



Offer Summary Document

For use with Agreement of Purchase and Sale

Form 801

for use in the Province of Ontario

This Form when completed may be utilized to comply with the provisions of the Trust in Real Estate Services Act, 2002 which prescribes content that is required for an offer summary document. Further, when sent to the Listing Brokerage this document may be used to confirm the existence of a written signed offer by a Buyer.

Section For Brokerage submitting the offer on behalf of the Buyer:

REAL PROPERTY ADDRESS: 171 Second Avenue N Sudbury ON P3B3L7 (the "property")
(municipal address and/or legal description)

for an Agreement of Purchase and Sale dated: the 16 day of June, 20²⁵ ("offer")

BROKERAGE: ROYAL LEPAGE REALTY TEAM BROKERAGE

SALES REPRESENTATIVE/BROKER: CHRISTIAN ST DENIS

I/We, Ryan Nono, have signed an offer for the property.

Signed by: Ryan Nono Name of Buyer(s)
6/16/2025 (Date)
Ryan Nono (Signature of Buyer)

This offer was submitted, by email to the Listing Brokerage at 5:59 on the 16th day of June, 20²⁵ (by fax, by email or in person) (a.m./p.m.)
Irrevocable until 10:00 on the 16 day of June, 20²⁵ (a.m./p.m.)

(For Buyer counter offer - complete the following)

I/We, _____, have signed an offer for the property.

(Signature of Buyer) (Date) (Signature of Buyer) (Date)

An offer was submitted, _____ to the Listing Brokerage at _____ on the _____ day of _____, 20____. Irrevocable until _____ on the _____ day of _____, 20____. (by fax, by email or in person) (a.m./p.m.)

For Listing Brokerage receiving the offer:

SELLER(S): Marlene Merrick

SELLER(S) CONTACT: _____ (ie. phone / email / fax)

LISTING BROKERAGE: RE/MAX CROWN REALTY (1989) INC., BROKERAGE (SUDBURY)

SALES REPRESENTATIVE/BROKER: TERRY AMES

This offer was received, email by the Listing Brokerage at 5:30 on the 16 day of June, 20²⁵ (by fax, by email or in person) (a.m./p.m.)

This offer was presented, phone to the Seller(s) at 6:30 on the 16 day of June, 20²⁵ (by fax, by email or in person) (a.m./p.m.)

Offer was: Accepted Signed Back/Countered Expired/Declined

Comments: _____

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Confirmation of Co-operation and Representation Buyer/Seller

Form 320

for use in the Province of Ontario

BUYER: Ryan Nono

SELLER: Marlene Merrick

For the transaction on the property known as: 171 Second Avenue N Sudbury ON P3B3L7

DEFINITIONS AND INTERPRETATIONS: For the purposes of this Confirmation of Co-operation and Representation: "Seller" includes a vendor, landlord, lessor or a prospective seller, vendor, landlord or lessor and "Buyer" includes a purchaser, tenant, lessee or a prospective buyer, purchaser, tenant or lessee and "sale" includes a lease, and "Agreement of Purchase and Sale" includes an Agreement to Lease. Commission shall be deemed to include other remuneration.

The following information is confirmed by the undersigned salesperson/broker representative(s) of the Brokerage(s). If a Co-operating Brokerage is involved in the transaction, the Brokerages agree to co-operate, in consideration of, and on the terms and conditions as set out below.

DECLARATION OF INSURANCE: The undersigned salesperson/broker representative(s) of the Brokerage(s) hereby declare that he/she is insured as required by the Trust in Real Estate Services Act, 2002 (TRESA).

1. SELLER BROKERAGE (Single Representation)

- a) The Seller Brokerage or a Designated Representative of the Seller Brokerage represents the interests of the Seller in this transaction. It is further understood and agreed that:
 - 1) Neither the Seller Brokerage nor a Designated Representative of the Seller Brokerage is representing the Buyer and has not entered into a representation agreement with the Buyer.
 - 2) The Seller Brokerage or a Designated Representative of the Seller Brokerage is providing assistance to the Buyer and the Buyer is a self-represented party.
 - 3) The Seller client and Buyer client are each separately represented by different designated representatives of the same Brokerage and there is no multiple representation.

2. SELLER BROKERAGE (Multiple Representation)

- a) The Seller Brokerage has entered into Representation Agreement with the Buyer and there is Multiple Representation.
- b) The Designated Representative who represents the Seller also represents the Buyer and there is Multiple Representation.

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

3. PROPERTY SOLD BY BUYER BROKERAGE

- a) The Brokerage or a Designated Representative of the Brokerage represents the Buyer and the Brokerage will be paid by the Buyer directly.

4. CO-OPERATING BROKERAGE

- a) **CO-OPERATING BROKERAGE - REPRESENTATION:**
 - 1) The Co-operating Brokerage or a Designated Representative of the Co-operating Brokerage represents the interests of the Buyer in this transaction.
- b) **CO-OPERATING BROKERAGE - COMMISSION:**
 - 1) The Seller Brokerage will pay the Co-operating Brokerage the commission as indicated in the MLS® information for the property in the amount of 2.5% + HST to be paid from the amount paid by the Seller to the Seller Brokerage. (Commission As Indicated In MLS® Information)
 - 2) 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.)

Initial **INITIALS OF BUYER(S)/SELLER(S)/BROKERAGE REPRESENTATIVE(S) (Where applicable)**






BUYER **CO-OPERATING/BUYER BROKERAGE** **SELLER** **SELLER BROKERAGE**

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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 Seller Brokerage, then the agreement between Seller 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 Seller 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 4 above. The Seller 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)

ROYAL LEPAGE REALTY TEAM BROKERAGE
 (Name of Co-operating/Buyer Brokerage)
 1107 Auger Ave SUDBURY ON P3A4B1
 Tel: (705) 524-5600 Fax:
 Signed by: Christian St-denis 6/16/2025
 (Authorized to bind the Cooperating/Buyer Brokerage) (Date)
 CHRISTIAN ST DENIS
 (Print Name of Salesperson/Broker/Broker of Record)

RE/MAX CROWN REALTY (1989) INC., BROKERAGE (SUDBURY)
 (Name of Seller Brokerage)
 1349 LaSalle Blvd Suite 208 SUDBURY ON P3A1Z2
 Tel: (705) 560-5650 Fax: (705) 560-9492
 Signed by: Terry Ambs 6/16/2025
 (Authorized to bind the Seller Brokerage) (Date)
 TERRY AMBS
 (Print Name of Salesperson/Broker/Broker of Record)

CONSENT FOR MULTIPLE REPRESENTATION

The Buyer and Seller confirm that they have previously consented to Multiple Representation.
 The Buyer and Seller consent with their initials Multiple Representation for this transaction.

 INITIALS OF BUYER(S)
  INITIALS OF SELLER(S)

ACKNOWLEDGEMENT

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

Signed by: Ryan Nono 6/16/2025
 (Signature of Buyer) Ryan Nono (Date)
 (Signature of Buyer) (Date)

Signed by: Marlene Merrick 6/16/2025
 (Signature of Seller) Marlene Merrick (Date)
 (Signature of Seller) (Date)



Agreement of Purchase and Sale

Form 100

for use in the Province of Ontario

This Agreement of Purchase and Sale dated this 16 day of June 2025

BUYER: Ryan Nono, agrees to purchase from
(Full legal names of all Buyers)

SELLER: Marlene Merrick, the following
(Full legal names of all Sellers)

REAL PROPERTY:

Address 171 Second Avenue N Sudbury ON P3B3L7

fronting on the _____ side of _____

in the Greater Sudbury City of _____

and having a frontage of AS PER DEED more or less by a depth of AS PER DEED more or less

and legally described as
PCL 14245 SEC SES; PT LT 12 CON 4 NEELON AS IN LT79756 EXCEPT LT100633, LT115442, LT141083, & LT141290; GREATER SUDBURY
(Legal description of land including easements not described elsewhere) (the "property")

PURCHASE PRICE: Dollars (CDN\$) 500,000.00
Five Hundred Thousand Dollars

DEPOSIT: Buyer submits upon acceptance
(Herewith/Upon Acceptance/as otherwise described in this Agreement)
Twenty Thousand Dollars (CDN\$) 20,000.00

by negotiable cheque payable to RE/MAX CROWN REALTY (1989) INC., BROKERAGE (SUDBURY) "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.

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

1. IRREVOCABILITY: This offer shall be irrevocable by Buyer until 10:00 on the 16
(Seller/Buyer) (a.m./p.m.)
day of June 2025, 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 10 day of September 2025. Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

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3. **NOTICES:** The Seller hereby appoints the Listing Brokerage as agent for the Seller for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Buyer's Brokerage) has entered into a representation agreement with the Buyer, the Buyer hereby appoints the Buyer's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **The Brokerage shall not be appointed or authorized to be agent for either the Buyer or the Seller for the purpose of giving and receiving notices where the Brokerage represents both the Seller and the Buyer (multiple representation) or where the Buyer or the Seller is a self-represented party.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: (For delivery of Documents to Seller) FAX No.: (For delivery of Documents to Buyer)
Email Address: terryames@remaxcrown.ca (For delivery of Documents to Seller) Email Address: christianstdenis@royalpage.ca (For delivery of Documents to Buyer)

4. **CHATTELS INCLUDED:**
2 Fridge, 2 stove, washer, dryer, all light fixtures and window coverings.

Unless otherwise stated in this Agreement or any Schedule hereto, Seller agrees to convey all fixtures and chattels included in the Purchase Price free from all liens, encumbrances or claims affecting the said fixtures and chattels.

5. **FIXTURES EXCLUDED:**
electric fireplace

6. **RENTAL ITEMS (Including Lease, Lease to Own):** The following equipment is rented and **not** included in the Purchase Price. The Buyer agrees to assume the rental contract(s), if assumable:
Water Heater - Gas

The Buyer agrees to co-operate and execute such documentation as may be required to facilitate such assumption.

7. **HST:** If the sale of the property (Real Property as described above) is subject to Harmonized Sales Tax (HST), then such tax shall be included in the Purchase Price. If the sale of the property is not subject to HST, Seller agrees to certify on or before (included in/in addition to) closing, that the sale of the property is not subject to HST. Any HST on chattels, if applicable, is not included in the Purchase Price.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

8. **TITLE SEARCH:** Buyer shall be allowed until 6:00 p.m. on the 3 day of September, 2025, (Requisition Date) to examine the title to the property at Buyer's own expense and until the earlier of: (i) thirty days from the later of the Requisition Date or the date on which the conditions in this Agreement are fulfilled or otherwise waived or; (ii) five days prior to completion, to satisfy Buyer that there are no outstanding

work orders or deficiency notices affecting the property, and that its present use (Single Family) may be lawfully continued and that the principal building may be insured against risk of fire. Seller hereby consents to the municipality or other governmental agencies releasing to Buyer details of all outstanding work orders and deficiency notices affecting the property, and Seller agrees to execute and deliver such further authorizations in this regard as Buyer may reasonably require.

9. **FUTURE USE:** Seller and Buyer agree that there is no representation or warranty of any kind that the future intended use of the property by Buyer is or will be lawful except as may be specifically provided for in this Agreement.


10. **TITLE:** Provided that the title to the property is good and free from all registered restrictions, charges, liens, and encumbrances except as otherwise specifically provided in this Agreement and save and except for (a) any registered restrictions or covenants that run with the land providing that such are complied with; (b) any registered municipal agreements and registered agreements with publicly regulated utilities providing such have been complied with, or security has been posted to ensure compliance and completion, as evidenced by a letter from the relevant municipality or regulated utility; (c) any minor easements for the supply of domestic utility or telecommunication services to the property or adjacent properties; and (d) any easements for drainage, storm or sanitary sewers, public utility lines, telecommunication lines, cable television lines or other services which do not materially affect the use of the property. If within the specified times referred to in paragraph 8 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to Seller and which Seller is unable or unwilling to remove, remedy or satisfy or obtain insurance save and except against risk of fire (Title Insurance) in favour of the Buyer and any mortgagee, (with all related costs at the expense of the Seller), and which Buyer will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and all monies paid shall be returned without interest or deduction and Seller, Listing Brokerage and Co-operating Brokerage shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, Buyer shall be conclusively deemed to have accepted Seller's title to the property.

11. **CLOSING ARRANGEMENTS:** Where each of the Seller and Buyer retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. 1990, Chapter L4 and the Electronic Registration Act, S.O. 1991, Chapter 44, and any amendments thereto, the Seller and Buyer acknowledge and agree that the exchange of closing funds, non-registrable documents and other items (the "Requisite Deliveries") and the release thereof to the Seller and Buyer will (a) not occur at the same time as the registration of the transfer/deed (and any other documents intended to be registered in connection with the completion of this transaction) and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and not release same except in accordance with the terms of a document registration agreement between the said lawyers. The Seller and Buyer irrevocably instruct the said lawyers to be bound by the document registration agreement which is recommended from time to time by the Law Society of Ontario. Unless otherwise agreed to by the lawyers, such exchange of Requisite Deliveries shall occur by the delivery of the Requisite Deliveries of each party to the office of the lawyer for the other party or such other location agreeable to both lawyers.

12. **DOCUMENTS AND DISCHARGE:** Buyer shall not call for the production of any title deed, abstract, survey or other evidence of title to the property except such as are in the possession or control of Seller. If requested by Buyer, Seller will deliver any sketch or survey of the property within Seller's control to Buyer as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Trust And Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by Buyer on completion, is not available in registrable form on completion, Buyer agrees to accept Seller's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registrable form and to register same, or cause same to be registered, on title within a reasonable period of time after completion, provided that on or before completion Seller shall provide to Buyer a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, and, where a real-time electronic cleared funds transfer system is not being used, a direction executed by Seller directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.

13. **INSPECTION:** Buyer acknowledges having had the opportunity to inspect the property and understands that upon acceptance of this offer there shall be a binding agreement of purchase and sale between Buyer and Seller. **The Buyer acknowledges having the opportunity to include a requirement for a property inspection report in this Agreement and agrees that except as may be specifically provided for in this Agreement, the Buyer will not be obtaining a property inspection or property inspection report regarding the property.**

14. **INSURANCE:** All buildings on the property and all other things being purchased shall be and remain until completion at the risk of Seller. Pending completion, Seller shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, Buyer may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion. If Seller is taking back a Charge/Mortgage, or Buyer is assuming a Charge/Mortgage, Buyer shall supply Seller with reasonable evidence of adequate insurance to protect Seller's or other mortgagee's interest on completion.

INITIALS OF BUYER(S): 

INITIALS OF SELLER(S): 

- 15. PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if Seller complies with the subdivision control provisions of the Planning Act by completion and Seller covenants to proceed diligently at Seller's expense to obtain any necessary consent by completion.
- 16. DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registrable form at the expense of Seller, and any Charge/Mortgage to be given back by the Buyer to Seller at the expense of the Buyer. If requested by Buyer, Seller covenants that the Transfer/Deed to be delivered on completion shall contain the statements contemplated by Section 50(22) of the Planning Act, R.S.O.1990.
- 17. RESIDENCY:** (a) Subject to (b) below, the Seller represents and warrants that the Seller is not and on completion will not be a non-resident under the non-residency provisions of the Income Tax Act which representation and warranty shall survive and not merge upon the completion of this transaction and the Seller shall deliver to the Buyer a statutory declaration that Seller is not then a non-resident of Canada; (b) provided that if the Seller is a non-resident under the non-residency provisions of the Income Tax Act, the Buyer shall be credited towards the Purchase Price with the amount, if any, necessary for Buyer to pay to the Minister of National Revenue to satisfy Buyer's liability in respect of tax payable by Seller under the non-residency provisions of the Income Tax Act by reason of this sale. Buyer shall not claim such credit if Seller delivers on completion the prescribed certificate.
- 18. ADJUSTMENTS:** Any rents, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Buyer.
- 19. PROPERTY ASSESSMENT:** The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Buyer or Seller, or any Brokerage, Broker or Salesperson, for any changes in property tax as a result of a re-assessment of the property, save and except any property taxes that accrued prior to the completion of this transaction.
- 20. TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Seller and Buyer or by their respective lawyers who may be specifically authorized in that regard.
- 21. TENDER:** Any tender of documents or money hereunder may be made upon Seller or Buyer or their respective lawyers on the day set for completion. Money shall be tendered with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Lynx high value payment system as set out and prescribed by the *Canadian Payments Act (R.S.C., 1985, c. C-21)*, as amended from time to time.
- 22. FAMILY LAW ACT:** Seller warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O.1990 unless the spouse of the Seller has executed the consent hereinafter provided.
- 23. UFFI:** Seller represents and warrants to Buyer that during the time Seller has owned the property, Seller has not caused any building on the property to be insulated with insulation containing urea formaldehyde, and that to the best of Seller's knowledge no building on the property contains or has ever contained insulation that contains urea formaldehyde. This warranty shall survive and not merge on the completion of this transaction, and if the building is part of a multiple unit building, this warranty shall only apply to that part of the building which is the subject of this transaction.
- 24. LEGAL, ACCOUNTING AND ENVIRONMENTAL ADVICE:** The parties acknowledge that any information provided by the brokerage is not legal, tax or environmental advice.
- 25. CONSUMER REPORTS: The Buyer is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.**
- 26. AGREEMENT IN WRITING:** If there is conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement including any Schedule attached hereto, shall constitute the entire Agreement between Buyer and Seller. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. For the purposes of this Agreement, Seller means vendor and Buyer means purchaser. This Agreement shall be read with all changes of gender or number required by the context.
- 27. ELECTRONIC SIGNATURES:** The parties hereto consent and agree to the use of electronic signatures pursuant to the *Electronic Commerce Act, 2000, S.O. 2000, c17* as amended from time to time with respect to this Agreement and any other documents respecting this transaction.
- 28. TIME AND DATE:** Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF BUYER(S):

Initial
RN

INITIALS OF SELLER(S):

Initial
MM

29. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

SIGNED, SEALED AND DELIVERED in the presence of:

Signed by: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

Ryan Nono
Buyer: RYAN NONO

(Seal)

(Date)

6/16/2025

(Witness)

(Buyer)

(Seal)

(Date)

I, the Undersigned Seller, agree to the above offer. I hereby irrevocably instruct my lawyer to pay directly to the brokerage(s) with whom I have agreed to pay commission, the unpaid balance of the commission together with applicable Harmonized Sales Tax (and any other taxes as may hereafter be applicable), from the proceeds of the sale prior to any payment to the undersigned on completion, as advised by the brokerage(s) to my lawyer.

SIGNED, SEALED AND DELIVERED in the presence of:

IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)

Signed by: Marlene Merrick
Seller: MARLENE MERRICK
150020202942487

(Seal)

(Date)

6/16/2025

(Witness)

(Seller)

(Seal)

(Date)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O.1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness)

(Spouse)

(Seal)

(Date)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at this day of 6/16/2025, 20..... (a.m./p.m.)

Signed by: Marlene Merrick
(Signature of Seller or Buyer)

INFORMATION ON BROKERAGE(S)		
Listing Brokerage	RE/MAX CROWN REALTY (1989) INC., BROKERAGE (SUDBURY)	(705) 560-5650 (Tel.No.)
	TERRY AMES (Salesperson/Broker/Broker of Record Name)	
Co-op/Buyer Brokerage	ROYAL LEPAGE REALTY TEAM BROKERAGE	(705) 524-5600 (Tel.No.)
	CHRISTIAN ST DENIS (Salesperson/Broker/Broker of Record Name)	

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer. 6/16/2025

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer. 6/16/2025

Signed by: Marlene Merrick
Seller: MARLENE MERRICK
(Date)
(Seller) (Date)
Address for Service
(Tel. No.)
Seller's Lawyer
Address
Email
(Tel. No.) (Fax, No.)

Signed by: Ryan Nono
Buyer: RYAN NONO
(Date)
(Buyer) (Date)
Address for Service
(Tel. No.)
Buyer's Lawyer
Address
Email
(Tel. No.) (Fax, No.)

FOR OFFICE USE ONLY	COMMISSION TRUST AGREEMENT
To: Co-operating Brokerage shown on the foregoing Agreement of Purchase and Sale: In consideration for the Co-operating Brokerage procuring the foregoing Agreement of Purchase and Sale, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust. DATED as of the date and time of the acceptance of the foregoing Agreement of Purchase and Sale.	Signed by: Christian St-Denis Authorized to bind the Co-operating Brokerage: Christian St-Denis
(Authorized to bind the Listing Brokerage) TERRY AMES	



Schedule A Agreement of Purchase and Sale

Form 100
for use in the Province of Ontario

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

BUYER: Ryan Nono and

SELLER: Marlene Merrick

for the purchase and sale of 171 Second Avenue N Sudbury

ON P3B3L7 dated the 16 day of June, 2025

Buyer agrees to pay the balance as follows:

The Buyer agrees to pay the balance of the Purchase Price, subject to adjustments, to the Seller on completion of this transaction, with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Lynx high value payment system as set out and prescribed by the Canadian Payments Act (R.S.C., 1985, c. C-21) as amended from time to time.

The Seller agrees to provide access to the property 2 (two) further times prior to completion of this transaction for the purpose of the Buyer's further viewing at a mutually agreed upon time provided adequate notice is given.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



Schedule B Agreement of Purchase and Sale

Form 105
for use in the Province of Ontario

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

BUYER: Ryan Nono and
SELLER: Marlene Merrick

for the property known as
..... dated the 16 day of June, 2025

The deposit holder advises that all deposits received on or after June 1, 2024 to the real estate trust account in which the deposit for this transaction ("the deposit") shall be placed attracts interest at a variable rate, calculated using the TD Bank prime rate minus 3.00%. All Interest disbursements are subject to a one hundred dollar (\$100) administrative fee. If the interest on the deposit exceeds \$100, the amount exceeding \$100 shall be paid to the Buyer following completion of this transaction; otherwise, it shall be retained by the deposit holder and no additional administrative fees will be owing. The Buyer acknowledges that no interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a valid Social Insurance Number or Business Number (in the case of a Corporation), and mailing address for use on the required Canada Customs & Canada Revenue Agency T5 forms prior to closing. Any interest cheques issued by the deposit holder and not negotiated within six (6) months following completion of herein transaction shall be forfeited by the deposit holder.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



Disclosure

Form 602

for use in the Province of Ontario

TO:
 BUYER/SELLER:.....
 (Buyer/Seller)

BY:
 BROKERAGE:..... **RE/MAX CROWN REALTY (1989) INC., BROKERAGE**

REPRESENTATIVE OF THE BROKERAGE:.....

PROPERTY:.....

In accordance with the requirements of the *Trust in Real Estate Services Act, 2002*, the following is hereby disclosed to the **BUYER** (Buyer/Seller)

- The Brokerage is providing services to the Seller and a Buyer in respect of the trade;
- The Brokerage has entered into an agreement with the Seller which provides terms that may affect whether an offer to buy is accepted. The terms are as follows:

- The Brokerage will be placing the deposit in trust in the Brokerage's interest bearing Real Estate Trust Account, which earns interest at:

.....
 (Rate) (Terms)
 (Conditions)

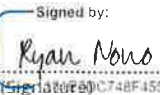
The deposit holder advises that all deposits received on or after June 1, 2024, to the real estate trust account in which the deposit for this transaction ("the deposit") shall be placed attracts interest at a variable rate, calculated using the TD Bank prime rate minus 3.00%. All Interest disbursements are subject to a one hundred dollar (\$100) administrative fee. If the interest on the deposit exceeds \$100, the amount exceeding \$100 shall be paid to the Buyer following completion of this transaction; otherwise, it shall be retained by the deposit holder and no additional administrative fees will be owing.

The Buyer acknowledges that no interest shall be paid to the Buyer unless the Buyer provides the deposit holder with a valid Social Insurance Number or Business Number (in the case of a Corporation) and mailing address for use on the required Canada Customs & Canada Revenue Agency T5 forms prior to closing. Any interest cheques issued by the deposit holder and not negotiated within six (6) months following completion of herein transaction shall be forfeited by the deposit holder.


Other:

.....
 (Authorized to bind the Brokerage) (Date) (Name of Person Signing)

ACKNOWLEDGEMENT: The undersigned hereby acknowledges receipt of a copy of this disclosure form at on the day of 20..... **6/16/2025**

Signed by: (a.m./p.m.)
 **6/16/2025** **Ryan Nono**
 (Signature) (Date) (Name of Person Signing)

.....
 (Signature) (Date) (Name of Person Signing)

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Condition(s) In Offer - Buyer Acknowledgement

Form 127

for use in the Province of Ontario

This Acknowledgement Made By:

BUYER: Ryan Nono

TO:

BROKERAGE: ROYAL LEPAGE REALTY TEAM BROKERAGE

FOR THE PURCHASE OF:

ADDRESS: 171 Second Avenue N Sudbury ON P3B3L7

SELLER: Marlene Merrick

The Buyer hereby acknowledges, with respect to conditions, that the Buyer:

(Initials of Buyer(s))

will not be including a condition in the Buyer's offer for the above described property

(Initials of Buyer(s))

will be waiving the condition in the Buyer's offer for the above described property, that has not been satisfied or achieved

Pertaining To:

(Initials of Buyer(s))

the financing of the above described property

(Initials of Buyer(s))

the sale of the Buyer's property known as

(Initials of Buyer(s))

the arranging of insurance on the building

(Initials of Buyer(s))

the obtaining of a home inspection report

(Initials of Buyer(s))

Other:

I acknowledge it has been recommended that I obtain independent legal advice prior to signing the offer/waiver.

I acknowledge that, prior to signing the offer/waiver, I understand the factors to consider and the risks involved in not including the condition(s)/waiving the condition(s) in my offer. I take full responsibility for making the decision not to include the condition(s)/to waive the condition(s) in my offer. I understand that I am committed to take whatever steps are necessary to complete the transaction, and I may be liable if the Agreement of Purchase and Sale is not completed.

Additional Information:

I further acknowledge that upon acceptance of the offer or delivery of the waiver of condition(s), I have entered into a binding Agreement of Purchase and Sale with the Seller.

I acknowledge having received a copy of this Condition(s) In Offer - Buyer Acknowledgment.

(Signature of Buyer) Ryan Nono 6/16/2025
(Date)

.....
(Signature of Buyer) (Date)

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