

their hands and affixed their seals, the day and year first above written

In the presence of {

[The conveyancer, however, in drawing up such a formal preliminary agreement, should be particular to embody therein all the terms and conditions of the sale as concisely as possible. If the balance of purchase price is to be paid in deferred payments, a memo. of the amounts and the dates of payment should be included. If the purchaser is to assume any incumbrance, a memorandum to this effect should be included; also the date from which all adjustments relating to the sale as between the vendor and purchaser, are to be made, and a date set for the final completion of the sale.]

Informal offers to sell and offers to purchase are often made by letter. Unless the letter including the offer states otherwise, it is understood that the interest sold is the freehold in fee simple, free from incumbrance. Therefore, it is most essential in making an offer of sale that the offer set out fully and concisely the terms and conditions of sale.]

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Form 3

OFFER TO PURCHASE

(Another form.)

To ———.

I ———, of the City of Winnipeg in the Province of Manitoba (as purchaser), hereby agree to and with ——— (as vendor), through ——— agent, to purchase all and singular the premises situate, lying and being, etc. [*give legal description*], on the east side of Langside Street in the City of Winnipeg, and having front of about 30 feet, more or less, and a depth of 100 feet more or less, at the price or sum of ——— dollars, as follows: ——— dollars in cash to the said agent on this date as a deposit, and covenant, promise and agree to pay [*give terms of deferred payments*] and assume the mortgage incumbrance, now thereon upon which there is yet to be paid \$ ———, the amount whereof is to be allowed out of the said purchase