

**Town of Vermilion**  
**Purchase of Land Agreement Policy**

Approval Date: March 18, 2008

Motion No. 08/03/12

Title: Purchase of Land Agreement Policy

Policy Statement:

The purpose of this policy is to be fair and equitable to all parties and to ensure the timely and proper execution of the Purchase of Land Agreement which confirms responsibilities and legal obligations in case of a dispute.

1. The interested party is first provided with a copy of the Terms of Purchase of Town Lots and may also request a copy of the Purchase of Land Agreement for their review and consideration.
2. If the purchaser is in agreement with the Terms of Purchase and the Purchase of Land Agreement conditions, the purchaser may then make a verbal offer on a lot and will be given two copies of the Purchase of Land Agreement. The purchaser then has 7 days to review and sign both copies of the Purchase of Land Agreement and return it to the Town with the required deposit of 10% of the total purchase price. During this 7-day review period, the lot will be held for the buyer in good faith.
3. If both copies of the Purchase of Land Agreement are signed and returned and the 10% deposit provided within the 7 days, the lot sale process will continue. If the Purchase of Land Agreement is not signed and/or the deposit not received within the 7 days the lot will go back up for sale immediately with no further obligation to the interested buyer.
4. To remain accountable to all parties that might be interested in purchasing a lot, the 7-day rule will be strictly enforced with no exceptions.
5. All legal costs incurred as a result of a land sale transaction (title transfer, caveat registration/discharge, etc.) shall be the sole responsibility of the Purchaser.
6. Following completion of the land sale transaction, should the Purchaser require title before construction has reached the appropriate stage, a Supplemental Agreement shall be entered into and a caveat registered on the property.