Authentisign ID: 6421E45C-F291-F111-B337-000D3A1FE58D

ORGANISME D'AUTORÉGLEMENTATION
DU COURTAGE IMMOBILIER DU QUÉBEC

RECOMMENDED FORM
ANNEX G – GENERAL

G1. REFERENCE TO THE PRINCIPAL FORM

The provisions of this Annex are an integral part of the form entitled:

Brokerage Contract BC | D | - | 4 1 2 9 2 | Promise to Purchase PP | | - | | Other(s): DSD-41242

pertaining to the IMMOVABLE situated at: **1500 rue Poirier, apt. 102, Saint-Laurent (Montréal) Québec , H4L 1H7**
ADDRESS

G2. ADDITIONAL TERMS AND CONDITIONS

D14.6 b) — The syndicate has recorded significant water-damage incidents in recent years ($24,000 in 2024 and $28,157 in 2025) as documented in the annual general meeting minutes. All repair work has been completed. The syndicate is currently studying the implementation of water-leak detectors in every unit as a preventive measure (referenced in the April 2025 AGM minutes, subject to a future 75% supermajority vote).

D14.8 — Major works and renovations to the common portions carried out or planned in recent years, as reported in the syndicate's annual general meeting minutes and management communications:

2024 · Garage door (major repairs): replacement of the cracked upper panel, worn rails and rollers, and the defective motor, along with alignment corrections following a snowstorm. The system has functioned normally since these interventions.
2024 · Front door electric strike: replaced, restoring automatic closure of the main entrance door.
2024 · Three water-damage incidents in the building: all repair work completed. Insurance claims filed with owners' insurers (for deductibles) and with the syndicate's insurer (BFL Canada) for amounts exceeding deductibles.
2025 · Emergency lighting: replacement of non-functioning units following an extended power outage (funded through the 2025 special assessment).
2025 · Common-area painting: refresh of the common corridor walls (funded through the 2025 special assessment).
2025 · Front entrance wall (muret): reconstruction planned following damage from a snow-clearing machine, subject to municipal setback requirements.
Ongoing · Elevator: annual maintenance contract with Otis, in place since October 2024.
2026 · Windows: special assessment currently active (July to December 2026) to fund window-related work at the building level.
2026 · Self-insurance fund top-up: special assessment currently active (July to December 2026) to consolidate the syndicate's self-insurance reserve.

(Full details are available in the annual general meeting minutes (2024, 2025), the 2025-2026 board report, the Loi 16 contingency fund study and maintenance manual prepared by Compas Experts-Conseils (Simon Girard, ing., 2023-2024), and the current common-charge notices issued by Gestion Corev.)

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G3. SIGNATURES

☐ The AGENCY **OR** the BROKER **OR** ☐ the BUYER acknowledges having read and understood this form and having received a copy hereof.

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
SIGNATURE 1

_____
WITNESS

☐ The AGENCY **OR** the BROKER **OR** ☒ the SELLER acknowledges having read and understood this form and having received a copy hereof.

Signed in Saint-Laurent ,

on 08/06/26 , at 9:26 PM EDT .
DATE

AuthentiSIGN
Mark Bryan Li Sing Kok
SIGNATURE 1

_____
WITNESS

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
SIGNATURE 2

_____
WITNESS

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
SIGNATURE 2

_____
WITNESS

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
SIGNATURE 3

_____
WITNESS

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
SIGNATURE 3

_____
WITNESS

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
SIGNATURE 4

_____
WITNESS

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
SIGNATURE 4

_____
WITNESS

Generated by Alain Giguère on 8/5/2026 4:32:26 PM EDT, Finalized on 8/6/2026 7:51:17 PM EDT, Printed/PDF on 8/6/2026 7:56:19 PM EDT

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INTERVENTION OF THE MARRIED OR CIVIL UNION SPOUSE OF THE SELLER – The undersigned declares to be the spouse of the SELLER, to consent to and, where applicable, concur in this contract, including any annexes thereto.

Signed in Saint-Laurent,

on 08/06/26, at 9:30 PM EDT.

AuthentiSIGN

DATE

Anna Nguyen

SIGNATURE OF SELLER'S 1 SPOUSE

Signed in _____,

on _____, at _____ : _____.

DATE

SIGNATURE OF SELLER'S 2 SPOUSE

Signed in _____,

on _____, at _____ : _____.

DATE

SIGNATURE OF SELLER'S 3 SPOUSE

Signed in _____,

on _____, at _____ : _____.

DATE

SIGNATURE OF SELLER'S 4 SPOUSE

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