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OACIQ
ORGANISME D'AUTORÉGLEMENTATION
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 D - 41292 **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:

1500 rue Poirier, apt. 102, Saint-Laurent (Montréal) Québec , H4L 1H7
ADDRESS

D2. GENERAL INFORMATION

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

D2.2 What is the amount of monthly common expenses pertaining to the private portion? $ 540.88 ☐ 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? 2020

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

If so, since when: _____

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 **One Thousand Nine Hundred Forty-Five** dollars (**$ 1,945.00**) ☐ 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: **short-term rentals not allowed**) ☒ 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: **Nov 1st 2023 to Sept 30th 2026**

D2.12 What is the year of construction of the immovable? **2011** ☐ 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):

_____

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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: From 3rd floor

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: _____

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: _____

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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: _____

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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: _____

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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: Shower's electronic control panel

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? July 15, 2022 ☐ don't know

b) Is it or are they leased? ☐ yes ☒ no

c) What is the leasing cost? $ _____ ☐ 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

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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? _____

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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? 2011 ☐ 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? wall-mounted

b) In what year was it installed? 2020 ☐ 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

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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? Intact Assurance ☐ 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.): alarm system (connected)

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.

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D15. DETAILS

This section allows you to clarify the answers given above, where necessary.

IMPORTANT: indicate the number of the declaration to which the details apply.

Clause number	Details*

* Enter here any information or details regarding the situation being declared, such as where it occurred, in what year and, if applicable, how the situation was resolved. (Example: invoices, description of problems or work performed; where, when, how and whether the problem has been resolved.)

Provide an explanation for any question that is not being answered in this form.

******

D.2.13 Hypothec on private portion

D3.1 – Historical building incident (pre-dating Bryan's ownership): In 2011, a pipe froze in the third-floor unit following a Hydro-Québec power interruption. The water infiltration reached the ground floor. The building's insurance policy covered all repairs in full. No recurrence since.

D14.1 – The immovable is located within an airport zone. According to the certificate of location (Minute 1553, Julien Lamarche Marcotte, land surveyor, October 29, 2020), the property is subject to zoning servitudes (height rights) in favour of both the Cartierville Airport (deed no 1 674 804) and Montreal Pierre-Elliott-Trudeau International Airport (deed no 23 462 546), pursuant to the Aeronautics Act.

SERVITUDES:

The Vendor declared that the immovable is not subject to any servitude except for those created under the terms of the Declaration of Co-ownership, and the following:

Decontamination notices, copies of which were published at the Land Registry Office of the Registration Division of Montreal under numbers 13 892 431 and 13 243 396;

Servitude in favour of Bell Canada, created pursuant to a deed, a copy of which was published at the Land Registry Office of the Registration Division of Montreal under number 1 326 478;

Zoning servitude (height right) in favour of the Cartierville Airport, created pursuant to a deed, a copy of which was published at the Land Registry Office of the Registration Division of Montreal under number 1 674 804;

Zoning servitude (height right) in favour of Montreal Pierre-Elliott-Trudeau International Airport, created pursuant to a deed, a copy of which was published at the Land Registry Office of the Registration Division of Montreal under number 23 462 546.

D8.1 – Shower's electronic control panel listed as "other": this panel has been non-functional since at least the 2020 pre-purchase inspection and has not been repaired or replaced. Tenants are instructed to leave it in the "off" position. The shower's water jets remain fully operational and can be used normally. The pre-purchase inspection report by Les Inspections Daniel Fortier Inc. (September 29, 2020) documented this same condition at the time of the Vendor's acquisition.

D10.1 c) The living room floor near the window is cold during the winter season.

****

Additional declarations: see Annex G - General (AG-06475), which forms an integral part of this form.

If space is insufficient, the "Annex G – General" form can be used. This annex is an integral part of this form: **AG-06475** .

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

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D16. SIGNATURES

ORGANISME D'AUTORÉGLEMENTATION DU COURTAGE IMMOBILIER DU QUÉBEC

The AGENCY or the BROKER declares being duly registered with the Organisme d'autoréglementation du courtage immobilier du Québec (**OACIQ**).

The mission of the OACIQ is to protect the public. In particular, it ensures that brokerage transactions are carried out in compliance with the *Real Estate Brokerage Act*. It oversees the activities of real estate brokers and agencies and enforces the rules of professional conduct. The OACIQ issues licences to real estate brokers and agencies. Consumers may contact the OACIQ to submit a request for assistance or investigation regarding a real estate broker or agency, or to get information on real estate transactions and the oversight of licence holders.

Initials of BROKER acting under the brokerage contract identified on page 1.

The form must be signed in two copies, by hand or using an electronic signature system.

IMPORTANT: make sure you read the box at the beginning of the form before signing.

By signing below, the SELLER agrees for this form and any amendment thereto to be provided to any person involved in the transaction (prospective buyer, broker, inspector, chartered appraiser, financial institution or other). The SELLER agrees to provide or make available all documentation in support of these declarations.

If the brokerage contract identified above is stipulated to be non-exclusive, the SELLER agrees for this form and any amendment thereto, along with supporting documentation, to be provided or made available to any other AGENCY or BROKER with whom the SELLER has signed, during the term of this brokerage contract, an agreement for the sale, exchange or lease of the immovable.

The SELLER undertakes to notify his broker should he obtain additional information regarding the immovable after signing this form, or should any of the declarations herein require amending.

Signed in Saint-Laurent,

on August 06 2026, at 21 : 26 EDT.
DATE

Mark Bryan Li Sing Kok
SELLER 1 OR HIS REPRESENTATIVE - LAST NAME AND FIRST NAME (PLEASE PRINT)

Mark Bryan Li Sing Kok
SELLER 1 OR HIS REPRESENTATIVE - SIGNATURE

WITNESS - LAST NAME AND FIRST NAME (PLEASE PRINT)

WITNESS - SIGNATURE

Signed in _____,

on _____, at _____ : _____.
DATE

SELLER 2 OR HIS REPRESENTATIVE - LAST NAME AND FIRST NAME (PLEASE PRINT)

SELLER 2 OR HIS REPRESENTATIVE - SIGNATURE

WITNESS - LAST NAME AND FIRST NAME (PLEASE PRINT)

WITNESS - SIGNATURE

Signed in _____,

on _____, at _____ : _____.
DATE

SELLER 3 OR HIS REPRESENTATIVE - LAST NAME AND FIRST NAME (PLEASE PRINT)

SELLER 3 OR HIS REPRESENTATIVE - SIGNATURE

WITNESS - LAST NAME AND FIRST NAME (PLEASE PRINT)

WITNESS - SIGNATURE

Signed in _____,

on _____, at _____ : _____.
DATE

SELLER 4 OR HIS REPRESENTATIVE - LAST NAME AND FIRST NAME (PLEASE PRINT)

SELLER 4 OR HIS REPRESENTATIVE - SIGNATURE

WITNESS - LAST NAME AND FIRST NAME (PLEASE PRINT)

WITNESS - SIGNATURE

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ACKNOWLEDGEMENT OF RECEIPT – The BUYER acknowledges having received a copy of this form.

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
BUYER 1 OR HIS REPRESENTATIVE - LAST NAME AND FIRST NAME (PLEASE PRINT)

_____
BUYER 1 OR HIS REPRESENTATIVE - SIGNATURE

_____
WITNESS - LAST NAME AND FIRST NAME (PLEASE PRINT)

_____
WITNESS - SIGNATURE

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
BUYER 2 OR HIS REPRESENTATIVE - LAST NAME AND FIRST NAME (PLEASE PRINT)

_____
BUYER 2 OR HIS REPRESENTATIVE - SIGNATURE

_____
WITNESS - LAST NAME AND FIRST NAME (PLEASE PRINT)

_____
WITNESS - SIGNATURE

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
BUYER 3 OR HIS REPRESENTATIVE - LAST NAME AND FIRST NAME (PLEASE PRINT)

_____
BUYER 3 OR HIS REPRESENTATIVE - SIGNATURE

_____
WITNESS - LAST NAME AND FIRST NAME (PLEASE PRINT)

_____
WITNESS - SIGNATURE

Signed in _____ ,

on _____ , at _____ : _____ .
DATE

_____
BUYER 4 OR HIS REPRESENTATIVE - LAST NAME AND FIRST NAME (PLEASE PRINT)

_____
BUYER 4 OR HIS REPRESENTATIVE - SIGNATURE

_____
WITNESS - LAST NAME AND FIRST NAME (PLEASE PRINT)

_____
WITNESS - SIGNATURE

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