission trusts of the Listing Brokerage's local real estate board, if the local board's MLS® rules and regulations so provide. Otherwise, the provisions of the OREA recommended MLS® rules and regulations shall apply to this Commission Trust Agreement. For the purpose of this Commission Trust Agreement, the Commission Trust Amount shall be the amount noted in Section 3 above. The Listing Brokerage hereby declares that all monies received in connection with the trade shall constitute a Commission Trust and shall be held, in trust, for the Co-operating Brokerage under the terms of the applicable MLS® rules and regulations.

SIGNED BY THE BROKER/SALESPERSON REPRESENTATIVE(S) OF THE BROKERAGE(S) (Where applicable)

Co-operating/Buyer Brokerage	Listing Brokerage
ROYAL LEPAGE NRC REALTY (Name of Co-operating/Buyer Brokerage)	ROYAL LEPAGE NRC REALTY (Name of Listing Brokerage)
368 King St. PORT COLBORNE ON L3K4H4	368 King St. PORT COLBORNE ON L3K 4H4
Tel: (905) 834-9000 Fax: (905) 688-3178	Tel: 905-834-9000 Fax: 905-688-3178
(Authorized to bind the Co-operating/Buyer Brokerage) (Date)	Bill Becskereki (Authorized to bind the Listing Brokerage) Jan 10/2021 (Date)
BILL BECSKEREKI (Print Name of Salesperson/Broker/Broker of Record)	BILL BECSKEREKI (Print Name of Salesperson/Broker/Broker of Record)

CONSENT FOR MULTIPLE REPRESENTATION (To be completed only if the Brokerage represents more than one client for the transaction)

The Buyer/Seller consent with their initials to their Brokerage representing more than one client for this transaction.

DS AR BUYER'S INITIALS DS SL SELLER'S INITIALS

ACKNOWLEDGEMENT

I have received, read, and understand the above information.

DocuSigned by: Alvin Rampersaud ALVIN RAMPERSAUD (Signature of Buyer) 1/11/2021 (Date)

DocuSigned by: Scott Luey E787E8EA1BC54C1... (Signature of Seller) 1/17/2021 (Date)

(Signature of Buyer) (Date)

(Signature of Seller) (Date)

OREA Ontario Real Estate Association

Agreement of Purchase and Sale

Form 100
for use in the Province of Ontario

This Agreement of Purchase and Sale dated this 11 day of January 20 21

BUYER: ALVIN RAMPERSAUD agrees to purchase from
(Full legal names of all Buyers)

SELLER: CORPORATION OF THE CITY OF PORT COLBORNE the following
(Full legal names of all Sellers)

REAL PROPERTY:

Address 130 RODNEY Street Port Colborne ON L3K 1A5

fronting on the North side of RODNEY Street

in the CITY OF PORT COLBORNE

and having a frontage of 66.01 more or less by a depth of 33.00 more or less

and legally described as PTL 54 PL 857 VILLAGE OF PORT COLBORNE AS IN RO312505

(the "property")
(Legal description of land including easements not described elsewhere)

PURCHASE PRICE: Dollars (CDN$) 45,000.00

Forty-Five Thousand Dollars

DEPOSIT: Buyer submits upon acceptance
(Herewith/Upon Acceptance/as otherwise described in this Agreement)

Five Thousand Dollars (CDN$) 5,000.00

by negotiable cheque payable to ROYAL LEPAGE NRC REALTY "Deposit Holder" to be held in trust pending completion or other termination of this Agreement and to be credited toward the Purchase Price on completion. For the purposes of this Agreement, "Upon Acceptance" shall mean that the Buyer is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

Buyer agrees to pay the balance as more particularly set out in Schedule A attached.

DS SL DS AR

SCHEDULE(S) A attached hereto form(s) part of this Agreement.

1. **IRREVOCABILITY:** This offer shall be irrevocable by Buyer until 5:00 on the ~~12~~ 19TH
(Seller/Buyer) (a.m./p.m.) X

day of January 20 21, after which time, if not accepted, this offer shall be null and void and the deposit shall be returned to the Buyer in full without interest.

2. **COMPLETION DATE:** This Agreement shall be completed by no later than 6:00 p.m. on the 12 day of MARCH 20 21. Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

INITIALS OF BUYER(S): DS AR **INITIALS OF SELLER(S):** DS SL