

COVID-19 Virus Screening Form

For the safety of any Realtor, Seller, Buyer, Third Party or Other, Cabin Country Realty Ltd requires the following form to be completed prior to any showings/ viewings of listed properties and properties of interest.

Check the following that apply.

- I am the owner or occupant of a Listed property, granting permission for access.
- I am a buyer or tenant viewing Listed/ properties of interest
- I am a Realtor viewing/ showing Listed/ properties of interest
- I am a Home Inspector/third party/appraiser accessing properties
- Other _____

Screening questions: I confirm the following statements to be true.:

- I have not travelled outside of Canada in the past 14 days.
- I am not currently feeling unwell. NO fever, dry cough, shortness of breath, or difficulty breathing, sore throat, difficulty swallowing, loss of taste or smell, chills, fatigue, muscle aches, nausea, pink eye, runny nose or nasal congestion in the past 14 days.
- I do not have/tested positive for Coronavirus or come into contact with anyone tested positive for Coronavirus in the past 14 days.
- I have not been in contact with anyone experiencing symptoms of fever, dry cough, shortness of breath, or difficulty breathing, sore throat, difficulty swallowing, loss of taste or smell, chills, fatigue, muscle aches, nausea, pink eye, runny nose or nasal congestion in the past 14 days.

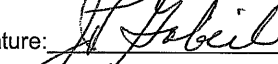
Additional comments: _____


- After signing this declaration, if any circumstances arise that would change my response to the above questions, I will immediately inform the Listing Brokerage/ my Realtor.
- I further acknowledge that the seller and/ or Listing Realtor may decline showings at the Sellers respective or joint discretion.

Due to the nature of the current Covid-19 Crisis, I fully understand the potential health risks associated with allowing and/or accessing the property/ properties for the purpose of its sale/rent. I agree to indemnify, save harmless, release, discharge, acquit and forgive the Selling Realtor(s), their Brokerage, and Listing Realtor(s) and their brokerages, as well as any third parties from any and all liability, claims, action, suits, demands, costs, or expenses of any kind, as related to any health risks or averse health related consequences, arising as a result of allowing access and accessing the Listed property/ properties of interest.

- I acknowledge that I have been advised by my Realtor to seek Legal advice regarding going forward with showings during the COVID-19 virus pandemic.

The undersigned acknowledge they have fully read and understood what they are signing.
Please print name, then sign and date.

Declarant: JP Gobel Signature:  Date: Oct 10/20

Declarant: Ansele Gobel Signature:  Date: Oct 10/20

Contact info for Declarant: _____
(phone or email)

Realtor: Graham Chaze Signature:  Date: Oct 10, 2020



List Price	\$399,000	MLS #	TB202576
Status	FOR SALE	Type	Detached
S.B. Comm	2.5	SubType	Residential
Address	4 Myrtle Rapids		
City	Kenora	P0X 1C0	
Legal Desc	LT 4 PL M727		
District	Kenora/Lake of the Woods	Zoning	
Sub District	Black Sturgeon/Winnipeg Riv...	Lot Frontage	236.00
Assessment \$		Lot Depth	
PIN	42137-0026	Acreage	1.84
Annual Taxes \$	\$1,000.00	Fronting On	East
List Date	10/10/2020	Possession	
Expiry Date	1/15/2021		

Directions Private road near end of Muriel Lake Road. Follow past gate to Lot 4.
Public Remarks NEW LISTING This well kept 3 bed 1 bath cottage is situated on a low profile lot with 236 feet of frontage on the Winnipeg River. Low tax area and accessible by a new private road, this area was once water-access only! Now is the time to get into this great cottage neighbourhood about half way between Kenora and Minaki in the heart of sunset country! Please view by appointment only, access is gated.

Waterfront **Yes** Waterfront Name **Winnipeg River**

Sign Y/N	Yes	STYLE Bungalow FOUNDATION Posts EXTERIOR FINISH Wood		
Lockbox Y/N	No			
Occupancy	Owner			
Rental				
Main Floor Area	964			
Total AG SqFt	1,144			
# Bdrms AG	3		/ # Bdrms BG 0	TTL 3
# Full Baths	1		/ # Half Baths 0	TTL 1
Age	1995		Age (Building)	
Heat Cost \$ / per				
Hydro Costs \$ / Per				
Condo/Lot Fee \$/Month				

Chattel Included
Fixtures Excluded
Realtor Remarks Private Road. Key for gate at Cabin Country office.

Level	Room	Size	Level	Room	Size
MFLR	KITCH	24 x 10			
MFLR	LIVRM	15'6" x 16'6"			
MFLR	MBDRM	12 x 11'6"			
MFLR	BDRM1	8 x 11'5"			
MFLR	BDRM2	8 x 11'5"			
MFLR	BATH1	4 pce			
MFLR	SUNRM	15x15			

Do Not Contact **Does Not**
 Seller Name 1 **Gobeil, Jean-Paul Athur** Seller Name 3
 Seller Name 2 **Gobeil, Angele Aline** Seller Name 4

List Office **CABIN COUNTRY REALTY LTD. - OFFC: 807-468-3541** List Agent **GRAHAM CHAZE - CELL: 807-407-5253** **BROKER OF RECORD**
<http://WWW.CABINCOUNTRY.COM> GRAHAM@CABINCOUNTRY.COM <http://WWW.CABINCOUNTRY.COM>

Sell Office Sell Agent

Sold Price Firm Date



Multiple Listing Service for
Thunder Bay Real Estate Board
RESIDENTIAL / RECREATIONAL INPUT FORM

H M I

MLS # TB202576

*Type Detached Condominium Detached Semi-Detached Mobile Prefab/Modular
 *SubType Residential Residential Recreational
 *A. STYLE Bungalow 1.5 Storey 1.75 Storey 2-Storey 2-Storey + Back Split
 Bi-Level Bungalow Cabover Condo Apartment Condo Townhouse
 Side Split Townhouse 3 Level 4 Level 5 Level
 *District Kenora/Lake of the Woods *Sub District Black Sturgeon/Winnipeg River/Longbow Lake Road Access
 *Address 4 Myrtle Rapids *Province ON *Postal code P0X 1C0
 *City/Twn/Municipality Kenora Seller Name 1 Gobeil, Jean-Paul Arthur Seller Name 2 Gobeil, Angele Aline
 Seller Name 3 _____ Seller Name 4 _____
 *PIN 42137-0026 Acreage 1.84
 *Property Size 1.0 - 2.99 Acres Under 0.5 Acres 0.5 - 0.99 Acres 1.0 - 2.99 Acres 3.0 - 9.99 Acres 10.0 - 49.99 Acres
 50 - 100 Acres Over 100 Acres
 Zoning (TBAY) _____ Age (Building) 1995
 1 - 5 Years 6 - 10 Years 11 - 15 Years 16 - 20 Years
 21 - 25 Years 26+ Years New Under Construction Unknown
 *Fronting On East North South East West
 *Waterfront Y/N Yes Yes No Waterfront Name Winnipeg River
 *Lot Frontage 236.00 Lot Depth _____
 Occupancy Owner Owner Tenant Owner/Tenant Vacant
 Sign Y/N Yes Yes No Lockbox No Yes No
 Possession _____ Assessment \$ _____
 *Annual Taxes \$ 1,600.00 *Tax Year 2019
 *Legal Description LT 4 PL M727

*Directions Private road near end of Muriel Lake Road. Follow past gate to Lot 4.

Realtor Remarks Private Road. Key for gate at Cabin Country office.

*Public Remarks NEW LISTING This well kept 3 bed 1 bath cottage is situated on a low profile lot with 236 feet of frontage on the Winnipeg River. Low tax area and accessible by a new private road, this area was once water-access only! Now is the time to get into this great cottage neighbourhood about half way between Kenora and Minaki in the heart of sunset country! Please view by appointment only, access is gated.

Condo/Lot Fee \$/Month _____ Condo Parking Spaces # _____
 Parking Space Ownership Exclusive Use Owned
B. CONDOMINIUM FACILITIES
 Common Room Elevator Exercise Room Gym Hobby Room Hot Tub/Whirlpool
 Indoor Parking Lndry Facility(Ensuite) Locker Outside Parking Space Playground Pool
 Sauna Security Guard Security System Tennis Court Visitor Prkg WheelChair Access
C. MAINTENANCE FEE INCLUDES
 Cable TV Central Air Common Elements Heat Hydro Insurance
 Parking Water

INITIALS OF BROKERAGE GC

INITIALS OF SELLER(S) AB



Multiple Listing Service for
Thunder Bay Real Estate Board
RESIDENTIAL/RECREATIONAL INPUT FORM

MLS # 18202576

Heat Cost \$ / per
Rental Equip / Cost / Per

Water/Sewer \$ / Year

Total Above Grade SqFt 1,144

*Main Floor Area 964

D. HEATING SOURCE

- Electric, Geothermal, Hot Water, Natural Gas, Propane Gas, Solar, Wood, None, Pellet

E. HEATING TYPE

- Baseboard, Boiler, Fireplace, Forced Air, Gravity, Heat Pump, Outside Boiler, Radiant, Space Heater, Woodstove

Fireplaces

Woodstoves

F. FIREPLACE TYPE

- Electric, Gas, Insert, Roughed In, Wood, Propane

G. STOVE TYPE

- Airtight, Gas, Pellet, Wood, Oil, Propane, Private, Landlocked

H. ACCESS

- Right of Way, Municipal Road, Private, Seasonal, Water, Other

I. SERVICES AVAILABLE

- Bus Service, Cable, Garbage PickUp, High Spd Internet, Hydro, Natural Gas, Prvt Garbage Disp, Street Lights, Telephone

J. WATER/WELL

- Artesian Well, Cistern Well, Community Well, Drilled Well, Dug Well, Lake/River Intake, Municipal Water, Sandpoint Well, None

K. SEWER/SEPTIC

- Greywater System, Holding Tank, Septic, Sewer

L. BASEMENT

- Crawl, Dugout, Full Basement, None, Partial, Slab or Corefloor, Fully Finished, Partially Finished, Unfinished

M. BASEMENT FINISH

N. FOUNDATION

- Posts, Block, Posts, Poured Concrete, Stone, Styrofoam Block, Wood

O. EXTERIOR FINISH

- Aluminum Siding, Asbestos Siding, Brick, Brick Insulated, Cedar, Concrete Block, Hardboard, Log, Metal, Siding, Stone, Stucco, Vinyl, Wood, Other

P. ROOF TYPE

- Asphalt Shingle, Cedar, Metal, Tar/Gravel, Tile, Wood Shingle, Asphalt Shingle, Other

Parking # of Spaces

Garage Y/N Yes No

S. DRIVEWAY DETAILS

- Asphalt, Interlocking Brick, Common, Concrete, Detached, Gravel, Mutual, None, Parking Lot, Parking Structure, Rear, Side by Side, Stamped Concrete, Truck Yard, Underground, See Remarks

T. FEATURES INTERIOR

- Air Conditioner, Air Exchanger, Appliances Built-in, Basement Kitchen, Bathroom Rough..., Built In Microwave, Built-in Dishwasher, Built-in Oven, Built-in Range Top, Central Air, Central Vacuum, Dining Room - Se..., Electric Air Cleaner, Ensuite, Generator HookUp, Handicapp Access, Hardwood Floors, Hot Tub, Hot Wtr on Demand, Intercom, JettedTub, Main Floor Family..., Main Floor Laundry, Pool Indoor, Rec Room, Sauna, Security System, Skylight, Storage Room, Suite, Sunroom, UV System, Water Purifier, Water Softener, Wet Bar, Wheelchair Access

U. FEATURES EXTERIOR

- Balcony, Boathouse, Deck, Dock, Fenced Yard, Greenhouse, Heat Trace Cables, Hot Tub, Patio, Pool Above Ground, Pool Heated, Pool Inground, Satellite Dish, Solar, Sprinkler System, Storage Shed

INITIALS OF BROKERAGE

GC

INITIALS OF SELLER(S)

Handwritten initials and signature



**Multiple Listing Service for
Thunder Bay Real Estate Board
RESIDENTIAL/RECREATIONAL INPUT FORM**

MLS # TB202576

Fixtures Excluded

Chattel Included

Rooms 7 *# Bedrooms Below Grade 0 *# Bedrooms Above Grade 3 *# Total Bedrooms 3
 #pc Full Baths 1 #pc Half Baths 0 # Ensuite 0 *Total Baths

RM	ROOM DIMENSIONS	LEVEL	ROOM TYPE		ROOM FLOORING	ROOM LEVEL	ROOM TYPE
1	24 x 10	MFLR	KITCH	LIVRM		MFLR Main Floor	BDRM6 Bedroom 6
2	15'6" x 16'6"	MFLR	LIVRM	MBDRM		2LVL 2nd Level	BONUS Bonus
3	12 x 11'6"	MFLR	MBDRM	KITCH		3LVL 3rd Level	CLDRM Cold Room
4	8 x 11'5"	MFLR	BDRM1			4LVL 4th Level	DINLV Combo Din/Liv
5	8 x 11'5"	MFLR	BDRM2			5LVL 5th Level	DEN Den
6	4 pce	MFLR	BATH1			6LVL 6th Level	DINRM Dining Room
7	<u>12 x 15</u>	MFLR	SUNRM			BLVL Basement	FARMRM Family Room
8							ROOM TYPE
9							FOYER Foyer
10						BATH1 Bathroom 1	GAMES Games Room
11						BATH2 Bathroom 2	GRTRM Great Room
12						BATH3 Bathroom 3	KITCH Kitchen
13						BATH4 Bathroom 4	LAUND Laundry
14						BATH5 Bathroom 5	LIVRM Living Room
15						EBTH1 Ensuite Bath1	LOFT Loft
						EBTH2 Ensuite Bath2	MBDRM Master Bedroom
						EBTH3 Ensuite Bath3	OFFIC Office
						BDRM1 Bedroom 1	PORCH Porch
						BDRM2 Bedroom 2	RECRM Rec Room
						BDRM3 Bedroom 3	SUNRM Sun Room
						BDRM4 Bedroom 4	UTLRM Utility Room
						BDRM5 Bedroom 5	WRKSP WorkShop

*List Office 1A CABIN COUNTRY REALTY LTD. - OFFC: 807-468-3541

*List Agent 1A GRAHAM CHAZE - CELL: 807-407-5253

BROKER OF RECORD

List Office 1B

List Agent 1B

List Office 2

List Agent 2

*S.B. Commission 2.5

*List Date 10/10/2020

*Expiry Date 1/15/2021

Holdover Period 180

Do Not Contact Does Does Not

The forgoing representations respecting the said property are true to the best of my knowledge, information and belief, and I/we agree to indemnify and save you or any Brokerage or Co-operating Brokerage from any claims arising from you, or such Brokerage or Co-operating Brokerage, acting in good faith, upon the representations of fact which I/we have made in this agreement.

Signature of Seller: A. Gargill

Date: Oct 10/20

Signature of Seller: J. Hebeil

Date: Oct 10/20

Signature of Seller: _____

Date: _____

Signature of Seller: _____

Date: _____

Form 244

for use in the Province of Ontario

RE: LISTING AGREEMENT FOR:

PROPERTY ADDRESS: PIN 421370026; LT 4 PL M727 District of Kenora

BETWEEN:

SELLER: Jean-Paul Arthur Gobeil Angele Aline Gobeil

AND

LISTING BROKERAGE: Cabin Country Realty Ltd

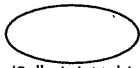
MLS® NUMBER(S): TB202576 **L/BR ID. #**

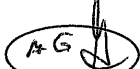
INTERBOARD MLS® NUMBER: **BOARD:**

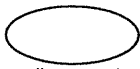
LISTING COMMENCEMENT DATE:

THE SELLER ACKNOWLEDGES THAT THIS DIRECTION CANNOT BE CHANGED OR AMENDED OTHER THAN BY A NEW WRITTEN DIRECTION.

The Seller hereby directs the following:

 **NO CONVEYANCE OF ANY WRITTEN SIGNED OFFERS** prior to on the day of, 20.....
(Seller's Initials) (conveyance includes but is not limited to presentation, communication, transmission, entertainment or notification of

 **OTHER DIRECTIONS** The following buyers are excluded until (date/time): Ken Allan Anique Sala
(Seller's Initials) IF they purchase during the exclusion period the commission will be reduced to: Marvin Deaky
until Oct 31, 2020 \$5,000.00 + tax

 **OTHER DIRECTIONS**

The Seller acknowledges that the Listing Brokerage has professional obligations to other brokerages and the Listing Brokerage will be complying with rules and regulations with respect to showing of properties and the conveyance of written offers.

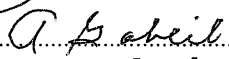

The Listing Brokerage agrees to immediately notify the Real Estate Board(s) of this Seller's Direction in accordance with the MLS® Rules and Regulations, provided that this is an MLS® listing.

The Seller and the Listing Brokerage agree that the said Listing Agreement shall remain in full force and effect.
THIS IS NOT A CANCELLATION OF THE LISTING AGREEMENT.


For the purposes of this Direction, "Seller" includes vendor, landlord and lessor, "Buyers" include purchaser, tenant and lessee and Real Estate Board(s) includes Real Estate Association(s).

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

(Seller)  (Seal)  Oct 10/20 (Date)

(Seller)  (Seal)  Oct 10/20 (Date)

..... Cabin Country Realty Ltd
(Name of Listing Brokerage)

 (Date) Oct 10, 2020 Graham Chaze
(Authorized to bind the Listing Brokerage) (Name of Person Signing)

Listing Agreement Seller Representation Agreement Authority to Offer for Sale

Form 200

for use in the Province of Ontario

This is a Multiple Listing Service® Agreement



OR

Exclusive Listing Agreement

EXCLUSIVE



BETWEEN:

BROKERAGE: Cabin Country Realty Ltd

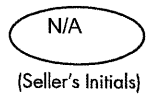
138 Main St S Kenora ON P9N1S9 (the "Listing Brokerage") Tel. No. 807-468-3541

SELLER: Jean-Paul Arthur Gobeil & Angele Aline Gobeil (the "Seller")

In consideration of the Listing Brokerage listing the real property for sale known as Lot 4 Myrtle Rapids, Winnipeg River
PIN 421370026; LT 4 PL M727 District of Kenora (the "Property")

the Seller hereby gives the Listing Brokerage the **exclusive and irrevocable** right to act as the Seller's agent, commencing at 12:01 a.m. on the 10 day of October, 2020, until 11:59 p.m. on the 15 day of January, 2021 (the "Listing Period"),

{ Seller acknowledges that the length of the Listing Period is negotiable between the Seller and the Listing Brokerage and, if an MLS® listing, may be subject to minimum requirements of the real estate board, however, in accordance with the Real Estate and Business Brokers Act, 2002, (REBBA), if the Listing Period exceeds six months, the Listing Brokerage must obtain the Seller's initials. }

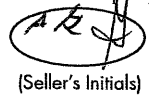


to offer the Property for sale at a price of: Dollars (CDN\$) 399,000.00

Three Hundred Ninety-Nine Thousand Dollars

and upon the terms particularly set out herein, or at such other price and/or terms acceptable to the Seller. It is understood that the price and/or terms set out herein are at the Seller's personal request, after full discussion with the Listing Brokerage's representative regarding potential market value of the Property.

The Seller hereby represents and warrants that the Seller is not a party to any other listing agreement for the Property or agreement to pay commission to any other real estate brokerage for the sale of the Property.



1. DEFINITIONS AND INTERPRETATIONS: For the purposes of this Agreement ("Authority" or "Agreement"): "Seller" includes vendor, a "buyer" includes a purchaser, or a prospective purchaser. A "real estate board" includes a real estate association. A purchase shall be deemed to include the entering into of any agreement to exchange, or the obtaining of an option to purchase which is subsequently exercised. Commission shall be deemed to include other remuneration. This Agreement shall be read with all changes of gender or number required by the context. For purposes of this Agreement, anyone introduced to or shown the Property shall be deemed to include any spouse, heirs, executors, administrators, successors, assigns, related corporations and affiliated corporations. Related corporations or affiliated corporations shall include any corporation where one half or a majority of the shareholders, directors or officers of the related or affiliated corporation are the same person(s) as the shareholders, directors, or officers of the corporation introduced to or shown the Property.

2. COMMISSION: In consideration of the Listing Brokerage listing the Property, the Seller agrees to pay the Listing Brokerage a commission of 5% of the sale price of the Property or for any valid offer to purchase the Property from any source whatsoever obtained during the Listing Period and on the terms and conditions set out in this Agreement OR such other terms and conditions as the Seller may accept. The Seller authorizes the Listing Brokerage to co-operate with any other registered real estate brokerage (co-operating brokerage) and to offer to pay the co-operating brokerage a commission of 2.5% of the sale price of the Property or out of the commission the Seller pays the Listing Brokerage. The Seller further agrees to pay such commission as calculated above if an agreement to purchase is agreed to or accepted by the Seller or anyone on the Seller's behalf within 180 days after the expiration of the Listing Period (Holdover Period), so long as such agreement is with anyone who was introduced to the Property from any source whatsoever during the Listing Period or shown the Property during the Listing Period. If, however, the offer for the purchase of the Property is pursuant to a new agreement in writing to pay commission to another registered real estate brokerage, the Seller's liability for commission shall be reduced by the amount paid by the Seller under the new agreement. The Seller further agrees to pay such commission as calculated above even if the transaction contemplated by an agreement to purchase agreed to or accepted by the Seller or anyone on the Seller's behalf is not completed, if such non-completion is owing or attributable to the Seller's default or neglect, said commission to be payable on the date set for completion of the purchase of the Property. Any deposit in respect of any agreement where the transaction has been completed shall first be applied to reduce the commission payable. Should such amounts paid to the Listing Brokerage from the deposit or by the Seller's solicitor not be sufficient, the Seller shall be liable to pay to the Listing Brokerage on demand, any deficiency in commission and taxes owing on such commission. All amounts set out as commission are to be paid plus applicable taxes on such commission.

INITIALS OF LISTING BROKERAGE: GL

INITIALS OF SELLER(S): ARJ

- 3. REPRESENTATION:** The Seller acknowledges that the Listing Brokerage has provided the Seller with information explaining agency relationships, including information on Seller Representation, Sub-agency, Buyer Representation, Multiple Representation and Customer Service.

The Seller understands that unless the Seller is otherwise informed, the co-operating brokerage is representing the interests of the buyer in the transaction. The Seller further acknowledges that the Listing Brokerage may be listing other properties that may be similar to the Seller's Property and the Seller hereby consents to the Listing Brokerage listing other properties that may be similar to the Seller's Property without any claim by the Seller of conflict of interest. The Seller hereby appoints the Listing Brokerage as the Seller's agent for the purpose of giving and receiving notices pursuant to any offer or agreement to purchase the Property. Unless otherwise agreed in writing between Seller and Listing Brokerage, any commission payable to any other brokerage shall be paid out of the commission the Seller pays the Listing Brokerage, said commission to be disbursed in accordance with the Commission Trust Agreement.

MULTIPLE REPRESENTATION: The Seller hereby acknowledges that the Listing Brokerage may be entering into buyer representation agreements with buyers who may be interested in purchasing the Seller's Property. In the event that the Listing Brokerage has entered into or enters into a buyer representation agreement with a prospective buyer for the Seller's Property, the Listing Brokerage will obtain the Seller's written consent to represent both the Seller and the buyer for the transaction at the earliest practicable opportunity and in all cases prior to any offer to purchase being submitted or presented.

The Seller understands and acknowledges that the Listing Brokerage must be impartial when representing both the Seller and the buyer and equally protect the interests of the Seller and buyer. The Seller understands and acknowledges that when representing both the Seller and the buyer, the Listing Brokerage shall have a duty of full disclosure to both the Seller and the buyer, including a requirement to disclose all factual information about the Property known to the Listing Brokerage.

However, the Seller further understands and acknowledges that the Listing Brokerage shall not disclose:

- that the Seller may or will accept less than the listed price, unless otherwise instructed in writing by the Seller;
- that the buyer may or will pay more than the offered price, unless otherwise instructed in writing by the buyer;
- the motivation of or personal information about the Seller or buyer, unless otherwise instructed in writing by the party to which the information applies or unless failure to disclose would constitute fraudulent, unlawful or unethical practice;
- the price the buyer should offer or the price the Seller should accept; and
- the Listing Brokerage shall not disclose to the buyer the terms of any other offer.

However, it is understood that factual market information about comparable properties and information known to the Listing Brokerage concerning potential uses for the Property will be disclosed to both Seller and buyer to assist them to come to their own conclusions.

Where a Brokerage represents both the Seller and the Buyer (multiple representation), the Brokerage shall not be entitled or authorized to be agent for either the Buyer or the Seller for the purpose of giving and receiving notices.

MULTIPLE REPRESENTATION AND CUSTOMER SERVICE: The Seller understands and agrees that the Listing Brokerage also provides representation and customer service to other sellers and buyers. If the Listing Brokerage represents or provides customer service to more than one seller or buyer for the same trade, the Listing Brokerage shall, in writing, at the earliest practicable opportunity and before any offer is made, inform all sellers and buyers of the nature of the Listing Brokerage's relationship to each seller and buyer.

- 4. FINDERS FEES:** The Seller acknowledges that the Brokerage may be receiving a finder's fee, reward and/or referral incentive, and the Seller consents to any such benefit being received and retained by the Brokerage in addition to the Commission as described above.
- 5. REFERRAL OF ENQUIRIES:** The Seller agrees that during the Listing Period, the Seller shall advise the Listing Brokerage immediately of all enquiries from any source whatsoever, and all offers to purchase submitted to the Seller shall be immediately submitted to the Listing Brokerage before the Seller accepts or rejects the same. If any enquiry during the Listing Period results in the Seller accepting a valid offer to purchase during the Listing Period or within the Holdover Period after the expiration of the Listing Period, the Seller agrees to pay the Listing Brokerage the amount of Commission set out above, payable within five (5) days following the Listing Brokerage's written demand therefor.
- 6. MARKETING:** The Seller agrees to allow the Listing Brokerage to show and permit prospective buyers to fully inspect the Property during reasonable hours and the Seller gives the Listing Brokerage the sole and exclusive right to place "For Sale" and "Sold" sign(s) upon the Property. The Seller consents to the Listing Brokerage including information in advertising that may identify the Property. The Seller further agrees that the Listing Brokerage shall have sole and exclusive authority to make all advertising decisions relating to the marketing of the Property for sale during the Listing Period. The Seller agrees that the Listing Brokerage will not be held liable in any manner whatsoever for any acts or omissions with respect to advertising by the Listing Brokerage or any other party, other than by the Listing Brokerage's gross negligence or wilful act.
- 7. WARRANTY:** The Seller represents and warrants that the Seller has the exclusive authority and power to execute this Authority to offer the Property for sale and that the Seller has informed the Listing Brokerage of any third party interests or claims on the Property such as rights of first refusal, options, easements, mortgages, encumbrances or otherwise concerning the Property, which may affect the sale of the Property.
- 8. INDEMNIFICATION AND INSURANCE:** The Seller will not hold the Listing Brokerage and representatives of the Brokerage responsible for any loss or damage to the Property or contents occurring during the term of this Agreement caused by the Listing Brokerage or anyone else by any means, including theft, fire or vandalism, other than by the Listing Brokerage's gross negligence or wilful act. The Seller agrees to indemnify and save harmless the Listing Brokerage and representatives of the Brokerage and any co-operating brokerage from any liability, claim, loss, cost, damage or injury, including but not limited to loss of the Commission payable under this Agreement, caused or contributed to by the breach of any warranty or representation made by the Seller in this Agreement or the accompanying data form. The Seller warrants the Property is insured, including personal liability insurance against any claims or lawsuits resulting from bodily injury or property damage to others caused in any way on or at the Property and the Seller indemnifies the Brokerage and all of its employees, representatives, salespersons and brokers (Listing Brokerage) and any co-operating brokerage and all of its employees, representatives, salespersons and brokers (co-operating brokerage) for and against any claims against the Listing Brokerage or co-operating brokerage made by anyone who attends or visits the Property.
- 9. FAMILY LAW ACT:** The Seller hereby warrants that spousal consent is not necessary under the provisions of the Family Law Act, R.S.O. 1990, unless the spouse of the Seller has executed the consent hereinafter provided.
- 10. VERIFICATION OF INFORMATION:** The Seller authorizes the Listing Brokerage to obtain any information affecting the Property from any regulatory authorities, governments, mortgagees or others and the Seller agrees to execute and deliver such further authorizations in this regard as may be reasonably required. The Seller hereby appoints the Listing Brokerage or the Listing Brokerage's authorized representative as the Seller's attorney to execute such documentation as may be necessary to effect obtaining any information as aforesaid. The Seller hereby authorizes, instructs and directs the above noted regulatory authorities, governments, mortgagees or others to release any and all information to the Listing Brokerage.
- 11. USE AND DISTRIBUTION OF INFORMATION:** The Seller consents to the collection, use and disclosure of personal information by the Brokerage for the purpose of listing and marketing the Property including, but not limited to: listing and advertising the Property using any medium including the Internet; disclosing Property information to prospective buyers, brokerages, salespersons and others who may assist in the sale of the Property; such other use of


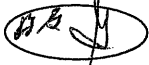
INITIALS OF LISTING BROKERAGE:

GL

INITIALS OF SELLER(S):

SB

the Seller's personal information as is consistent with listing and marketing of the Property. The Seller consents, if this is an MLS® Listing, to placement of the listing information and sales information by the Brokerage into the database(s) of the MLS® System of the appropriate Board, and to the posting of any documents and other information (including, without limitation, photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions) provided by or on behalf of the Seller into the database(s) of the MLS® System of the appropriate Board. The Seller hereby indemnifies and saves harmless the Brokerage and/or any of its employees, servants, brokers or sales representatives from any and all claims, liabilities, suits, actions, losses, costs and legal fees caused by, or arising out of, or resulting from the posting of any documents or other information (including, without limitation, photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions) as aforesaid. The Seller acknowledges that the database, within the board's MLS® System is the property of the real estate board(s) and can be licensed, resold, or otherwise dealt with by the board(s). The Seller further acknowledges that the real estate board(s) may: during the term of the listing and thereafter, distribute the information in the database, within the board's MLS® System to any persons authorized to use such service which may include other brokerages, government departments, appraisers, municipal organizations and others; market the Property, at its option, in any medium, including electronic media; during the term of the listing and thereafter, compile, retain and publish any statistics including historical data within the board's MLS® System and retain, reproduce and display photographs, images, graphics, audio and video recordings, virtual tours, drawings, floor plans, architectural designs, artistic renderings, surveys and listing descriptions which may be used by board members to conduct comparative analyses; and make such other use of the information as the Brokerage and/or real estate board(s) deem appropriate, in connection with the listing, marketing and selling of real estate during the term of the listing and thereafter. The Seller acknowledges that the information, personal or otherwise ("information"), provided to the real estate board or association may be stored on databases located outside of Canada, in which case the information would be subject to the laws of the jurisdiction in which the information is located.

In the event that this Agreement expires or is cancelled or otherwise terminated and the Property is not sold, the Seller, by initialling:  

consent to allow other real estate board members to contact the Seller after expiration or other termination of this Agreement to discuss listing or otherwise marketing the Property. **Does** **Does Not**

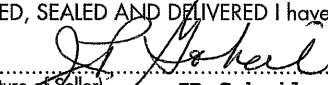

- 12. SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms of this Agreement.
- 13. CONFLICT OR DISCREPANCY:** If there is any conflict or discrepancy between any provision added to this Agreement (including any Schedule attached 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 the Seller and the Listing Brokerage. There is no representation, warranty, collateral agreement or condition which affects this Agreement other than as expressed herein.
- 14. ELECTRONIC COMMUNICATION:** This Agreement and any agreements, notices or other communications contemplated thereby may be transmitted by means of electronic systems, in which case signatures shall be deemed to be original. The transmission of this Agreement by the Seller by electronic means shall be deemed to confirm the Seller has retained a true copy of the Agreement.
- 15. ELECTRONIC SIGNATURES:** If this Agreement has been signed with an electronic signature the parties hereto consent and agree to the use of such electronic signature with respect to this Agreement pursuant to the *Electronic Commerce Act, 2000, S.O. 2000, c17* as amended from time to time.
- 16. SCHEDULE(S):** and data form attached hereto form(s) part of this Agreement.

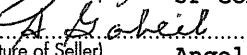

THE LISTING BROKERAGE AGREES TO MARKET THE PROPERTY ON BEHALF OF THE SELLER AND REPRESENT THE SELLER IN AN ENDEAVOUR TO OBTAIN A VALID OFFER TO PURCHASE THE PROPERTY ON THE TERMS SET OUT IN THIS AGREEMENT OR ON SUCH OTHER TERMS SATISFACTORY TO THE SELLER.

..... Oct 10, 2020 Graham Chaze
 (Authorized to bind the Listing Brokerage) (Date) (Name of Person Signing)


THIS AGREEMENT HAS BEEN READ AND FULLY UNDERSTOOD BY ME, I ACCEPT THE TERMS OF THIS AGREEMENT AND I ACKNOWLEDGE ON THIS DATE I HAVE SIGNED UNDER SEAL. Any representations contained herein or as shown on the accompanying data form respecting the Property are true to the best of my knowledge, information and belief.

SIGNED, SEALED AND DELIVERED I have hereunto set my hand and seal:

.....   Oct 10/20 (Tel. No.)
 (Signature of Seller) **JP Gobeil** (Seal) (Date)

.....   Oct 10/20 (Tel. No.)
 (Signature of Seller) **Angele Gobeil** (Seal) (Date)

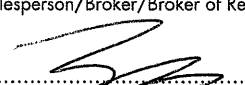
SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the listing of the Property herein pursuant to the provisions of the Family Law Act, R.S.O. 1990 and hereby agrees to execute all necessary or incidental documents to further any transaction provided for herein.

.....  (Date) (Tel. No.)
 (Spouse) (Seal)

DECLARATION OF INSURANCE

The Salesperson/Broker/Broker of Record Graham Chaze
 (Name of Salesperson/Broker/Broker of Record)

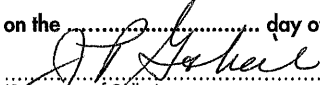
hereby declares that he/she is insured as required by REBBA.

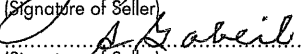
..... 
 (Signature(s) of Salesperson/Broker/Broker of Record)

ACKNOWLEDGEMENT

The Seller(s) hereby acknowledge that the Seller(s) fully understand the terms of this Agreement and have received a copy of this Agreement

on the day of , 20

.....  Oct 10/20
 (Signature of Seller) **JP Gobeil** (Date)

.....  Oct 10/20
 (Signature of Seller) **Angele Gobeil** (Date)