

## TIME CLAUSE NOTICE ADVANCED CONDITION DUE TIME

|                                      |                  |
|--------------------------------------|------------------|
| To:                                  |                  |
|                                      | (Name of Buyer)  |
| From:                                |                  |
|                                      | (Name of Seller) |
| Address of Property:                 |                  |
| Date of Offer to Purchase Agreement: |                  |

This notice is given in accordance with the Time Clause contained within the Offer to Purchase Agreement:

1. An offer to purchase with acceptable terms and conditions has been received.
2. **You have until \_\_\_\_\_ a.m./p.m. on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ \***  
**(the Advanced Condition Due Time) to fulfill or waive all outstanding conditions.**
3. If a written notice of the fulfillment or waiver of all outstanding conditions is not delivered to the Seller or the Seller's Brokerage by the Advanced Condition Due Time, the outstanding conditions will be deemed to have not been fulfilled or waived, and the Offer to Purchase Agreement will terminate.

### Signatures

Date \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Signature of Seller

*\*Note to Seller: Ensure that the Advance Condition Due Time does not fall on a holiday which is defined by The Interpretation Act, C.C.S.M. c. 180 to be any of the following:*

Sunday, New Year's Day, the third Monday in February known as "Louis Riel Day", Good Friday, Victoria Day, July 1, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day, the day after Christmas Day known as "Boxing Day", and any day declared to be a holiday by a proclamation of the Governor General or Lieutenant Governor of Manitoba.

### Record of Delivery - Brokerage Office Use Only:

A copy of this notice was delivered at \_\_\_\_\_ a.m./p.m.  
on \_\_\_\_\_, 20 \_\_\_\_\_

Method of Delivery: \_\_\_\_\_  
(personal delivery, email, text, etc.)

Signature: \_\_\_\_\_  
(Signed by Seller's Brokerage Representative)