### **DECLARATIONS BY THE SELLER OF THE IMMOVABLE**

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

NOTE - Th	his 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
fo	orm Declarations by the seller of the immovable – Divided co-ownership must be used.

Brokerage contract: BC S | - | 6 | 6 | 6 | 7 | 6 | 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:

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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? 2023		
D2.2 What is the year of construction of the immovable?	□ not applicable	☐ don't know
D2.3 Do you live in the immovable?		□ yes □ no
If so, since when?		
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
ı	f so, answer the following sub-questions:		
ä	a) All rents currently bring in at least \$ /year	□ /mor	nth
I	o) 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
1	b) Do you have any proceedings pending before the Administrative Housing Tribunal (or any other tribunal) in relation to this immovable?	□ yes	□ no
ģ	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.		
	s the immovable part of a "housing complex" within the meaning of the <i>Act respecting the Administrative Housing Tribunal</i> 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 <i>Act respecting the Administ ative Housing Tribunal</i> .		
D2.8	s the immovable affected by hypothecs, servitudes, encroachments or other charges (right of use, usufruct or other)?	□ yes	□ no
	special restrictions may affect an immovable. These types of restrictions are called "restrictions of public law that are exceptions o 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 immediately (zoning, subdivision, construction, conditions for obtaining a parmit or other).	□ voc	
	obtaining a permit or other); Immovable located within an airport zone;	□ yes	□ no □ no
	Immovable is subject to a heritage protection law or regulation;	□ yes	
	Immovable located in an agricultural zone;	□ yes	
	Restrictions related to environment protection laws apply to the immovable;	☐ yes	□ no
•	Immovable located in a land movement risk area; If other, specify:	□ yes	□ no
	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
	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 f the one provided does not reflect these changes.		
D2.12 H	Have you ever received a notice of non-compliance from an insurer, municipality or government?	□ yes	□ no
It	f 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 acquiration, has the immovable ever violated the environmental quality laws and regulations?	□ yes	□ no
l	f so, have you remedied the situation?	□ yes	□ no
D3.	LAND (SOIL)		
To you	knowledge:		
D3.1 H	Has the immovable ever been affected by soil problems?	□ yes	□ no
ŀ	f so, what problems?		(222)
	□ landslides		77.06/2022

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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			
-	our 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			(2)
	□ chimney			(6707)
	□ other:			17 (



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D4.2	Has there ever been damage caused by a water leak?	□ yes	□ ng	
	If so, where did the leak come from?			
	□ dishwasher			
	□ washing machine			
	□ refrigerator			
	□ water heater	•		
	□ toilet			
	□ shower			
	□ bath			
	other:			
D5.	BASEMENT AND FOUNDATION			
То уо	our 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 grawl space?	□ yes	□ no	
	If so, what is it?			
	□ fuel oil			
	□ oil			
	□ mercury			
	other:			
D6.	UNDESIRABLE ANIMALS (VERMIN)			
То уо	ur 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			
	□ Jedbugs			
	□ bats			
	□ other:			(2)
	b) Have you used the services of a professional exterminator?	□ yes	□no	(V17 06/2022)
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D7.	INTERIOR AIR QUALITY		
То уо	ur 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 vo	our knowledge:		
-	What type of roof covering is installed?	□ don't k	now
	□ asphalt shingles		
	□ cedar shingles		
	□ bitumen and gravel		
	□ elastomeric membrane		
	□ sheet metal		
	ther:		
D8.2	In what year was the roof covering installed?	□ don't k	now
			7
צ.8ע	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?  If so, how often?		□ yes		
D8 5	What type of insulation is in the attic?		□ don'		
D0.3	mineral wool		□ don	LKIIOW	
	□ vermiculite				
	□ urethane				
	□ other:				
D8.6	Have there ever been regular ice accumulation or icicles hanging from the roof?		□ yes	□no	
D9.	PLUMBING AND DRAINAGE				
То уо	ur 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		
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		
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?		□ 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?	)		□ no	
	c) Is it a source that supplies drinking water?		□ yes		_
	d) Have there ever been problems with the quality or quantity of water?		□ yes	□ no	7 06/2022)

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<b>D9.9</b> 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	
D9.10Is 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/s the immovable serviced by power utilities?	□ yes		
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,	П.v.с	П	
defective outlet or switch or other)?	□ yes	⊔ no	(2022)
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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?	□ voc	Ппо
b) Have there ever been gas-related problems?	□ yes	
If so, which ones?	□ усз	
□ 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	
D10.5 Has the electrical panel ever been replaced?	□ yes	□no
If so, in what year?	□ don'	
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		
□ 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?	□ voc	Ппо
If so, which ones?	□ yes	□ 110
In so, which ones:		
□ telephone		
□ cellular network		
□ cable		
D11.2 Is the immovable connected to a telecommunications service?	□ yes	
		(6/2022)

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	
$\square$ 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?	_ 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?	☐ 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 eyer been problems with the supplemental heating system?	□ yes □ no
g) Does it coupply with applicable regulations?	□ yes □ no
D12.10 Does the main or supplemental heating system include a chimney?	□ yes □ no
If so, inswer 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 □ n
d) Does it comply with applicable regulations?	□ yes □ n
D12.11 Does the immovable have a geothermal system?	□ yes □ n
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 □ n
c) Is the geothermal system certified by the Canadian Coalition of Geothermal Energy (CCGE)?	) 🗆 n
D12.12 Does the immovable have a heat pump (heating AND air conditioning)?	□ yes □ n
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 □ n
d) Do you have a maintenance contract for the heat pump?	) 🗆 n
e) Have there ever been problems with the heat pump?	□ yes □ n
D12.13 Does the immovable have a permanent air conditioning system?	□ yes □ n
If so, answer the following sub-questions:	
a) Is it a wall-mounted or central air conditioning system?	
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 □ n
d) Do you have a maintenance contract for the air conditioning system?	) 🗆 n
e) Have there ever been problems with the air conditioning system?	□ yes □ n
D12.14 Does the immovable have an air exchanger?	□ yes □ n
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 □ n
c) Do you have a maintenance contract for the air exchanger?	) 🗆 n
d) Have there ever been problems with the air exchanger?	□ yes □ n
D13. INSPECTION AND OTHER EXPERT REPORTS	
To your knowledge:	
D13.1 Has the immovable ever been inspected?	□ yes □ n
If so, can you provide these reports?	□ yes □ n
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 □ n
If so, can you provide documents evidencing these tests or expert reports?	□ yes □ n
If not,	_,->
a) why?	
b) what was the problem revealed by the expert report , if any?	

es	□ no
es	□ no
es	□no
es	□ no
es	$\square$ no
es	□ no
es	□ no
y y	yes yes yes yes yes yes

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.

\* 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.

\* Vacant Lot

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.



## 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.

Harjot Singh	
Signed in,	Signed in,
mai 01 2025 10 20	
on, at:	on, at :
Singh Harjot	J2
SELBERG-OR-HIS REPRESENTATIVE: FIRST NAME AND LAST NAME (PLEASE PRINT)  Singh Harjot	SELLER 2 OR HIS REPRESENTATIVE: FIRST NAME AND LAST NAME (PLEASE PRINT)
SIGNATURE OF SELLER 1 OR HIS REPRESENTATIVE	SIGNATURE OF SELLER 2 OR HIS REPRESENTATIVE
WITNESS: FIRST NAME AND LAST NAME (PLEASE PRINT)	WITNESS: FIRST NAME AND LAST NAME (PLEASE PRINT)
SIGNATURE OF WITNESS	SIGNATURE OF WITNESS
Signed in,	Signed in,
on ; : :	on
SELLER 3 OR HIS REPRESENTATIVE: FIRST NAME AND LAST NAME (PLEASE PRINT)	SELLER 4 OR HIS REPRESENTATIVE: FIRST NAME AND LAST NAME (PLEASE PRINT)
SIGNATURE OF SELLER 3 OR HIS REPRESENTATIVE	SIGNATURE OF SELLER 4 OR HIS REPRESENTATIVE
WITNESS: FIRST NAME AND LAST NAME (PLEASE PRINT)	WITNESS: FIRST NAME AND LAST NAME (PLEASE PRINT)
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# **ACKNOWLEDGEMENT OF RECEIPT** – The BUYER acknowledges having received a copy of this form.

Signed in	, Signed in	
on , at :	on ; at :	
BUYER 1 OR HIS REPRESENTATIVE: FIRST NAME AND LAST NAME (PLEASE PRINT)	BUYER 2 OR HIS REPRESENTATIVE: FIRST NAME AND LAST NAME (PLEASE PRINT)	
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SIGNATURE OF BUYER 3 OR HIS REPRESENTATIVE	SIGNATURE OF BUYER 4 OR HIS REPRESENTATIVE	
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