Property Division Clauses

 (Only clauses checked by both parties will be included in the order)

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| **Valuations** |
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| 1. | A: [ ] R: [ ]  | The [ ]  Applicant [ ]  Respondent shall obtain a valuation of his/her pension at his/her own expense in accordance with the regulations under the Pension Benefits Act. The report shall be served on the other party and filed with the court no later than [ ]  Click here to enter text. (Number) days prior to the next court date [ ]  by following date: Click here to enter text.. |
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| 2. | A: [ ] R: [ ]  | The [ ]  Applicant [ ]  Respondent shall allow a real estate appraiser retained by the other party to have access to the matrimonial home located atClick here to enter text. on [ ]  Click here to enter text. (specific date and time) [ ]  a date to be mutually agreed by the partiesfor the purpose of determining the value of the property. |
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| 3. | A: [ ] R: [ ]  | The [ ]  Applicant [ ]  Respondent shall obtain a business valuation of his/her interest in the following business or company: Click here to enter text. (Name)The valuation shall be served on the other party and filed with the court no later than [ ]  Click here to enter text. (Number) days before the next court date [ ]  by the following date: Click here to enter text. (Date) |
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| 4. | A: [ ] R: [ ]  | The [ ]  Applicant [ ]  Respondent shall serve and file documentary evidence proving the values of all assets and debts listed in the property section of his/her Financial Statement no later than [ ]  Click here to enter text. (Number) days before the next court date [ ]  by the following date: Click here to enter text. (Date) |
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| 5. | A: [ ] R: [ ]  | Other: Click here to enter text. |
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| **Sale of the Matrimonial Home** |
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| 6. | A: [ ] R: [ ]  | For the purposes of this section the “matrimonial home” means the property at Click here to enter text. (Address) which is owned by the [ ]  parties jointly [ ]  Applicant[ ]  Respondent [ ]  Other Click here to enter text. (describe). |
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| 7. | A: [ ] R: [ ]  | The matrimonial home shall be listed for sale and sold, with the property being listed [ ]  immediately [ ]  no earlier than Click here to enter text. (date) [ ]  no later than Click here to enter text. (date). |
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| 8. | A: [ ] R: [ ]  | The listing agent for the property shall be [ ]  Click here to enter text. (Name) [ ]  determined by the following procedure: Click here to enter text. (Describe) |
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| 9. | A: [ ] R: [ ]  | The initial listing price for the property shall be [ ]  $ Click here to enter text. (Dollar Amount) [ ]  agreed to by the parties in consultation with the listing agent. |
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| Last Revised: 4 March 2021 |

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| 10. | A: [ ] R: [ ]  | The closing date of the sale shall be [ ]  as soon as possible [ ]  at least Click here to enter text. (Number) days after an Agreement of Purchase and Sale is signed [ ]  no earlier than Click here to enter text. (Date) |
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| 11. | A: [ ] R: [ ]  | The following improvements shall be made to the house prior to the sale: Click here to enter text. (Describe)The cost of the improvements shall be paid by the:[ ]  parties equally [ ]  Applicant [ ]  Respondent |
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| 12. | A: [ ] R: [ ]  | Between now and the date of closing the [ ]  Applicant [ ]  Respondent shall have exclusive possession of the matrimonial home. The party who is in possession shall keep the home in a good state of order for a possible sale and shall cooperate with all reasonable attempts by the listing agent to show the home. |
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| 13. | A: [ ] R: [ ]  | Between now and the date of closing the cost of maintaining the property shall be paid by the [ ]  parties equally [ ]  Applicant [ ]  Respondent. These costs shall be:Click here to enter text. (Describe) |
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| 14. | A: [ ] R: [ ]  | When the sale transaction has closed, the proceeds of sale shall be used to pay all mortgages and other encumbrances on the property, the real estate commission owing, and the lawyer’s fees owed to the real estate lawyer used by them. Once these expenses have been paid any remaining proceeds of the sale shall be:[ ]  used to pay the following joint debts: Click here to enter text. (Describe)[ ]  divided equally between the parties[ ]  held in trust by their real estate lawyer until the parties agree on how the proceeds should be divided or a court order has been obtained on this issue. |
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| 15. | A: [ ] R: [ ]  | Other: Click here to enter text. |
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| 16. | A: [ ] R: [ ]  | Other: Click here to enter text. |
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| **Pension Division** |
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| 17. | A: [ ] R: [ ]  | There shall be a division of the pension owned by the [ ]  Applicant [ ]  Respondent pursuant to the Ontario pension division legislation on the following basis: Click here to enter text. (Describe). The parties shall sign any documents necessary to give effect to this division. |
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| **Vehicles** |
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| 18. | A: [ ] R: [ ]  | The [ ]  Applicant [ ]  Respondent shall transfer the ownership of his/her Click here to enter text. (make, model and year of car) to the [ ]  Applicant [ ]  Respondent on or before Click here to enter text. (date). The transferor shall execute the appropriate statutory declaration to the Ministry of Transportation to avoid payment of tax on the vehicle transfer. |
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| **Chattels** |
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| 19. | A: [ ] R: [ ]  | [ ]  The Applicant [ ]  The Respondent [ ]  Click here to enter text. (Name) on behalf of the [ ]  Applicant [ ]  Respondentshall be permitted to attend at the other party’s residence for the purpose of removing [ ]  his/her personal belongings [ ]  the children’s personal belongings[ ]  the items listed on the page attached hereto. |
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| 20. | A: [ ] R: [ ]  | The date and time for the abovementioned removal of items shall be:[ ]  Click here to enter text. (Date) [ ]  agreed in writing in advance between the parties, but not later than Click here to enter text. (Date). |
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| 21. | A: [ ] R: [ ]  | The party whose items are being collected [ ]  shall not be present [ ]  must be accompanied by Click here to enter text. (Name) when his/her property is being removed. |
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| 22. | A: [ ] R: [ ]  | The party currently in possession of these items shall gather them up prior to the date of pick-up and place them at the following location: Click here to enter text. (Specify). The individual picking up these items may not enter the residence of the party who was in possession of these chattels. |
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| 23. | A: [ ] R: [ ]  | The list of chattels attached as Schedule “A” shall remain the property of the Applicant, and the list of chattels attached as Schedule “B” shall remain the property of the Respondent. |
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| 24. | A: [ ] R: [ ]  | Other: Click here to enter text. |
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