



ORGANISME D'AUTORÉGLÉMENTATION
DU COURTAGE IMMOBILIER DU QUÉBEC

MANDATORY FORM
DECLARATIONS BY THE SELLER OF THE IMMOVABLE
DIVIDED CO-OWNERSHIP

NOTE – This form is for a residential immovable held in divided co-ownership. It must be used when a brokerage contract for the sale of a fraction of a chiefly residential immovable held in divided co-ownership is signed with an individual.

THE DECLARATIONS ON THIS FORM ARE IMPORTANT.

They allow the seller to properly inform the buyer about the state of the immovable, which reduces the risk of legal action related to unpleasant surprises. They promote transparency and allow the buyer to make his decision with a better knowledge of the immovable.

This form enables the seller to:

- answer each question in good faith and to the best of his knowledge;
- provide the broker with the available documents supporting his answers (invoices, warranties, plans, estimates, permits, reports, notices, leases, documents attesting to the type of drinking water supply, document relating to sanitary systems or other);
- provide details of the answers given (details must be indicated under section D15 and must indicate the details of the situation to be reported, such as the nature of the event, place, how the situation was resolved, if applicable, etc.).

This form enables the buyer to:

- read the answers provided by the seller and obtain the necessary details from the broker;
- acknowledge receipt of the form.

In the context of a succession, the liquidator shall answer the questions of this form to the best of his knowledge. If he is unable to answer a question, he may indicate it in D15 and mention his status and why he cannot answer the question.

The declarations herein pertain to the private portion (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.

In this form, the singular includes the plural and vice versa, when the context permits. In addition, the term "immovable" includes the land and all buildings erected thereon, when the context permits.

Brokerage contract: BC - Promise to purchase: PP -

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:

4475 Boul. St-Jean, apt. 303 Dollard-des-Ormeaux H9H 2A4

ADDRESS

D2. GENERAL INFORMATION

D2.1 Who is responsible for managing co-ownership? Gestion Implex Inc. self-management external management don't know

D2.2 What is the amount of monthly common expenses pertaining to the private portion? \$ 280.84 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? yes no

D2.5 Is there a self-insurance fund? yes no

D2.6 Does the syndicate of co-owners have an asset management plan (contingency fund survey and a maintenance log)? yes no

D2.7 In what year did you acquire your private portion? 2011

D2.8 Do you live in your private portion? yes no

If so, since when: 2011

D2.9 If you answered "no" to the previous question, are you currently leasing your private portion? yes no

If so, answer the following sub-questions:

a) Rent currently brings in at least _____ dollars
(\$ _____) year month.

b) Is it a short-term rental (less than 30 days)? yes no

c) A tenant's spouse can protect their right to occupy the dwelling through a notice of family residence.
Have you received such notice? yes no

d) Have you received a notice that may have an impact on a lease (notice of termination, abandonment of a dwelling, sublease or other)? yes no

e) Does the tenant benefit from advantages that are not indicated in writing in the lease? yes no

f) Do you have any proceedings pending before the Administrative Housing Tribunal (or any other tribunal) in relation to this private portion? yes no

g) Is there any tenant or a spouse of a tenant aged 70 or over AND who has been living in his dwelling for 10 years or more? yes no

NOTE: Some restrictions may apply to evict this tenant and his spouse or repossess his dwelling.

h) Are there any restrictions on the lease of your private portion?
(e.g. tourist or short-term rental or other: _____) yes no

For the following questions, to your knowledge:

D2.10 Has your private portion ever been left unoccupied for a long period (e.g. over 90 days)? yes no

D2.11 Was your private portion ever leased? yes no

If so, indicate the leasing periods: _____

D2.12 What is the year of construction of the immovable? 2004 don't know

D2.13 Is your private portion affected by hypothecs, servitudes, encroachments or other charges (right of use, usufruct or other)? yes no

D2.14 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

D2.15 Is your private portion still covered by a new home warranty? yes no

If so, do you have the warranty documents? yes no

D2.16 Are telecommunications services available in the area where your private portion is located? yes no

If yes, specify which ones: Internet telephone cellular network cable

D2.17 Is your private portion 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) other (e.g. intercom, alarm system, water leak detection system, etc.): _____

D2.18 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: _____

D2.19 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

D2.20 Does your private portion have charging stations for electric cars? yes no

If so, what are the terms and conditions of use of the station (e.g. private station, paying user, or other):

D3. DAMAGE CAUSED BY WATER

To your knowledge:

D3.1 Have there ever been water infiltrations? yes no

If so, where?

- basement or crawl space
 roof
 patio
 balcony
 solarium
 skylight
 door
 window
 chimney
 other: _____

D3.2 Has there ever been damage caused by a water leak? yes no

If so, where?

- basement or crawl space
 dishwasher
 washing machine
 refrigerator
 water heater
 toilet
 shower
 bath
 other: leaked from another unit

If so, did you inform your syndicate of co-owners?

 yes no**D4. LAND (SOIL)**

To your knowledge:

 not applicable for the private portion**D4.1** Has your private portion ever been affected by soil problems? yes no

If so, what problems?

- landslides
 subsidence
 land movement
 soil instability
 other: _____

D4.2 Has foundation stabilization work been carried out? yes no

If so, what work?

- piles
 below-grade work
 other: _____

D4.3 Has there ever been a spill or leak of a product into the soil, or has a product ever contaminated the soil? yes no

If so, what product?

- fuel oil
 oil
 lead
 mercury
 other: _____

- D4.4** Has there ever been any surface or underground tank of fuel oil or oil? yes no
- D4.5** Have earthworks ever been performed? yes no
 If so, what work?
 backfill
 removal or filling of a swimming pool
 retaining wall
 other: _____
- D4.6** Does water accumulate periodically on the land? yes no
- D4.7** Has there ever been yellowish or reddish water on the land or in the ditch? not applicable yes no
- D4.8** Has there ever been iron ochre deposit in the soil? not applicable yes no
- D4.9** Is there information indicating that the your private portion is located on a former dump or landfill site? yes no
 If so, indicate the source of this information: _____

D5. BASEMENT AND FOUNDATION

To your knowledge:

not applicable for the private portion

- D5.1** What is the type of foundation?
 stone
 wood
 concrete block
 concrete
 don't know
 other: _____
- D5.2** Has there ever been a spill of a product in the basement or crawl space? yes no
 If so, what is it?
 fuel oil
 oil
 mercury
 other: _____
- D5.3** Has the basement or the crawl space ever been affected by problems? yes no
 If so, what problems?
 foundation cracks
 rot
 other: _____

D6. INTERIOR AIR QUALITY

To your knowledge:

not applicable for the private portion

- D6.1** Has there ever been major and regular condensation in winter? yes no
 If so, where?
 windows
 solariums
 walls
 ceilings
 French window
 other: _____

D6.2 Has there ever been any unpleasant odour? yes no

If so, what odour?

- sewer
 dampness
 gas
 fuel oil
 other: _____

D6.3 Have there ever been traces of mould, rot or fungi? yes no

If so, where?

- windows
 solariums
 walls
 ceilings
 French window
 other: _____

D6.4 Have products that may contain asbestos ever been used? yes no

If so, specify:

- vermiculite
 tiles
 ceilings
 partitions
 pipe insulation
 other: _____

D7. ROOF**To your knowledge:** 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** Have there ever been regular ice accumulation or icicles hanging from the roof? yes no**D7.4** What type of roof covering is installed? don't know

- asphalt shingles
 cedar shingles
 bitumen and gravel
 elastomeric membrane
 sheet metal
 other: _____

D7.5 Does the roof require regular maintenance? don't know yes no

If so, how often? _____

D7.6 What type of insulation is in the attic? don't know

- mineral wool
 vermiculite
 urethane
 other: _____

D8. PLUMBING AND DRAINAGE

To your knowledge:

- D8.1** Have there ever been plumbing-related problems? yes no
 If so, which ones?
 water leak
 marked variations in water pressure or flow
 freezing pipe
 rusty water
 odour
 drainage problems
 backup
 abnormal noise
 other: _____
- D8.2** Does your private portion have a sump or a water retention pit? not applicable for the private portion yes no
 If so, has there ever been rusty water or yellowish or reddish deposit in the sump or in the pit? don't know yes no
- D8.3** Does your private portion have a sump pump? not applicable for the private portion yes no
 If so, answer the following sub-questions:
 a) How often does the sump pump operate? _____ don't know
 b) In what year was the sump pump installed? _____ don't know
- D8.4** Does the immovable have a French drain? don't know yes no
 If so, is there a system that allows access to the French drain to inspect it and clean it? yes no
- D8.5** Have modifications been made to plumbing drains or the foundation drain? not applicable for the private portion yes no
- D8.6 Water heater:**
 a) In what year was/were the water heater(s) installed? 2015 don't know
 b) Is it or are they leased? yes no
 c) What is the leasing cost? \$ 19.64 per month don't know
 d) Specify if the water heater(s) servicing the private portion is/are for common use or exclusive use.
- D8.7** Does your private portion have a water softener or water filtration system? yes no
- D8.8** Is the immovable serviced by the municipal water supply? yes no
 If so, answer the following sub-questions:
 a) Is your private portion connected to the municipal water supply? yes no
 b) Has the municipal water main ever been changed, repaired or moved? yes (indicate the year _____) no
 c) Is it a source that supplies drinking water? yes no
 d) Have there ever been problems with the quality or quantity of water? yes no
- D8.9** Is the immovable supplied with water by a source other than the municipal water supply? yes no
 If so, answer the following sub-questions:
 a) What is the source of the water supply?
 artesian well
 tubular well
 surface well
 well point
 spring tapping
 other: _____
 b) Is the water supplied by this source safe to drink? yes no

c) Do you have documents certifying the quality and quantity of water for this source? yes no

d) Have there ever been problems with the quality or quantity of water of this source? yes no

D8.10 Is the immovable serviced by the municipal sewer system? yes no

If so, is your private portion connected to the municipal sewer system? yes no

D8.11 Does the immovable have a sewage disposal system other than the municipal sewer system? yes no

If so, answer the following sub-questions:

a) What type of system does your private portion have?

septic tank with weeping field

sealed septic tank

septic tank with leaching field

other: _____

b) Do you have a plan showing the location of the system? yes no

c) 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) Is the system emptied by the municipality? yes no

g) When was the system last emptied (date)? _____ don't know

h) Do you have documents evidencing that the system is always emptied and maintained? yes no

i) Have you ever received a notice of non-compliance regarding your sewage disposal system? yes no

D8.12 Have there ever been problems with the sewage disposal system? yes no

If so, which ones?

odour

overflowing

other: _____

D8.13 Is your private portion equipped with a backflow valve (to prevent sewer and rainwater backups)? don't know yes no

D9. ENERGY

To your knowledge:

D9.1 Is your private portion serviced by power utilities? yes no

If so, is your private portion connected to these power utilities? yes no

D9.2 Have there ever been electrical problems (light blinking abnormally, fuse or circuit breaker that blows or trips repeatedly, defective outlet or switch or other)? yes no

D9.3 Is your private portion serviced by natural gas services? yes no

If so, is your private portion connected to these services? yes no

D9.4 Have there ever been gas-related problems? yes no

If so, which ones?

yellow or orange flame

leak

irregular supply

odour

other: _____

D9.5 Does your private portion have an integrated generator? not applicable for the private portion yes no

If so, have there ever been problems related to the generator? yes no

D9.6 Has the electrical panel ever been replaced? yes no

If so, in what year? _____

D9.7 Did your private portion receive an energy efficiency certification? yes no

If so, answer the following sub-questions:

a) What certification is it? Novoclimat certification Energy rating Green house LEED other: _____

b) When was this certification obtained? _____ don't know

D9.8 Does the immovable have a system that improves energy efficiency? yes no

If so, which one?

wind turbine

solar panel

other: _____

D10. HEATING, AIR CONDITIONING AND VENTILATION

To your knowledge:

D10.1 What type of energy does the main heating system use?

fuel oil

electricity

natural gas

wood

geothermal

other: _____

D10.2 Does the heating system include a furnace? yes no

D10.3 What is the year of installation of the furnace or the main components of the heating system? _____ don't know

D10.4 Does the heating system include an oil tank? yes no

If so, in what year was it installed? _____ don't know

D10.5 Does your private portion have heated floors or ceilings? yes no

If so, in what year were they installed? _____ don't know

D10.6 Do you have a maintenance contract for the heating system? yes no

D10.7 Have there ever been problems with the heating system? yes no

D10.8 Are certain rooms difficult to heat? yes no

If so, which ones: _____

D10.9 Does your private portion have a heat pump (air conditioning AND heating)? yes no

If so, answer the following sub-questions:

a) Is it a wall-mounted or central heat pump? _____

b) In what year was it installed? _____ don't know

c) Do you have documents evidencing the features and year of installation of the device? yes no

d) Do you have a maintenance contract for the heat pump? yes (indicate the date of the last maintenance: _____) no

e) Have there ever been problems with the device? yes no

If so, did you inform your syndicate of co-owners? yes no

D10.10 Does your private portion have a permanent air conditioning system? yes no

If so, answer the following sub-questions:

a) Is it a wall-mounted or central air conditioning system? **central** _____

b) In what year was it installed? **2005** _____ don't know

c) Do you have documents evidencing the features and year of installation of the device? yes no

d) Do you have a maintenance contract for the air conditioning system? yes (indicate the date of the last maintenance: _____) no

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- e) Have there ever been problems with the air conditioning system? yes no
 If so, did you inform your syndicate of co-owners? yes no

D10.11 Does your private portion have an air exchanger? not applicable for the private portion yes no
 If so, answer the following sub-questions:

- a) In what year was it installed? _____ don't know
 b) Do you have documents evidencing the features and year of installation of the air exchanger? yes no
 c) Do you have a maintenance contract for the air exchanger? yes (indicate the date of the last maintenance: _____) no
 d) Have there ever been problems with the air exchanger? yes no
 If so, did you inform your syndicate of co-owners? yes no

D10.12 Does your private portion have a geothermal system? not applicable for the private portion yes no
 If so, answer the following sub-questions:

- a) In what year was the system installed? _____ don't know
 b) Have there ever been problems with the geothermal system? yes no
 If so, did you inform your syndicate of co-owners? yes no
 c) Is the geothermal system certified by the Canadian Coalition of Geothermal Energy (CCGE)? yes (indicate the certificate number: _____) no

D10.13 Does your private portion have a supplemental heating device? not applicable for the private portion yes no
 If so, answer the following sub-questions:

- a) What is the type of device?
 stove
 fireplace
 other: _____
- b) What is the energy source used by this device?
 fuel oil
 electricity
 natural gas
 wood
 propane
 granules
 other: _____
- c) Do you have documents evidencing the features and year of installation of the device? yes no
 d) In what year was it installed? _____ don't know
 e) How often is the device used? _____ don't know
 f) Have there ever been problems with the supplemental heating system? yes no
 If so, did you inform your syndicate of co-owners? yes no
 g) Does it comply with applicable regulations? yes no

D10.14 Does the main or supplemental heating system include a chimney? yes no
 If so, answer the following sub-questions:

- a) When was the chimney last swept (date)? _____ don't know
 b) How often is the chimney swept? _____ don't know
 c) Who handles the sweeping? owner syndicate don't know
 d) Do you have documents evidencing the features and year of installation of the chimney? yes no
 e) Does it comply with applicable regulations? yes no

D11. UNDESIRABLE ANIMALS (VERMIN)

To your knowledge:

- D11.1** Have there ever been insects or vermin inside your private portion? yes no
 If so, answer the following sub-questions:
 a) Which insects or animals?
 carpenter ants
 mice
 rats
 bedbugs
 bats
 other: _____
 b) If so, did you inform your syndicate of co-owners? yes no
 c) Have you used the services of a professional exterminator? yes no

D12. INSPECTION AND OTHER EXPERT REPORTS

To your knowledge:

- D12.1** Has your private portion ever been inspected? yes no
 If so, can you provide these reports? yes no
 If not, why? _____
D12.2 In addition to those already mentioned, have there ever been any other tests or expert evaluations done on your private portion (pyrite, pyrrhotite, radon, ochre deposits, Urea-formaldehyde foam insulation [UFFI], asbestos, air quality, water quality or flow, foundation drain or other)? yes no
 If so, can you provide documents evidencing these tests or expert reports? yes no
 If not,
 a) why? _____
 b) what was the problem revealed by the expert report , if any? _____

D13. OTHER INFORMATION

To your knowledge:

- D13.1** In addition to those already mentioned, has your private portion ever sustained damage following events such as ice storm, wind storm, flood, fire or other? yes no
D13.2 Have major work or renovations ever been done to your private portion in addition to those already mentioned (e.g. modifications to room division, replacement of floor covering)? yes no
 If so, describe these works in section D15 and answer the following sub-questions:
 a) Have drawings and specifications been prepared for this work? yes no
 b) Did you obtain the necessary permits to carry out such work? yes no
 c) Did you obtain the authorizations required from the syndicate to carry out such work? yes no
D13.3 Has an insurance company ever refused to insure your private portion in whole or in part? yes no
D13.4 Has an insurance company ever refused a claim for damage sustained to your private portion? yes no
D13.5 Beyond the limits of federal and provincial legislation, if applicable, have cannabis, drugs, chemicals or hazardous products ever been produced or grown inside your private portion? yes no
D13.6 Has there ever been a suicide or violent death in your private portion? yes no
D13.7 In addition to those mentioned above, could other factors have an impact on the value of your private portion, the income generated thereby, the expenses relating thereto and use thereof? yes no

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D14. COMMON PORTIONS

Special restrictions may affect an immovable. These types of restrictions are called “restrictions of public law that are exceptions to ordinary law.”

- 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? don't know yes no
- Immovable located in a flood risk area; yes no
 - Urban planning by-laws limit the use that can be made of the immovable (zoning, subdivision, construction, conditions for obtaining a permit or other); yes no
 - Immovable located within an airport zone; yes no
 - Immovable is subject to a heritage protection law or regulation; yes no
 - Immovable located in an agricultural zone; yes no
 - Restrictions related to environment protection laws apply to the immovable; yes no
 - Immovable located in a land movement risk area; yes no
 - If other, specify: _____.
- D14.2** Do the common portions conform to the laws and regulations relating to environmental protection? don't know yes no
If not, has the situation been remedied? 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, water leak detection system, etc.): _____
- 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 of these stations (e.g. regulated use, paying user, or other)?

- 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: _____
- 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** In addition to those mentioned above, could other factors have an impact on the value of the common portions, the income generated thereby, the expenses relating thereto and use thereof? 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 expected? 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.