



ORGANISME D'AUTORÉGLÉMENTATION  
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  -  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:

5900 Rue Charpentier Brossard J4Z 0L4

ADDRESS

#### D2. GENERAL INFORMATION

D2.1 Who is responsible for managing co-ownership? Laucandrique Inc  self-management  external management  don't know

D2.2 What is the amount of monthly common expenses pertaining to the private portion? \$ 163.69  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? 2023

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

If so, since when: July 2023 to May 2024

**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 Five Hundred Twenty** \_\_\_\_\_ dollars  
 (\$ 1,520.00 )  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: \_\_\_\_\_)  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: May 2024 - present

**D2.12** What is the year of construction of the immovable? 2012  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):  
 \_\_\_\_\_

**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: \_\_\_\_\_

**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: \_\_\_\_\_

**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: \_\_\_\_\_

**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: \_\_\_\_\_

**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: \_\_\_\_\_
- 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? 2025 \_\_\_\_\_  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

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? \_\_\_\_\_

**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? **2012**  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? **2012** \_\_\_\_\_  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  
 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? 2012  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? \_\_\_\_\_  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.): \_\_\_\_\_
- 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.**