

For Use with Statutory Offers to Purchase made after November 1, 2025

Buyer's Undertaking

Conveyancing Practices Working Group, version 2025.1

UNDERTAKING

TO <<Name(s) of Seller(s)>>

AND TO: <<Seller's Law Firm>>, <<Seller's Lawyer>>

RE: Agreement (the "Agreement") between **[INSERT SELLER'S NAME]** (the "Seller") and **[INSERT BUYER'S NAME]** (the "Buyer") for the purchase and sale of **[INSERT MUNICIPAL PROPERTY ADDRESS]** (the "Property")

In consideration of and notwithstanding the closing of the above transaction under the Agreement, I hereby undertake as follows:

1. to pay all monies required to be paid under the Agreement, including the correct purchase price and adjustments;
2. if any portion of the adjusted purchase price is not paid to the Seller on closing:
 - (a) to pay interest to the Seller on such unpaid amount at the Bank of Canada policy interest rate plus 7% calculated from the day after closing to the date of payment;
 - (b) to pay the Seller's reasonable costs and expenses resulting from the payment delay to the extent that such expenses exceed the interest on the unpaid funds; and
 - (c) to make no alterations or renovations to the Property until the balance of the purchase price, interest, and expenses are fully paid; and
3. to readjust, forthwith upon demand, for any incorrect item on the Statement of Adjustments or for any item not included in the Statement of Adjustments that should have been included pursuant to the Agreement, whether such correction is necessary due to error, oversight, availability of more current information (e.g. property taxes), or otherwise.

I acknowledge that the within undertakings shall be relied upon by the Seller and the Seller's representatives and are intended to survive the closing of the transaction.

Dated at the ____ of _____ in the Province of Manitoba this ____ day of _____, 2025.

Witness:	)	
	)	
_____	)	_____
Name: <i>(print)</i>	)	<<Name of Buyer>>

Witness:	)	
	)	
_____	)	_____
Name: <i>(print)</i>	)	<<Name of Buyer>>