Ontario Real Estate Association

**Form 121**
for use in the Province of Ontario

# Notice to Remove Condition(s)
## Agreement of Purchase and Sale

**BUYER:** .....,

**SELLER:** .....,

RE: Agreement of Purchase and Sale between the Buyer and Seller dated the ..... day of.....,

20....., concerning the property known as:.....

.....
as more particularly described in the aforementioned Agreement of Purchase and Sale.

In accordance with the terms and conditions of the above Agreement of Purchase and Sale, I/we hereby advise that I/we have received another offer to purchase the above mentioned property which is acceptable to me/us. This is to advise you that you now have:

until ..... (a.m./p.m.) on the ..... day of ..... 20....., to remove the conditions(s) pertaining to:

.....

.....

.....

.....

.....
contained therein, or the above mentioned Agreement of Purchase and Sale shall become null and void and I/we shall be at liberty to accept a new offer in which case the Agent is hereby directed to return the deposit to the Buyer in full and without interest. The parties agree to execute a mutual release form if this aforementioned Agreement of Purchase and Sale becomes null and void.

For the purposes of this Notice to Remove Condition, "Buyer" includes purchaser and "Seller" includes vendor.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

| | | | |
|---|---|---|---|
| ..... (Witness) | ..... (Seller) | (Seal) | ..... (Date) |
| ..... (Witness) | ..... (Seller) | (Seal) | ..... (Date) |

I/we hereby acknowledge having today received a copy of the above notice.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

| | | | |
|---|---|---|---|
| ..... (Witness) | ..... (Buyer) | (Seal) | ..... (Date) |
| ..... (Witness) | ..... (Buyer) | (Seal) | ..... (Date) |

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