Authentisign ID: FDA3C459-01DE-F111-91F2-0022482B51B6

ORGANISME D'AUTORÉGLEMENTATION DU COURTAGE IMMOBILIER DU QUÉBEC

MANDATORY FORM

DECLARATIONS BY THE SELLER OF THE IMMOVABLE

CHIEFLY RESIDENTIAL IMMOVABLE CONTAINING LESS THAN FIVE DWELLINGS EXCLUDING DIVIDED CO-OWNERSHIP

NOTE – This form concerns a chiefly residential immovable containing less than five dwellings. It must be used when a brokerage contract for such an immovable is signed with an individual. For a brokerage contract concerning the sale of a divided co-ownership property signed with an individual, the mandatory form *Declarations by the seller of the immovable – Divided co-ownership* must be used.

Brokerage contract: BC S - 0 4 4 9 4 **Promise to purchase: PP** ☐ - ☐☐☐☐☐

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.

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.

D1. IDENTIFICATION OF THE IMMOVABLE

D1.1 The declarations herein pertain to the immovable located at:

3832 Av. Draper Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce) H4A 2P1

ADDRESS OF THE IMMOVABLE OR CADASTRAL DESCRIPTION IF THE IMMOVABLE HAS NO ADDRESS

D2. GENERAL INFORMATION

D2.1 In what year did you acquire the immovable? 2019

D2.2 What is the year of construction of the immovable? 1921 ☐ not applicable ☐ don't know

D2.3 Do you live in the immovable? ☒ yes ☐ no

If so, since when? 2019

For the following questions, to your knowledge:

D2.4 Is the immovable still covered by a new home warranty? ☐ yes ☒ no

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

D2.5 Has the immovable ever been leased? ☐ yes ☒ no

If so, indicate the leasing periods: _____ ☐ don't know

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D2.6 Are you currently leasing the immovable? ☐ yes ☒ no

If so, answer the following sub-questions:

a) All rents currently bring in at least $ _____ ☐ /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) Is a tenant entitled to advantages that are not indicated in writing in his lease? ☐ yes ☐ no

f) Do you have any proceedings pending before the Administrative Housing Tribunal (or any other tribunal) in relation to this immovable? ☐ 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.

D2.7 Is the immovable part of a "housing complex" within the meaning of the *Act respecting the Administrative Housing Tribunal* (CQLR, c. T-15.01)? ☐ yes ☒ no

NOTE: A "housing complex" is a group of immovables comprising more than 12 dwellings administered jointly. There are other conditions. See section 45 of the *Act respecting the Administrative Housing Tribunal*.

D2.8 Is the immovable affected by hypothecs, servitudes, encroachments or other charges (right of use, usufruct or other)? ☒ yes ☐ no

D2.9 Special restrictions may affect an immovable. These types of restrictions are called "restrictions of public law that are exceptions to ordinary law." Do such restrictions apply to the immovable? More specifically:

- 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: _____ .

D2.10 Since the acquisition of your property, has the parking, right-of-way, fence, hedge or small wall separating you from your neighbour been changed, moved or replaced by you or your neighbour? ☐ yes ☒ no

D2.11 Since the acquisition of your property, have any additions, replacements or modifications been made, such as to windows, swimming pool, shed, sidewalk, paved driveway, fences, gallery, terrace, hedges, small walls or other? ☐ yes ☒ no

NOTE: If you answer positively to questions D2.8, D2.9, D2.10 and D2.11, a new certificate of location may be required if the one provided does not reflect these changes.

D2.12 Have you ever received a notice of non-compliance from an insurer, municipality or government? ☐ yes ☒ no

If so, have you remedied the situation? ☐ yes ☐ no

D2.13 Has an insurance company ever refused to insure the immovable in whole or in part? ☐ yes ☒ no

D2.14 Has an insurance company ever refused to compensate you for the damage sustained by the immovable? ☐ yes ☒ no

D2.15 Since its acquisition, has the immovable ever violated the environmental quality laws and regulations? ☐ yes ☒ no

If so, have you remedied the situation? ☐ yes ☐ no

D3. LAND (SOIL)

To your knowledge:

D3.1 Has the immovable ever been affected by soil problems? ☐ yes ☒ no

If so, what problems?

☐ landslides

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☐ subsidence
☐ land movement
☐ soil instability
☐ other: _____

D3.2 Have foundation stabilization work been carried out? ☐ yes ☒ no

If so, what work?
☐ piles
☐ below-grade work
☐ other: _____

D3.3 Has there ever been any surface or underground tank of fuel oil or oil? ☐ yes ☒ no

D3.4 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: _____

D3.5 Have earthworks ever been performed on the land? ☐ yes ☒ no

If so, what work?
☐ backfill
☐ removal or filling of a swimming pool
☐ retaining wall
☐ other: _____

D3.6 Does water accumulate periodically on the land? ☐ yes ☒ no

D3.7 Has there ever been yellowish or reddish water on the soil or in the ditch? ☐ yes ☒ no

D3.8 Has there ever been ochre deposit in the soil? ☐ yes ☒ no

D3.9 Is there information indicating that the immovable is located on a former dump or landfill site? ☐ yes ☒ no

If so, indicate the source of this information: _____

D4. DAMAGE CAUSED BY WATER

To your knowledge:

D4.1 Have there ever been water infiltrations? ☐ yes ☒ no

If so, where?
☐ basement or crawl space
☐ roof
☐ patio
☐ balcony
☐ solarium
☐ skylight
☐ door
☐ window
☐ chimney
☐ other: _____

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D4.2 Has there ever been damage caused by a water leak? ☐ yes ☒ no

If so, where did the leak come from?

- ☐ dishwasher
- ☐ washing machine
- ☐ refrigerator
- ☐ water heater
- ☐ toilet
- ☐ shower
- ☐ bath
- ☐ other: _____

D5. BASEMENT AND FOUNDATION

To your knowledge:

D5.1 What is the type of foundation?

- ☐ stone
- ☐ wood
- ☐ concrete block
- ☒ concrete
- ☐ don't know
- ☐ other: _____

D5.2 Has the basement or the crawl space ever been affected by problems? ☐ yes ☒ no

If so, what problems?

- ☐ foundation crack
- ☐ rot
- ☐ other: _____

D5.3 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: _____

D6. UNDESIRABLE ANIMALS (VERMIN)

To your knowledge:

D6.1 Have there ever been insects or vermin inside the immovable? ☐ yes ☒ no

If so, answer the following sub-questions:

a) Which insects or animals?

- ☐ carpenter ants
- ☐ mice
- ☐ rats
- ☐ bedbugs
- ☐ bats
- ☐ other: _____

b) Have you used the services of a professional exterminator? ☐ yes ☐ no

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D7. INTERIOR AIR QUALITY

To your knowledge:

D7.1 Has there ever been major and regular condensation in winter? ☐ yes ☒ no

If so, where?

☐ windows
☐ solariums
☐ walls
☐ ceiling
☐ other: _____

D7.2 Has there ever been any unpleasant odour? ☐ yes ☒ no

If so, what odour?

☐ sewer
☐ dampness
☐ gas
☐ fuel oil
☐ other: _____

D7.3 Have there ever been traces of mould, rot or fungi? ☐ yes ☒ no

If so, where?

☐ windows
☐ solariums
☐ walls
☐ ceiling
☐ other: _____

D7.4 Have products that may contain asbestos ever been used? ☐ yes ☒ no

If so, specify:

☐ vermiculite
☐ tiles
☐ ceilings
☐ partitions
☐ pipe insulation
☐ other: _____

D8. ROOF

To your knowledge:

D8.1 What type of roof covering is installed? ☐ don't know

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

D8.2 In what year was the roof covering installed? `2013 as per previous owner` ☐ don't know

D8.3 Do you have documents evidencing the replacement of the roof covering? ☐ yes ☒ no

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D8.4 Does the roof require regular maintenance? ☒ yes ☐ no

If so, how often? bi-anually (check drain, remove debris) ☐ don't know

D8.5 What type of insulation is in the attic? ☒ don't know

- ☐ mineral wool
- ☐ vermiculite
- ☐ urethane
- ☐ other: _____

D8.6 Have there ever been regular ice accumulation or icicles hanging from the roof? ☐ yes ☒ no

D9. PLUMBING AND DRAINAGE

To your knowledge:

D9.1 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: _____

D9.2 Does the immovable have a sump or a water retention pit? ☒ 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

D9.3 Does the immovable have a sump pump? ☒ 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

D9.4 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

D9.5 Have modifications been made to plumbing drains or the foundation drain? ☒ yes ☐ no

D9.6 In what year was/were the water heater(s) installed? 2014 approx. ☐ don't know

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

b) What is the leasing cost? $ _____ ☐ don't know

D9.7 Does the immovable have a water softener or water filtration system? ☐ yes ☒ no

D9.8 Is the immovable serviced by the municipal water supply? ☒ yes ☐ no

If so, answer the following sub-questions:

a) Is the immovable 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

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D9.9 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

D9.10 Is the immovable serviced by the municipal sewer system? ☒ yes ☐ no

If so, is the immovable connected to the municipal sewer system? ☒ yes ☐ no

D9.11 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 the immovable 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 this 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? ☐ 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

D9.12 Have there ever been problems with the sewage disposal system? ☐ yes ☒ no

If so, which ones?

- ☐ odour
- ☐ overflowing
- ☐ other: _____

D9.13 Is the immovable equipped with a backflow valve (to prevent sewer and rainwater backups)? ☐ don't know ☒ yes ☐ no

D10. ENERGY

To your knowledge:

D10.1 Is the immovable serviced by power utilities? ☒ yes ☐ no

If so, is the immovable connected to these power utilities? ☒ yes ☐ no

D10.2 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

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D10.3 Is the immovable serviced by natural gas services? ☒ yes ☐ no

If so, answer the following sub-questions:

a) Is the immovable connected to natural gas services? ☒ yes ☐ no

b) Have there ever been gas-related problems? ☐ yes ☒ no

If so, which ones?

☐ yellow or orange flame

☐ leak

☐ irregular supply

☐ odour

☐ other: _____

D10.4 Does the immovable have an integrated generator? ☐ yes ☒ no

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

D10.5 Has the electrical panel ever been replaced? ☒ yes ☐ no

If so, in what year? 2021 ☐ don't know

D10.6 Does the immovable have charging stations for electric cars? ☐ yes ☒ no

If so, what are the terms and conditions of use of charging stations (private station, paying user or other)?

_____

D10.7 Does the immovable have a system that improves energy efficiency? ☐ yes ☒ no

If so, which one?

☐ wind turbine

☐ solar panel

☐ other: _____

D10.8 Did the immovable receive an energy efficiency certification? ☐ yes ☒ no

If so, answer the following sub-questions:

a) what certification is it?

☐ Novoclimat

☐ Energy rating

☐ Green house

☐ LEED

☐ other: _____

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

D11. TELECOMMUNICATIONS

To your knowledge:

D11.1 Are telecommunications services available in the area where the immovable is located? ☒ yes ☐ no

If so, which ones?

☒ Internet

☒ telephone

☒ cellular network

☒ cable

D11.2 Is the immovable connected to a telecommunications service? ☒ yes ☐ no

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D12. HEATING, AIR CONDITIONING AND VENTILATION

To your knowledge:

D12.1 What type of energy does the main heating system use?

- ☐ fuel oil
- ☐ electricity
- ☒ natural gas
- ☐ wood
- ☐ geothermal
- ☐ other: _____

D12.2 Does the heating system include a furnace? ☒ yes ☐ no

D12.3 What is the year of installation of the furnace or the main components of the heating system? 2019 (broiler) ☐ don't know

D12.4 Does the heating system include an oil tank? ☐ yes ☒ no

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

D12.5 Does the immovable have heated floors or ceilings? ☒ yes ☐ no

If so, in what year were they installed? 2019-2024 ☐ don't know

D12.6 Do you have a maintenance contract for the heating system? ☐ yes ☒ no

D12.7 Have there ever been problems with the heating system? ☐ yes ☒ no

D12.8 Are certain rooms difficult to heat? ☐ yes ☒ no

If so, which ones: _____

D12.9 Does the immovable have a supplemental heating device? ☐ 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

g) Does it comply with applicable regulations? ☐ yes ☐ no

D12.10 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

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

d) Does it comply with applicable regulations? ☐ yes ☐ no

D12.11 Does the immovable have a geothermal system? ☐ 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

c) Is the geothermal system certified by the Canadian Coalition of Geothermal Energy (CCGE)? ☐ yes (indicate the certification number: _____) ☐ no

D12.12 Does the immovable have a heat pump (heating AND air conditioning)? ☐ 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 heat pump? ☐ yes ☐ no

D12.13 Does the immovable 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 (4)`

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

e) Have there ever been problems with the air conditioning system? ☐ yes ☒ no

D12.14 Does the immovable have an air exchanger? ☐ 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

D13. INSPECTION AND OTHER EXPERT REPORTS

To your knowledge:

D13.1 Has the immovable ever been inspected? ☒ yes ☐ no

If so, can you provide these reports? ☒ yes ☐ no

If not, why? _____

D13.2 In addition to those already mentioned, have there ever been any other tests or expert evaluations done on the immovable (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? _____

_____

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D14. OTHER INFORMATION

To your knowledge:

D14.1 In addition to those already mentioned, has the immovable ever sustained damage following events such as ice storm, wind storm, flood, fire or other? ☐ yes ☒ no

D14.2 Beyond the limits of federal and provincial legislation, if applicable, have cannabis, drugs, chemicals or hazardous products ever been produced or grown on the property? ☐ yes ☒ no

D14.3 Has there ever been a suicide or violent death in the immovable? ☐ yes ☒ no

D14.4 Have major work or renovations ever been done to the immovable other than 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 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

D14.5 In addition to those mentioned above, could other factors have an impact on the value of the immovable, the income generated thereby, the expenses relating thereto and use thereof? ☐ yes ☒ no

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.

2.8 - 2 servitudes of view (see certificate of location), some encroachments noted (see certificate of location).
The buyer accepts the current certificate of location as no changes have been made to the exterior of the property since produced in 2019.

6.1 - At purchase the owner noted some mice droppings however since all renovations and throughout her ownership, no presence of mice noted.

8.4- Bi-annually the owner checks the roof drain and clears it of debris as needed.

9.5 - New plumbing in the basement and where renovations have been done.

10 - The whole house was re-wired. See annex G for list of important renovations.

12.5 - heated floors in the full basement, the kitchen, dining area and powder room, both upstairs bathrooms and front entrance

12.8 - The two back bedrooms are cooler.

To note; access to the backyard through the fence required going on the neighbor's property. There has been a handshake agreement however it will be up to the new buyer to establish the relationship with the neighbor going forward.

To note: Sometimes the neighbor can be heard in the kitchen.

Backyard tree was recently trimmed.

See Annex G attached for longer list of major improvements.

The home is heated by gas fired hot water heating and radiant heat through the floors in many areas of the house.

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

REMINDER: PROVIDE ALL DOCUMENTS AVAILABLE THAT SUPPORT THE DECLARATIONS.

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