

PROPERTY DISCLOSURE STATEMENT

The following is a statement made by the sellers concerning the condition of the property located at:

DATED _____

THE SELLERS ARE SOLELY RESPONSIBLE FOR THE ACCURACY OF THE ANSWERS ON THIS DISCLOSURE STATEMENT BASED ON THE DATE THE DISCLOSURE WAS COMPLETED ON PAGE 1. THE DISCLOSURE STATEMENT WILL FORM A PART OF THE CONTRACT OF PURCHASE AND SALE IF SO AGREED IN WRITING BY THE SELLERS AND BUYERS.

	YES	NO	Don't Know	Does not Apply
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1. Are the premises connected to a:

- | | | | | |
|---|--|--|--|--|
| a. public sewer system? | | | | |
| b. public water system? | | | | |
| c. well water? Well Log: Gallons per minute _____ | | | | |
| d. private or Community water system? Annual water levy _____ | | | | |

2. Are you aware of any problems re: quantity of quality of:

- | | | | | |
|---|--|--|--|--|
| a. well water? Well log: Gallons per minute _____ | | | | |
| b. the septic system? Date of last service _____ | | | | |

3. Does the premise contain:

- | | | | | |
|-----------------------------------|--|--|--|--|
| a. non legal or unlicensed suite? | | | | |
| b. a legal or licensed suite? | | | | |
| Date of license issuance _____ | | | | |

4. Are you aware of :

- | | | | | |
|---|--|--|--|--|
| a. encroachments? | | | | |
| b. unregistered easements? | | | | |
| c. unregistered rights of way? | | | | |
| d. or have you been charged any local improvement levies/charges? | | | | |

5. Have you received a notice or claim regarding the premise from any person, municipality or regional district?

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6. To the best of your knowledge:

- a. are the exterior walls insulated?

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- b. is the ceiling insulated?

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- c. have the premises ever contained asbestos insulation?

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- d. have the premises ever contained urea formaldehyde insulation?

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7. Have you obtained of a final occupancy permit?

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8. Does the property contain a wood burning stove or fire place insert?

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YES NO Don't Know Does not Apply

9. Are you aware of any:

- a. renovations or additions made without a required permit?

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- b. structural problems on the premises or other buildings on the Property?

--	--	--	--
- c. any moisture or water in the basement or crawl space?

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- d. problems with the heating and/or central air conditioning system?

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- e. underground oil storage tank (s) on the property?

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- f. property damage due to wind, fire, water?

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- g. infestation by insects or rodents?

--	--	--	--
- h. un-repaired damage to the roof? Age of roof _____

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- i. problems with the electrical system?

--	--	--	--
- j. problems with the plumbing system?

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10. Is there a security contract on the premises?

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11. Are the premises covered with insurance from a third party new home warranty provider?

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12. Are you aware of any problems with the swimming pool / Hot tub

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13. Is the property a strata titled property?

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If yes, Strata titled properties are to download and complete the "strata property disclosure statement" strata Appendix 1.

APPENDIX 1 : STRATA PROPERTY DISCLOSURE STATEMENT

The following is a statement made by the sellers concerning the condition of the property located at:

DATED _____

THE SELLERS ARE RESPONSIBLE FOR THE ACCURACY OF THE ANSWERS ON THIS DISCLOSURE STATEMENT BASED ON THE DATE THE DISCLOSURE WAS COMPLETED ON PAGE 1. THE DISCLOSURE STATEMENT WILL FORM A PART OF THE CONTRACT OF PURCHASE AND SALE IF SO AGREED IN WRITING BY THE SELLERS AND BUYERS. THE DISCLOSURE STATEMENT WILL FORM A PART OF THE RETAINER AGREEMENT IF SO AGREED TO IN WRITING BY THE SELLERS AND THE LAW FIRM.

Strata Management Company Information:

Company Name: _____

Address: _____

E-Mail: _____

Phone: _____

Fax: _____

Strata Council President:

Name: _____

E-Mail: _____

Phone: _____

Fax: _____

1. What is the monthly Strata Fee?

\$ _____

2. What is included in the monthly Strata Fee?

	<u>No</u>	<u>Yes</u>
a. Heat?	<input type="radio"/>	<input type="radio"/>
b. Water?	<input type="radio"/>	<input type="radio"/>
c. Hot Water?	<input type="radio"/>	<input type="radio"/>
d. Gas?	<input type="radio"/>	<input type="radio"/>
e. Cable / Satellite TV?	<input type="radio"/>	<input type="radio"/>
f. Management?	<input type="radio"/>	<input type="radio"/>
g. Yard Maintenance?	<input type="radio"/>	<input type="radio"/>
h. Recreational Maintenance? (i.e. swimming pool, hot tub, gym, game room etc.)	<input type="radio"/>	<input type="radio"/>
i. Snow Removal?	<input type="radio"/>	<input type="radio"/>
j. Parking?	<input type="radio"/>	<input type="radio"/>
k. Other? _____	<input type="radio"/>	<input type="radio"/>

3. Are there restrictions on the following?	<u>No</u>	<u>Yes</u>
a. Age? If yes...restriction is: _____	<input type="radio"/>	<input type="radio"/>
b. Pets? If yes...restrictions are: _____	<input type="radio"/>	<input type="radio"/>
c. Rentals?	<input type="radio"/>	<input type="radio"/>
Number of Units allowed to be rented _____		
Number of Units currently rented _____		
4. Number of Parking Stalls available for the unit _____? # Stalls: _____		
The Stall(s) are:	<u>No</u>	<u>Yes</u>
a. Limited common property	<input type="radio"/>	<input type="radio"/>
b. Rented? If yes...monthly rental amount _____	<input type="radio"/>	<input type="radio"/>
c. Assigned by Strata Corporation	<input type="radio"/>	<input type="radio"/>
5. Number of Storage Lockers available for the unit _____? # Stalls: _____		
The Storage Locker(s) are:	<u>No</u>	<u>Yes</u>
a. Limited common property?	<input type="radio"/>	<input type="radio"/>
b. Rented? If yes...monthly rental amount _____	<input type="radio"/>	<input type="radio"/>
c. Assigned by Strata Corporation?	<input type="radio"/>	<input type="radio"/>
d. Is there additional Storage available in the complex?	<input type="radio"/>	<input type="radio"/>
	<u>No</u>	<u>Yes</u>
6. Are you aware of any pending strata corporation amendment(s) which may affect the use and or enjoyment of the unit?	<input type="radio"/>	<input type="radio"/>
7. Are you aware of any strata corporation special assessments being proposed or voted on? If yes for how much money?	<input type="radio"/>	<input type="radio"/>
\$_____.		
8. Are there any current local improvement charges being paid?	<input type="radio"/>	<input type="radio"/>
If yes for how much? \$_____, Lasting until _____		
9. Is this strata complex covered by third party new home warranty insurance?	<input type="radio"/>	<input type="radio"/>
10. Are the following documents are available to be filed at your lawyers firm?		
a. Rules and regulations?	<input type="radio"/>	<input type="radio"/>
b. Bylaws?	<input type="radio"/>	<input type="radio"/>
c. Most recent strata corporation financial statements?	<input type="radio"/>	<input type="radio"/>
d. Past 12 months of monthly strata corporation meeting minutes?	<input type="radio"/>	<input type="radio"/>
e. Most recent strata corporation annual general meeting minutes?	<input type="radio"/>	<input type="radio"/>