

Appendix 4F

GST CERTIFICATE

RE: The [name of land trust] purchase from [Vendor]
[legal description], (the "Property")

The undersigned hereby state and warrant and provide the within certificate as an inducement to the Purchaser to complete the Agreement of Purchase and Sale with respect to the above referred Property to be conveyed that it will, on the date of closing, fall into classification (insert applicable category below) of the following exceptions to the Goods and Services Tax (GST) and accordingly, no GST is either chargeable by the undersigned or payable by the Purchaser:

- (a) A long-term residential rent;
- (b) The sale of used residential housing that has not been substantially renovated;
- (c) The sale of personal-use land by an individual or trust;
- (d) The sale of farmland to a related individual who will be utilizing the lands and premises for personal use;
- (e) The sale constitutes the sale of real property by a charity, nonprofit organization, or other public service organization.

The sale falls within the definition of exceptions applicable to the above named classification under the provisions of the Goods and Services Tax and the regulations currently in effect with respect of the same.

DATED at this day of , [year].

Vendor