

Unusable for

NOTE – This form is to be used to complete a mandatory brokerage contract form for the sale of a fraction of a chiefly residential immovable held in divided co-ownership. Unless the context dictates otherwise, the singular includes the plural and vice versa.

Given the importance of the declarations that follow, the seller must provide the information **TO THE BEST OF HIS KNOWLEDGE**, adding details, if any.

The seller must **INCLUDE** all available documents pertaining to his declarations such as any documents related to work, warranties, invoices, receipts, plans, permits, letters, reports, notices, etc., and **PROVIDE** details under section D15, if any.

The declarations herein pertain to the private portions (D1 to D13) and the common portions (D14) of the immovable held in co-ownership.

To supplement this form, a request for information can be forwarded by the real estate broker to the manager of the Syndicate of co-owners, using the "Request for information to the syndicate of co-owners" (RIS) form.

This form is an annex to brokerage contract: BC

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D1. IDENTIFICATION OF THE PRIVATE PORTION

D1.1 The declarations herein pertain to the private portion of the immovable held in divided co-ownership located at:

ADDRESS

D2. GENERAL INFORMATION

- D2.1 Who is responsible for managing co-ownership? _____ self-management external management don't know
- D2.2 What is the amount of monthly common expenses pertaining to the private portion? \$ _____ don't know
- D2.3 According to the type of co-ownership, how many syndicates are there? 1 syndicate 2 syndicates don't know
- D2.4 Is there a contingency fund? don't know yes no
- D2.5 Does the syndicate of co-owners have an asset management plan (contingency fund survey)? don't know yes no
- D2.6 In what year did you acquire your private portion? _____
- D2.7 Do you occupy your private portion and, if so, since when? yes, since _____ no
- D2.8 Has your private portion ever been left unoccupied for a long period (e.g. over 90 days)? yes no
- D2.9 Was your private portion ever leased? yes no
If so, indicate the leasing periods: _____
- D2.10 In the case of a private portion that is currently leased:
 - a) The lease brings in a rent of at least _____ dollars
(\$ _____) annually monthly.
 - b) Have you received any notice from the lessee or the lessee's spouse to the effect that the private portion is used as a family residence? yes no
 - c) Have you received any notice that could amend the existing lease? yes no
 - d) Does the lessee benefit from special advantages from you that are not specifically indicated in writing in the lease? yes no
 - e) Are there any proceedings pending before the Régie du logement or any other tribunal? yes no
 - f) Are there restrictions concerning repossession of the dwelling? (e.g. lessee aged 70 or older) yes no
 - g) Are there any restrictions on the lease of your private portion? (e.g. tourist or short-term rental or other: _____) yes no

- D2.11** What is the year of construction of the immovable? _____ don't know
- D2.12** Subject to what the verifications to be done by the broker or a potential buyer may reveal, is your private portion affected by hypothecs servitudes other real rights or charges? yes no
- D2.13** Has your private portion ever been the subject of a notice of non-compliance from a competent authority or from an insurer with which you have not complied? yes no
- D2.14** Is your private portion covered by a new home warranty? yes no
If so, is a document available evidencing that your private portion is registered in the warranty plan (e.g. certificate or letter confirming registration)? yes no
- D2.15** Is your private portion serviced by one of the following telecommunications companies? Bell Vidéotron Cogeco Shaw Direct Telus Other: _____ yes no
- D2.16** Is your private portion equipped with the following safety devices? don't know yes no
- a) sprinklers don't know yes no
- b) smoke detectors don't know yes no
- c) carbon monoxide detector don't know yes no
- d) other (e.g. intercom, alarm system, etc.): _____ don't know yes no
- D2.17** Are there systems or devices that are for common use? yes no
If so, specify: heating elevator air conditioning water heater electricity telephone/cable other: _____
- D2.18** Are there common services? yes no
If so, specify the type:
 access ramp exercise room community room pool spa/sauna patio other: _____
If so, are there membership fees that are not included in the common expenses? Cost: \$ _____ yes no
- D2.19** Does your private portion have charging stations for electric cars? yes no
If so, what are the terms and conditions of use (e.g. private station, paying user, etc.): _____

D3. INFILTRATION

Are there or have there ever been:

- D3.1** water infiltrations in the basement or elsewhere? roof patio balcony solarium skylight French window chimney other: _____ don't know yes no
- D3.2** is there or has there ever been damage caused by a water leak? dishwasher washing machine ice or water dispenser from a refrigerator water heater other: _____ don't know yes no
If so, did you inform your syndicate of co-owners? yes no

D4. LAND (SOIL)

Are there or have there ever been:

not applicable for the private portion

- D4.1** soil problems affecting your private portion such as sliding, subsidence, movement or instability? yes no
- D4.2** foundation stabilization work? piles below-grade work other: _____ yes no
- D4.3** soil contamination? spill or leak of fuel oil oil lead mercury other: _____ yes no
- D4.4** soil work? backfill pool fill retaining wall other: _____ yes no
- D4.5** periodical accumulation of water on the property? yes no
- D4.6** yellowish or reddish water in the ditch? N/A yes no

- D4.7 iron ochre deposit in the soil? N/A yes no
- D4.8 Is there a chimney system to access the French drain installed, allowing camera inspection and cleaning? N/A yes no

D5. BUILDING BASEMENT (INCLUDING CRAWL SPACE)

Are there or have there ever been: not applicable for the private portion

- D5.1 liquid spills in the basement? water fuel oil oil mercury other: _____ yes no
- D5.2 problems with the basement? foundation cracks rot other: _____ yes no

D6. INTERIOR AIR QUALITY

Are there or have there ever been: not applicable for the private portion

- D6.1 major and regular condensation in winter? windows solariums French window walls
 ceilings other: _____ yes no
- D6.2 presence of smell? sewer dampness gas fuel oil other: _____ yes no
- D6.3 evidence of mould or rot? yes no
- D6.4 presence of an insulation product or other materials harmful to human health that may contain asbestos (e.g.: vermiculite, tiles, ceilings, partitions, insulation pipes)? don't know yes no

D7. ROOF

not applicable for the private portion

- D7.1 In what year was the roof covering installed? _____ don't know
- D7.2 Do you have documents evidencing the replacement of the roof covering? yes no
- D7.3 To your knowledge, is there or have there ever been ice accumulation or icicles hanging from the roof in winter? yes no
- D7.4 What type of roof covering is installed? _____ don't know
- D7.5 Has the roof been maintained regularly? don't know yes no
- D7.6 What type of insulation is in the attic (e.g. urethane, mineral, blown or pushed wool, etc.)? _____ don't know

D8. PLUMBING AND DRAINAGE

- D8.1 Are there or have there ever been plumbing-related problems (e.g. marked variations in water pressure or flow when using fixtures, freezing pipe, water leak, rusty water, odour, plumbing drainage or backup problem, abnormal noise or other)? yes no
- D8.2 Does your private portion have a sump or drainage well with or without a sump pump? not applicable for the private portion yes no
- a) How often does the sump pump operate? _____ don't know
- b) Have you ever been aware of the presence of "rusty" water or yellowish or reddish deposit in the sump or drainage well? don't know yes no
- D8.3 Have modifications been made to plumbing drains, including the foundation drain (tile drain or French drain)? not applicable for the private portion don't know yes no
- D8.4 Water heater:
- a) In what year was the water heater installed? _____ don't know
- b) Specify if the water heater servicing the private portion is for common use or exclusive use.
- D8.5 Is there a water softener or water filtration system? yes no

D8.6 Water supply system

- a) Does the municipality supply water services? yes no
- b) Is your private portion connected to the municipal water supply? yes no
- If so, has the municipal water main ever been changed or moved? don't know yes no
- If so, in what year? _____

If not,

- c) What is the source of the water supply? tubular (artesian) well surface well well point (point)
- spring tapping other: _____ don't know
- Do you have documents certifying the quality or quantity of water? yes no

In all cases:

- d) Does this source supply your drinking water? yes no
- e) Are there or have there ever been problems with the quality or quantity of water? yes no

D8.7 Sewage disposal system

- a) Does the municipality provide sewer services? yes no
- b) Is your private portion connected to the municipal sewer system? yes no

If not,

- c) What type of system does your private portion have?
- septic tank with weeping field sealed septic tank septic tank with leaching field other: _____ don't know
- Do you have a plan showing the location of the system? yes no
- How many bedrooms is the system designed for? _____

- d) In what year was this system installed? _____ don't know
- e) Do you have documents evidencing the features, compliance status and year of installation of the system? yes no
- f) When was the system last emptied (date)? _____ don't know
- g) Do you have documents evidencing the frequency at which the system is emptied or maintained, including the date it was last emptied? yes no
- h) Have you received a notice of non-compliance or any other type of notice concerning your septic system? yes no
- i) Is the system emptied by the municipality? yes no

In all cases:

- j) Have there ever been problems with the system (e.g. odour, overflowing, etc.)? yes no
- k) Is your private portion equipped with a backflow valve? don't know yes no

D9. ENERGY

- D9.1 Is your private portion serviced by power utilities? yes no
- D9.2 Is your private portion connected to power utilities? yes no
- D9.3 Are there or have there ever been electrical problems (e.g. light blinking abnormally, fuse or circuit breaker that blows or trips repeatedly, defective outlet or switch, etc.)? yes no
- D9.4 Is your private portion serviced by natural gas services? don't know yes no
- D9.5 Is your private portion connected to natural gas services? yes no
- D9.6 Have there ever been gas-related problems (e.g. yellow or orange flame, leak, irregular supply, odours)? yes no
- D9.7 Does your private portion have a generator? not applicable for the private portion yes no
- D9.8 Have there ever been problems related to the generator? not applicable for the private portion yes no

- D9.9** Has the electrical panel ever been replaced? yes no
 If so, when? _____
- D9.10** Does your private portion have an energy efficiency rating: N/A don't know yes no
 if so, specify: Novoclimat certification Energy rating (0 to 100) Wind turbine Green house Solar LEED
 Date of certificate: _____

D10. HEATING, AIR CONDITIONING AND VENTILATION

- D10.1** Main heating system
- a) What type of energy does the main heating system use (e.g. oil, electricity, natural gas, solar, geothermal, other)? _____
- b) Are there or have there ever been problems with the heating system? yes no
- c) Are certain rooms difficult to heat? yes no
- d) Are floors or ceilings heated? yes no
 If so, indicate the installation date _____ don't know
- e)) In what year was the furnace installed? _____ N/A don't know
- f) If the heating system does not use a furnace, what is the year of installation of the main components of the system? _____ N/A don't know
- g) Do you have a maintenance contract for the heating system? yes no
- h) In what year was the oil tank installed? _____ N/A don't know
- i) Is there or has there ever been an underground oil tank? yes no
- j) How often is the chimney swept? _____ N/A don't know
- k) When was the chimney last swept (date)? _____ N/A don't know
- D10.2** Heat pump (air conditioning and heating) N/A
- a) Are there or have there ever been problems with the heat pump? yes no
 If so, did you inform your syndicate of co-owners? yes no
- b) In what year was the heat pump installed? _____ don't know
- c) Do you have a maintenance contract for the heat pump? yes no
- d) Date of last maintenance: _____ N/A don't know
- e) The heat pump is: central wall-mounted
- f) Do you have documents evidencing the features and year of installation of the device? yes no
- D10.3** Permanent air conditioning system N/A
- a) Are there or have there ever been problems with the air conditioning system? yes no
 If so, did you inform your syndicate of co-owners? yes no
- b) In what year was the air conditioning system installed? _____ don't know
- c) Do you have a maintenance contract for the air conditioning system? yes no
- d) Date of last maintenance: _____ N/A don't know
- e) The air conditioning system is: central wall-mounted
- f) Do you have documents evidencing the features and year of installation of the device? yes no
- D10.4** Is there an air exchanger? not applicable for the private portion yes no
 If so:
- a) Have there ever been problems with the air exchanger? yes no
 If so, did you inform your syndicate of co-owners? yes no
- b) In what year was the air exchanger installed? _____ don't know
- c) Do you have documentation evidencing the features of the air exchanger? yes no

- d) Do you have a maintenance contract for the air exchanger? yes no
- e) Date of last maintenance: _____ N/A don't know

- D10.5** Geothermal system not applicable for the private portion
- a) Is there or have there ever been problems with the geothermal system? yes no
If so, did you inform your syndicate of co-owners? yes no
- b) In what year was the geothermal system installed? _____ don't know
- c) Is the geothermal system certified by the CCGE (Canadian Coalition of Geothermal Energy)? yes no
If so, what is the system's certification number? _____ don't know
- D10.6** Supplemental heat: stove fireplace chimney not applicable for the private portion yes no
- a) Are there or have there ever been problems with the supplemental heating device and its components? yes no
If so, did you inform your syndicate of co-owners? yes no
- b) In what year was the device installed? _____ don't know
- c) Do you have documents evidencing the features and year of installation of the device? yes no
- d) How often is the device used? _____ don't know
- e) Do you have documents evidencing the features and year of installation of the supplemental heat chimney? yes no
- f) How often is the chimney swept? _____ don't know
- g) When was the chimney last swept (date)? _____ don't know
- h) Who handles the sweeping? owner syndicate don't know
- i) This supplemental heat is fueled by: wood electricity natural gas fuel oil propane granules other: _____

D11. INSECT AND PEST CONTROL

- D11.1** Are there or have there ever been insects or pests? yes no
If so, specify: carpenter ants bats mice rats bedbugs other: _____
If so, did you inform your syndicate of co-owners? yes no
- D11.2** Have you ever used the services of a professional exterminator? yes no

D12. EXISTING INSPECTION OR OTHER EXPERT REPORTS

- D12.1** Are there or have there ever been an inspection report written on your private portion? yes no
- D12.2** Are there or have there ever been any other tests or expert evaluations done on your private portion (ex.: pyrite, pyrrhotite, radon, ochre deposits, UFFI, asbestos, air quality, water quality or flow, foundation drain)? yes no
- D12.3** Are these inspection reports, tests or expert evaluations available? yes no

D13. OTHER INFORMATION

- D13.1** Apart from what has already been mentioned, has your private portion ever sustained damage due to an event such as ice storm, wind storm, flood, fire or other? yes no
- D13.2** Have major works or renovations ever been done to your private portion other than those already mentioned (e.g. reconfiguration of partitions, new floor covering, etc.)? yes no
Any major work or renovations done to the private portion not specifically covered by a question on this form must be reported under section D15.
- D13.3** Did you obtain:
- a) The necessary permits to carry out such work? yes no
- b) The authorizations required from the syndicate to carry out such work? yes no

- D13.4 Do you have drawings and specifications pertaining to this work? yes no
- D13.5 Has an insurance company ever refused to insure your private portion in whole or in part? yes no
- D13.6 Has an insurance company ever refused a claim for damage sustained to your private portion? yes no
- D13.7 Has cannabis ever been grown or any other drug, chemical or hazardous material ever been produced inside your private portion? yes no
- D13.8 Has there ever been a suicide or violent death in your private portion? don't know yes no
- D13.9 Are there any other factors relating to your private portion and not mentioned in these declarations that are liable to significantly reduce the value or restrict the use thereof, reduce the income generated thereby or increase the expenses relating thereto (e.g. development or construction project [e.g. concomitant phases], environmental problems [e.g. radon], abnormally high noise level, unpleasant odour, encroachments, etc.)? yes no

D14. COMMON PORTIONS

- D14.1 Are the common portions affected by restrictions of public law that are exceptions to ordinary law apart from what is mentioned in the declaration of co-ownership? flood risk area municipal zoning and subdivision by-laws
 Cultural Property Act *Act respecting the preservation of agricultural land and agricultural activities*
 Environment Protection Act and related regulations don't know yes no
- D14.2 Do the common portions conform to the laws and regulations relating to environmental protection? don't know yes no
- D14.3 Which insurance company insures the common portions? _____ don't know
- D14.4 Is the immovable equipped with the following safety devices?
- a) sprinklers don't know yes no
- b) smoke detectors don't know yes no
- c) carbon monoxide detector don't know yes no
- d) generator don't know yes no
- e) other (e.g. intercom, guards, camera, alarm system, etc.): _____ don't know yes no
- D14.5 Do the common portions have charging stations for electric cars? don't know yes no
- If so, what are the terms and conditions of use (e.g. regulated use, paying user, etc.)? _____
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- D14.6 Are there or have there ever been problems relating to the following?
- a) land (soil) don't know yes no
- b) infiltration don't know yes no
- c) building basement (including crawl space) don't know yes no
- d) interior air quality don't know yes no
- e) roof don't know yes no
- f) plumbing and drainage don't know yes no
- g) other: _____ don't know yes no
- D14.7 Has the Syndicate of co-owners used the services of an exterminator? don't know yes no
- D14.8 Have major works or renovations ever been done to the common portions other than those already mentioned (e.g. modifications to the structure of the building, major renovations, replacement of windows, etc.)? don't know yes no
- D14.9 Are there any other factors relating to the common portions and not mentioned in these declarations that are liable to significantly reduce the value or restrict the use thereof, reduce the income generated thereby or increase the expenses relating thereto (e.g. development or construction project [e.g. concomitant phases], environmental problems [e.g. Radon], abnormally high noise level, unpleasant odour, encroachments, etc.)? don't know yes no
- D14.10 Are there any special assessments that have been voted but are not yet payable or will such assessments be payable in the future? don't know yes no

Any major work or renovations done to the common portions not specifically covered by a question on this form must be reported under section D15.

D15. DETAILS AND MAJOR IMPROVEMENTS TO THE PRIVATE AND COMMON PORTIONS

Indicate the number of the clause to which the details apply:

Unusable for
a transaction

If space is insufficient, the provisions contained in annex _____ are an integral part of this form.

REMINDER: PROVIDE ALL DOCUMENTS AVAILABLE IN SUPPORT OF THE DECLARATIONS.

D16. SIGNATURES (ALL COPIES MUST BEAR ORIGINAL SIGNATURES)

The SELLER hereby declares that all the information contained in this document was provided in good faith and to the best of his knowledge and hereby recognizes that a copy of this document may be submitted to any prospective buyer, agency or broker or to any building inspector or other individual involved in the transaction. He shall provide, in writing, to the agency or broker representing him and, if applicable, to the buyer, **ANY ADDITIONAL INFORMATION** pertaining to the immovable as soon as he has knowledge of it.

Signed in _____, Signed in _____,
on _____, at _____:_____. on _____, at _____:_____.

IDENTIFICATION OF SELLER 1 (PLEASE PRINT)

IDENTIFICATION OF SELLER 2 (PLEASE PRINT)

SIGNATURE OF SELLER 1

SIGNATURE OF SELLER 2

WITNESS

WITNESS

ACKNOWLEDGEMENT OF RECEIPT – The BUYER hereby acknowledges having received a copy of these declarations from the seller.

Signed in _____, Signed in _____,
on _____, at _____:_____. on _____, at _____:_____.

IDENTIFICATION OF BUYER 1 (PLEASE PRINT)

IDENTIFICATION OF BUYER 2 (PLEASE PRINT)

SIGNATURE OF BUYER 1

SIGNATURE OF BUYER 2

WITNESS

WITNESS