

**Aspen Ridge Multi-Unit
Open Market (Standard Terms) Sales Approach
Terms and Conditions**

1. Deposit/Closing Date/Possession/Adjustment Date:
 - a) 10% deposit + GST due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.
 - b) Closing within sixty (60) days following acceptance of the Saskatoon Land proposal letter or as agreed to between the vendor and the purchaser.
2. Conditions Precedent:
 - a) Approval of the sale by the Chief Financial Officer, City of Saskatoon.
3. Special Terms and Conditions:
 - a) The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
 - b) Development on these sites will be required to meet Saskatoon Land’s Architectural Controls for Multi-unit Dwelling Districts and Development Controls where applicable.
 - c) Possession of the site will not be granted until completion of the Architectural Evaluation.
 - d) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements, which may be required by any or all of the said agencies at no cost.
 - e) Purchasers are required to demonstrate experience with completing multi-unit projects.