

**V1. REFERENCE TO MAIN FORM**

The conditions contained in this Annex form an integral part of promise to purchase PP [ ] - [ ] concerning the IMMOVABLE located at the following address: \_\_\_\_\_.

**V2. OPTIONAL CONDITIONS**

**IN THIS SECTION, ONLY THE CONDITIONS IDENTIFIED BY A CHECK MARK FORM AN INTEGRAL PART OF THIS ANNEX.**

**V2.1 – DRINKING WATER FLOW TEST**

The BUYER may, at his own expense, have an expert perform a flow test on the drinking water supplied by the immovable's water supply system and obtain the results within \_\_\_\_\_ days following acceptance of the promise to purchase. Should the test reveal that the flow is insufficient for this type of immovable and the use for which it is intended, the BUYER shall notify the SELLER in writing and give him a copy of the results within four (4) days following the expiry of the above time period. The promise to purchase shall become null and void from the time of receipt of such notice accompanied by the results. Should the BUYER fail to notify the SELLER within the time period and in the manner specified above, he shall be deemed to have waived this condition.

**V2.2 – DRINKING WATER QUALITY TEST**

The BUYER must, at his own expense, have a drinking water test performed by a laboratory certified by the department responsible for the environment in Québec within \_\_\_\_\_ days following acceptance of the promise to purchase. Should the test reveal that the water is unfit for human consumption, the BUYER shall notify the SELLER in writing and give him a copy of the results within four (4) days following the expiry of the above time period. The promise to purchase shall become null and void from the time of receipt of such notice accompanied by the results. Should the BUYER fail to notify the SELLER within the time period and in the manner specified above, he shall be deemed to have waived this condition.

**V2.3 – VERIFICATION OF SEPTIC SYSTEM**

Considering that the SELLER cannot guarantee the conformity of the septic system to current laws and regulations, the BUYER shall have \_\_\_\_\_ days following acceptance of the promise to purchase to make any verification he shall deem useful regarding the septic system.

Should the BUYER not be satisfied with this verification and wishes to cancel his promise to purchase for this reason, he shall notify the SELLER in writing within four (4) days following the expiry of the above time period.

The promise to purchase shall become null and void from the time of receipt of such notice by the SELLER. Should the BUYER fail to notify the SELLER within the specified time period, he shall be deemed to have waived this condition.

**V2.4 – EMPTYING OF SEPTIC TANK**

The SELLER undertakes, at his own expense, to have the septic tank emptied prior to the signing of the deed of sale and to give the BUYER written proof to this effect. Should the SELLER fail to provide proof that the work has been completed, he shall pay the sum of \_\_\_\_\_ dollars (\$) to the BUYER on the date of signing of the deed of sale.

**V2.5 – SOIL TEST PRIOR TO INSTALLING A SEPTIC SYSTEM**

The BUYER may have the soil tested by an expert for the purpose of installing a septic system, within \_\_\_\_\_ days following acceptance of the promise to purchase. Should the test reveal that the soil conditions or the location of the land does not allow the installation of a septic system in accordance with current regulations, under satisfactory conditions for the BUYER, the BUYER shall notify the SELLER in writing and give him a copy of the results within four (4) days following the expiry of the above time period. The promise to purchase shall become null and void from the time of receipt of such notice accompanied by the results. Should the BUYER fail to notify the SELLER within the time period and in the manner specified above, he shall be deemed to have waived this condition.

**V3. INITIALS (ALL COPIES MUST BEAR INITIALS)**

BUYER 1	BUYER 2	WITNESS	SELLER 1	SELLER 2	WITNESS

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