

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

The following is a statement made by the seller concerning the property or strata unit located at:

Date of disclosure: _____

ADDRESS/STRATA UNIT #:

THE SELLER IS RESPONSIBLE FOR THE ACCURACY OF THE ANSWERS ON THIS DISCLOSURE STATEMENT AND WHERE UNCERTAIN SHOULD REPLY "DO NOT KNOW". THIS DISCLOSURE STATEMENT CONSTITUTES A REPRESENTATION UNDER ANY CONTRACT OF PURCHASE AND SALE IF SO AGREED, IN WRITING, BY THE SELLERS AND BUYERS.

THE SELLERS SHOULD INITIAL THE APPROPRIATE REPLIES

1. GENERAL:

						YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Is the property connected to a public sanitary sewer system?									
B. Is the property connected to a public water system?									
C. Is the property connected to a private or a community water system?									
D. Is the property serviced by a private well?									
E. Are you aware of any underground oil storage tank(s) on the property?									
F. Is the property serviced by a septic system/lagoon?									
G. (i) Has this unit been previously occupied?									
(ii) Are you the owner/developer under the Condominium Act?									
H. Nature of Interest/Ownership		Freehold	☐	Timeshare	☐				
		Undivided	☐	Bareland	☐				
				Leasehold	☐				
				Cooperative	☐				
I. Property Management Company									
Name of Manager		_____				Telephone	_____		
Address		_____							
J. Strata Council Chair's Name						Telephone	_____		
K. Secretary Treasurer						Telephone	_____		
L. Are the following documents available?									
		Attached		Can Be Obtained From					
Bylaws		☐		_____					
House Rules		☐		_____					
Year to Date Financial Statements		☐		_____					
Current Years Operating Budget		☐		_____					
All minutes of last 12 months including council, extraordinary, and AGM minutes.		☐		_____					
M. What is the monthly maintenance fee? \$ _____ per month.									
		YES	NO	DO NOT KNOW	DOES NOT APPLY	YES	NOT	DO NOT KNOW	DOES NOT APPLY
Does this include:									
Management									
Heat									
Hot Water									
Gas Fireplace									
Other									
N. (a) Number of unit Parking Stalls _____ included and specific numbers _____									
(b) Are these (i) Limited Common Property		☐	(ii) Rented	☐	(iii) Assigned by strata Corporation	☐			
O.Storage Locker?		Yes ☐	No ☐	Number(s) _____		Is there additional common storage?			
P. Are you aware of any pending strata corporation policy or by-law amendment(s) which may alter or restrict the uses of the unit?									
(i) Are there pet restrictions?									
(ii) Are there rental restrictions?									
(iii) Is there an age restriction?									
(iv) Any other restrictions?									
Q. Have you paid, or are you aware of any special assessments voted on or proposed? For how much?									
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much?									
S. Are you aware of any current or pending local improvement levies/charges?									
T. Are you aware of any pending litigation or claim affecting the property or unit from any person or public body?									

2. STRUCTURAL: (Respecting the unit and common property including limited common property.)

						YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Has a final building inspection been approved or a final occupancy permit been obtained?									
B. Are you aware of any structural problems with any of the buildings on the property?									
C. Are you aware of any problems with the heating and/or central air conditioning system?									
D. Are you aware of any additions or alterations made without a required permit?									
E. Are you aware of any damage due to wind, fire or water?									
F. Are you aware of any infestation by insects or rodents?									
G. Are you aware of any leakage or unrepaired damage?									
H. Are you aware of any problems with the electrical system?									
I. Are you aware of any problems with the plumbing system?									
J. Are you aware of any problems with the swimming pool and/or hot tub?									

3. ADDITIONAL COMMENTS AND/OR EXPLANATIONS

(use additional pages if necessary). Describe any repairs to the common property or the unit in the last 2 years.

The seller state that the above information is true, based on the sellers' current actual knowledge as of the above date. Any important changes to this information made known to the seller will be disclosed by seller to buyer prior to closing. The seller acknowledge receipt of a copy of this disclosure statement and agree that a copy may be given to prospective buyer.

PLEASE READ INFORMATION ON THE REVERSE SIDE OF THIS FORM

SELLER(S)

SELLER(S)

The buyer acknowledge that they have recieved and read a signed copy of this disclosure statement from the sellers or the seller's agent on the _____ day of _____, 1999

The buyers are urged to carefully inspect the property and, if desired, to have the property inspected by an inspection service of their choice.

Buyers acknowledge that all measurements are approximate. Buyers should obtain a strata plan drawing from Land Titles Office or retain a professional home measuring service if they are concerned about the size.

BUYER(S)

BUYER(S)

Seller and buyer understand that neither the listing nor the selling agencies or their representatives warrant or guarantee the above information on the strata unit property.