

**VILLAGE OF MUENSTER**  
**LOT SALES – CONDITIONS OF SALE**

Below is an outline of the conditions of sale to be followed with regard to selling residential lots to contractors purchasing lots for “spec-homes” and individuals purchasing lots for their own homes.

A. Contractors

Contractors, whether local or non-local, interested in building “spec-homes” are subject to the following conditions of sale when buying Village-owned residential lots:

1. Contractor must provide a non-refundable deposit of fifty percent (50%) of the total lot price which includes GST.
2. Full payment of the balance of the lot price must be made within thirty (30) days from the date of the original option or at the time the lot has been serviced and is ready for development.
3. The Village of Muenster reserves the right to collect a refundable damage deposit for protection of the concrete curbs.
4. The garage location and also the elevation of constructed home will be assigned by the village or their representative.
5. Taxes shall be assessed from the date of the original option
6. Additional clay, if required, will not be provided by the village. Topsoil is available for each lot up to a 6 inch covering level, with cost of hauling being the lot owner's.

B. Individual Lot Purchases

Any individuals interested in buying any Village-owned residential lot may purchase a lot with the following conditions of sale:

1. Individuals must provide a non-refundable deposit of twenty-five (25%) of the total lot price which includes GST.
2. Full payment of the balance of the lot price must be made within thirty (30) days from the date of the original option or at the time the lot has been serviced and is ready for development.
3. The individual is required to substantially complete construction within eighteen months from the date that such option is taken.
4. The Village of Muenster reserves the right to collect a refundable damage deposit for protection of the concrete curbs.
5. Taxes shall be assessed from the date of the original option.
6. Individuals are limited to one lot purchase per individual residence.
7. The garage location and also the elevation of constructed home will be assigned by the village or their representative.
8. Additional clay, if required, will not be provided by the village. Topsoil is available for each lot up to a 6 inch covering level, with cost of hauling being the lot owner's.