

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: _____ yes no

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

(V17 06/2022)

- 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: _____

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: _____

Unusable for

D5. BASEMENT AND FOUNDATION

To your knowledge:

D5.1 What is the type of foundation?

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

a transaction

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

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? _____ don't know

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

- D8.4** Does the roof require regular maintenance? yes no
 If so, how often? _____ 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? _____ 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

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? yes no

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

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? _____

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

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? _____

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 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

- 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? _____
- 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 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? _____

ORGANISME D'AUTORÉGLÉMENTATION 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 _____, Signed in _____,
on _____, at _____: _____ on _____, at _____: _____
DATE DATE

SELLER 1 OR HIS REPRESENTATIVE: FIRST NAME AND LAST NAME (PLEASE PRINT) 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 _____, at _____: _____ on _____, at _____: _____
DATE DATE

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)
SIGNATURE OF WITNESS SIGNATURE OF WITNESS

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)

SIGNATURE OF BUYER 1 OR HIS REPRESENTATIVE

SIGNATURE OF BUYER 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 _____ , at _____ : _____ .

on _____ , at _____ : _____ .

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

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

SIGNATURE OF BUYER 3 OR HIS REPRESENTATIVE

SIGNATURE OF BUYER 4 OR HIS REPRESENTATIVE

WITNESS: FIRST NAME AND LAST NAME (PLEASE PRINT)

WITNESS: FIRST NAME AND LAST NAME (PLEASE PRINT)

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