

DECLARATIONS BY THE SELLER OF THE IMMOVABLE
(LAND AND BUILDINGS, APPURTENANCES AND DEPENDENCIES)

Form developed in cooperation with the Québec Association of Building Inspectors

NOTE – This form is to be used to complete a mandatory brokerage contract form for the sale of a residential immovable.

Given the importance of the declarations that follow, the seller must provide the information to the best of his knowledge, adding details as needed.

The seller must INCLUDE all available documents pertaining to his declarations such as any documents related to work, warranties, invoices, receipts, plans, permits, letters, reports, notices, etc., AND PROVIDE details regarding any positive answers under section D14.

This form is an annex to brokerage contract: BC G-02117

D1. IDENTIFICATION OF THE IMMOVABLE

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

1640 TRICENTENAIRE, MONTREAL H1B 3B1
ADDRESS OR CADASTRAL DESCRIPTION IF A VACANT LOT

D2. GENERAL INFORMATION

D2.1 In what year did you acquire the immovable? 2011

D2.2 Do you occupy the immovable and, if so, since when? ☐ yes, since _____ ☒ no

D2.3 Was the immovable ever leased? ☐ yes ☒ no

If so, identify the leasing periods: SEE RENT ROLL

D2.4 In the case of a leased immovable:

a) The leases detailed in Annex _____ bring in rents of at least _____ dollars (\$) _____ annually.
SEE RENT ROLL

b) Have you received any notice from a lessee or from the spouse of a lessee to the effect that the immovable or part thereof is used as a family residence? ☐ yes ☒ no

c) Have you received any notice liable to amend the existing leases? ☐ yes ☒ no

d) Are there lessees who benefit from special advantages from you that are not specifically indicated in writing in the leases? ☐ yes ☒ no

e) Are there any proceedings pending before the Régie du logement or any other tribunal? ☐ yes ☒ no

f) Is the immovable part of a housing complex within the meaning of the Act respecting the Régie du logement (R.S.Q., c. R-8.1)? ☐ yes ☒ no

g) Does the immovable constitute a portion that has been detached from a housing complex within the meaning of the Act respecting the Régie du logement (R.S.Q., c. R-8.1) following an alienation without first having obtained the authorization of the court? ☐ yes ☒ no

D2.5 What is the year of construction of the building? 1981 ☐ don't know

D2.6 To your knowledge and subject to what the verifications to be done by the BROKER or a potential buyer may reveal:

a) Is the immovable affected by hypothecs, servitudes, other real rights or other charges? ☒ yes ☐ no

b) Is the immovable affected by restrictions of public law that are exceptions to ordinary law (e.g. flood risk area, municipal zoning and subdivision by-laws, Cultural Heritage Act, Act to preserve agricultural land, Environment Protection Act, and related regulations)? ☐ yes ☒ no

D2.7 To your knowledge, has the immovable 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

D2.8 To your knowledge, does the immovable conform to the laws and regulations relating to environment protection? ☐ yes ☒ no

D2.9 Is the immovable covered by a new home warranty? ☐ yes ☒ no
If so, is a document available attesting that the immovable is registered in the warranty plan? (e.g. certificate or letter confirming registration)? ☐ yes ☒ no

D2.10 What telecommunications company(ies) service the immovable (e.g. Bell, Videotron, Cogeco, Shaw Direct, Telus, etc.)? ?

D2.11 Is the immovable serviced solely by the telecommunications company identified in clause D2.10?

☐ yes ☐ no ☒ don't know

D3. INFILTRATION

D3.1 To your knowledge, are there or have there ever been water infiltrations in the basement or elsewhere (e.g. roof, patio, balcony, solarium, skylight, door, window, chimney or other)?

☐ yes ☒ no

D4. LAND (SOIL)

To your knowledge, are there or have there ever been:

D4.1 problems concerning the soil such as sliding, subsidence, movement or instability affecting the immovable?

☐ yes ☒ no

D4.2 foundation stabilization work (e.g. piles, below-grade work, etc.)?

☐ yes ☒ no

D4.3 soil contamination (e.g. fuel oil, oil, lead, mercury, etc. spill or leak)?

☐ yes ☒ no

D4.4 soil work (e.g. backfill, pool fill, retaining wall, etc.)?

☐ yes ☒ no

D4.5 periodical accumulation of water on the property?

☐ yes ☒ no

D4.6 yellowish or reddish water in the ditch?

☒ n/a ☐ yes ☐ no

D4.7 iron ochre deposit in the soil?

☐ yes ☐ no

D5. BUILDING BASEMENT (INCLUDING CRAWL SPACE)

To your knowledge, are there or have there ever been:

D5.1 liquid spill in the basement (e.g. water, fuel oil, oil, mercury, etc.)?

☐ yes ☒ no

D5.2 foundation crack, rot or other problem with the basement structure?

☐ yes ☒ no

D6. INTERIOR AIR QUALITY

To your knowledge, are there or have there ever been:

D6.1 major and regular condensation in winter, including on windows, solariums, patio doors, walls, ceilings or other?

☐ yes ☒ no

D6.2 odour (e.g.: sewer, dampness, gas, fuel oil, etc.)?

☐ yes ☒ no

D6.3 evidence of mould or rot?

☐ yes ☒ no

D6.4 presence of an insulation product that may contain asbestos (e.g.: vermiculite)?

☐ yes ☒ no

D7. ROOF

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 To your knowledge, is there or has there ever been ice accumulation or icicles hanging from the roof in winter?

☐ yes ☒ no

D8. PLUMBING AND DRAINAGE

D8.1 To your knowledge, are there or have there ever been plumbing-related problems (e.g. marked variations in water pressure or flow when using fixtures, freezing pipe, water leak, rusty water, odour, plumbing drainage or backup problem, abnormal noise or other)?

☐ yes ☒ no

D8.2 Does the immovable have a sump or drainage well with or without a pump?

☐ yes ☒ no

a) How often does the sump pump operate?

☒ n/a ☐ don't know

b) Have you ever been aware of the presence of "rusty" water or yellowish or reddish deposit in the sump or drainage well?

☐ yes ☐ no

D8.3 To your knowledge, have modifications been made to plumbing drains, including the foundation drain (tile drain or French drain)?

☐ yes ☒ no ☐ don't know

D8.4 In what year was the water heater installed? 2017, 2025, 2020, 2020, 2020

☐ don't know

D8.5 Is there a water softener?

2024, 2019, 2020

☐ yes ☒ no

D8.6 Water supply system

- a) Does the municipality supply water services? ☒ yes ☐ no
- b) Is the immovable connected to the municipal water supply? ☒ yes ☐ no
- If not,
- c) What is the source of the water supply? ☐ tubular (artesian) well ☐ surface well ☐ well point (point) ☐ spring tapping
☐ other: _____ ☐ don't know
- d) Does this source supply your drinking water? ☐ yes ☐ no
- e) To your knowledge, are there or have there ever been problems with the quality or quantity of water? ☐ yes ☐ no

D8.7 Sewage disposal system

- a) Does the municipality provide sewer services? ☒ yes ☐ no
- b) Is the immovable connected to the municipal sewer system? ☒ yes ☐ no
- If not,
- c) What type of system does this immovable have?
☐ septic tank with weeping field ☐ sealed septic tank ☐ septic tank with leaching field ☐ other: _____ ☐ don't know
- d) In what year was this system installed? _____ ☐ don't know
- e) Do you have documents indicating the features, compliance status and year of installation of the system? ☐ yes ☐ no
- f) When was the system last emptied (date)? _____ ☐ don't know
- g) Do you have documents evidencing the frequency at which the system is emptied or maintained, including the date the system was last emptied? ☐ yes ☐ no
- h) To your knowledge, have there ever been problems with the system (e.g. odour, overflowing, etc.)? ☐ yes ☐ no

D9. ENERGY

- D9.1 Is the immovable serviced by power utilities? ☒ yes ☐ no
- D9.2 Is the immovable connected to power utilities? ☒ yes ☐ no
- D9.3 To your knowledge, are there or have there ever been electrical problems (e.g. light blinking abnormally, fuse or circuit breaker that blows or trips repeatedly, defective outlet or switch, etc.)? ☐ yes ☒ no
- D9.4 Is the immovable serviced by natural gas services? ☐ yes ☒ no ☐ don't know
- D9.5 Is the immovable connected to natural gas services? ☐ yes ☐ no
- D9.6 To your knowledge, have there ever been gas-related problems (e.g. yellow or orange flame, leak, irregular supply, odours)? ☐ yes ☐ no
- D9.7 Does the immovable have a generator? ☐ yes ☒ no
- D9.8 To your knowledge, have there ever been problems related to the generator? ☐ yes ☐ no

D10. HEATING, AIR CONDITIONING AND VENTILATION

D10.1 Main heating system

To your knowledge:

- a) What type of energy does the main heating system use (e.g. oil, electricity, natural gas, solar, geothermal, other)? ELECTRICITY
- b) Are there or have there ever been problems with the heating system? ☐ yes ☒ no
- c) Are certain rooms difficult to heat? ☐ yes ☒ no
- d) Is there foil heating in the ceiling (radiant heat)? ☐ yes ☒ no
- e) In what year was the furnace installed? _____ ☒ n/a ☐ don't know
- f) If the heating system does not use a furnace, what is the year of installation of the main components of the system? 1981 ☐ n/a ☐ don't know

g) Do you have a maintenance contract for the heating system?

☐ yes ☒ no

h) In what year was the oil tank installed? _____

☒ n/a ☐ don't know

i) Is there or has there ever been an underground oil tank?

☐ yes ☐ no

j) How often is the chimney swept? _____

☐ n/a ☐ don't know

k) When was the chimney last swept (date)? _____

☐ n/a ☐ don't know

☒ n/a

D10.2 Heat pump (air conditioning and heating)

To your knowledge:

a) Are there or have there ever been problems with the heat pump?

☐ yes ☐ no

b) What is the year of installation of the heat pump? _____

☐ don't know

c) Do you have a maintenance contract for the heat pump?

☐ yes ☐ no

☒ n/a

D10.3 Permanent air conditioning system

To your knowledge:

a) Are there or have there ever been problems with the air conditioning system?

☐ yes ☐ no

b) In what year was the air conditioning system installed? _____

☐ don't know

c) Do you have a maintenance contract for the air conditioning system?

☐ yes ☐ no

☐ yes ☒ no

D10.4 Is there an air exchanger?

If so:

a) To your knowledge, have there ever been problems with the air exchanger?

☐ yes ☐ no

b) In what year was the air exchanger installed? _____

☐ don't know

☒ n/a

D10.5 Geothermal system

To your knowledge:

a) Is there or have there ever been problems with the geothermal system?

☐ yes ☐ no

b) In what year was the geothermal system installed? _____

☐ don't know

c) Is the geothermal system certified by the CCGE (Canadian Coalition of Geothermal Energy)?

☐ yes ☐ no

☐ don't know

If so, what is the system's certification number? _____

☒ n/a

D10.6 Supplemental heat (stove, fireplace, chimney)

To your knowledge:

a) Are there or have there ever been problems with the supplemental heating device and its components?

☐ yes ☐ no

b) In what year was the device installed? _____

☐ don't know

c) Do you have documents evidencing the features and year of installation of the device?

☐ yes ☐ no

☐ don't know

d) How often is the device used? _____

☐ yes ☐ no

e) Do you have documents evidencing the features and year of installation of the supplemental heat chimney?

☐ don't know

f) How often is this chimney swept? _____

☐ don't know

g) When was the chimney last swept (date)? _____

D11. INSECT AND PEST CONTROL

D11.1 To your knowledge, are there or have there ever been insects or pests (e.g. carpenter ants, bats)?

☒ yes ☐ no

D11.2 Have you ever used the services of a professional exterminator?

☐ yes ☒ no

D12. EXISTING INSPECTION OR OTHER EXPERT REPORTS

D12.1 To your knowledge, are there or have there ever been one or more inspection reports written on the immovable?

☒ yes ☐ no

D12.2 To your knowledge, are there or have there ever been any other tests or expert evaluations done on the immovable (ex.: pyrite, pyrrhotite, radon, ochre deposits, UFFI, asbestos, air quality, water quality or flow, foundation drain)?

☐ yes ☒ no

D12.3 Are these inspection reports, tests or expert evaluations available?

☐ yes ☒ no

D13. OTHER INFORMATION

D13.1 Apart from what has already been mentioned, to your knowledge has the immovable ever sustained damage due to one or more events such as ice storm, wind storm, flood, fire, or other?

☐ yes ☒ no

D13.2 To your knowledge, has major work or renovations ever been done to the immovable other than those already mentioned (e.g. modifications to the structure of the immovable)?

☐ yes ☒ no

Any major work or renovation done to this immovable and not specifically covered by a question on this form must be reported in section D14.

D13.3 Did you obtain the necessary permits to carry out such work?

☐ don't know

☐ yes ☐ no

D13.4 Do you have drawings and specifications pertaining to this work?

☐ yes ☐ no

D13.5 To your knowledge, has an insurance company ever refused to insure the immovable in whole or in part?

☐ yes ☒ no

D13.6 To your knowledge, has an insurance company ever refused a claim for damages sustained to the immovable?

☐ yes ☒ no

D13.7 To your knowledge, has cannabis ever been grown or any other drug, chemical or hazardous material ever been produced inside the immovable?

☐ yes ☒ no

D13.8 To your knowledge, has there ever been a suicide or violent death in the immovable?

☐ yes ☒ no

D13.9 To your knowledge, are there any other factors relating to the immovable and not mentioned in these declarations that are liable to significantly reduce the value or restrict the use thereof, reduce the income generated thereby or increase the expenses relating thereto (e.g. development or construction project, environmental problems (e.g. radon), abnormally high noise level, unpleasant odour, etc.)?

☐ yes ☒ no

D14. DETAILS AND MAJOR IMPROVEMENTS TO THE IMMOVABLE

Indicate the number of the clause to which the details apply:

D11 - 2023 APT #2 COCK ROACHES - TAKEN CARE OF
2015 - 2022 - ALL FLOORING WAS REPLACED

If space is insufficient, the provisions contained in Annex _____ are an integral part of this form.

REMINDER: PROVIDE ALL DOCUMENTS AVAILABLE IN SUPPORT OF THE DECLARATIONS.

D15. SIGNATURES (ALL COPIES MUST BEAR ORIGINAL SIGNATURES)

The SELLER hereby declares that all the information contained in this document was provided in good faith and to the best of his knowledge and hereby recognizes that a copy of this document may be submitted to any prospective buyer, agency or broker or to any building inspector or other individual involved in the transaction. He shall provide, in writing, to the agency or broker representing him and, if applicable, to the buyer, any additional information pertaining to the immovable as soon as he has knowledge of it.

Signed in ANJOU,
on Sept 11 2025, at 12:40.
DATE
HUY LY LOR
IDENTIFICATION OF SELLER 1 (PLEASE PRINT)
Huy Ly
SIGNATURE OF SELLER 1
WITNESS

Signed in ANJOU,
on Sept 11 2025, at 12:40.
DATE
LY MENG HENG
IDENTIFICATION OF SELLER 2 (PLEASE PRINT)
Ly Meng Heng
SIGNATURE OF SELLER 2
WITNESS

ACKNOWLEDGEMENT OF RECEIPT

The buyer hereby acknowledges having received a copy of these declarations from the seller.

Signed in _____,
on _____, at _____.
DATE
IDENTIFICATION OF BUYER 1 (PLEASE PRINT)
SIGNATURE OF BUYER 1
WITNESS

Signed in _____,
on _____, at _____.
DATE
IDENTIFICATION OF BUYER 2 (PLEASE PRINT)
SIGNATURE OF BUYER 2
WITNESS