

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 123 EASY STREET

PLEASANTVILLE

123 456

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lims.bchousing.org/LIMSPortal/registry/Newhomes/)				
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____				
4. GENERAL				
A. Are you aware if the Premises has been used to grow marijuana (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?				
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?				

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation

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INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 123 EASY STREET

PLEASANTVILLE

123 456

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

Applegath Sample only

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____. The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).



In reference to the Multiple Listing Agreement dated _____ for the sale of property located
ADDRESS: 123 EASY STREET PLEASANTVILLE 123 456

Do NOT show address on www.REALTOR.ca

SALES REPRESENTATIVE 1 DAIMION APPELGATH PREC*
SALES REPRESENTATIVE 2 _____
SALES REPRESENTATIVE 3 _____

000 Reverse print boxed are mandatory.
000 White boxes are optional.

012 DIVISION CODE _____
013 SUB AREA CODE _____
016 GROSS TAXES \$ _____,00
017 FOR YEAR _____

ZONING
(MUNICIPAL DESCRIPTION)
022 _____

PROPERTY SIZE (IMPERIAL)
068 _____ (X) **069** _____
OR
_____ SQFT AREA
OR
_____ ACRES

- 114** WATER SUPPLY (Max 3)
- (01) City
 - (10) Cistern
 - (05) Commercial
 - (11) Community
 - (02) Co-operative
 - (12) Domestic water license
 - (13) Intake, Creek
 - (07) Intake, Lake
 - (14) Intake, River
 - (15) Membrane
 - (09) Municipal/Irr. Dist
 - (04) None
 - (08) Other
 - (16) Ultraviolet Purification
 - (03) Well, Drilled
 - (06) Well, Shallow

- 067** SEWER TYPE (Max 2)
- (01) Sewer Connected
 - (02) Sewer not Connected
 - (03) Septic Installed

- (04) Septic Approved
- (05) None
- (06) Other

104 INSULATION

- (14) Ceiling
- (15) Walls

101 Year Built _____

103 STYLE

- (16) Cathedral Entry
- (01) Bungalow
- (17) Rancher
- (08) Two L. Split
- (09) Three L. Split
- (10) Four L. Split
- (03) Two Storey
- (18) Basement Entry
- (11) Other

104 CONSTRUCTION

- (03) Frame
- (04) Log
- (09) Other
- (10) Manufactured

Mfg. Home Data Sheet Required

105 ROOF

- (01) Asphalt Shingle
- (02) Shake
- (03) Tar & Gravel
- (04) Tile
- (05) Wood Shingle
- (07) Metal
- (08) Torched On
- (06) Other

106 EXTERIOR FINISH

- (01) Aluminum
- (02) Asbestos Shingle
- (03) Brick
- (12) Cedar
- (13) Hardie Board
- (04) Composition
- (05) Stone
- (06) Stucco
- (07) Stucco & Siding
- (08) Wood Shingle
- (09) Wood Siding
- (10) Vinyl
- (11) Other

FINISHED FLOOR AREA (SQ.FT)

108 MAIN FLOOR _____

423 ABOVE MAIN + _____

424 BELOW MAIN + _____

425 BASEMENT + _____

UNFIN. SQ.FT + _____

194 TOTAL = _____

111 FLOORING (GENERALLY)

Select all that apply

- (02) Carpet
- (13) Concrete
- (14) Engineered wood
- (12) Laminate
- (08) Mixed
- (10) Tile
- (07) Vinyl/Lino
- (06) Wood
- (11) Other

SELLERS' INITIALS

112 HEATING (Max 2)

- (01) Baseboard
- (02) Furnace
- (03) Furnace, Forced Air
- (17) Heat Pump
- (04) In-floor
- (08) Other
- (15) Radiant
- (05) Space heater

113 HEAT SOURCE (Max 2)

- (02) Electric
- (03) Gas (Natural)
- (04) Gas (Propane)
- (10) Geothermal
- (11) Heat pump
- (12) Hot water
- (10) Mixed
- (05) Oil
- (09) Other
- (13) Pellet
- (14) Solar
- (08) Wood

116 BASEMENT

- (01) Cellar
- (02) Crawl
- (03) Full
- (04) Half
- (06) None
- (10) Other
- (11) Skirted Only
- (08) Slab
- (09) Three-quarter

117 BASEMENT DEVELOPMENT

- (01) Fully Finished
- (02) Foyer Finished Only
- (04) Partly Finished
- (06) Suite, Inlaw
- (03) Suite, Legal
- (05) Unfinished

118 FOUNDATION

Select all that apply

- (01) Brick
- (02) Concrete Block
- (03) Concrete Block On Ground
- (04) Concrete Poured
- (11) ICF
- (07) None
- (05) Post & Pad
- (10) See Remarks
- (06) Slab
- (07) Stone
- (08) Wood

158 OUTDOOR AREA

- (09) Covered deck(s)
- (12) Fenced yard
- (08) Patio(s)
- (11) Private Yard
- (10) Sun deck(s)

121 FIREPLACE

NONE or No. of finished fireplaces _____

122 No. of roughed-in fireplaces _____

123 FIREPLACE FUELED BY

- (03) Electric
- (06) Heating stove
- (04) Mixed
- (02) Natural Gas
- (05) Other
- (07) Stove
- (05) Pellet
- (09) Propane
- (01) Wood

128 PARKING

Indicate the number of covered parking spaces (0-9) for automobiles _____

129 Select all that apply:

- (01) Carport Only
- (02) Garage (1 car)
- (09) Garage (2 car)
- (08) Garage (3 car)
- (03) Garage & C/P
- (04) Street
- (05) Open
- (06) Underground Garage
- (07) Other
- (10) Detached Garage/Shop
- (14) Addl Parking Available
- (15) RV Parking
- (16) Golf Cart Parking

130 ACCESS

- (03) Lane
- (04) Blacktop Driveway
- (05) Concrete Driveway
- (02) Gravel Driveway
- (06) Other
- (01) Paving Stone
- (07) Gravel Road
- (08) Paved Road

133 Distance to SCHOOLS (insert abbreviation) _____

134 Distance to TRANSPORTATION (insert abbreviation) _____

SELLERS' INITIALS

140 EQUIPMENT INCLUDED

Select all that apply:

- (46) Access: Elevator
- (47) Access: Stairlift
- (22) Air-conditioning
- (37) Air-conditioning, Central
- (48) Air-conditioning, Evaporative
- (49) Air-conditioning, Wall
- (36) Air-conditioning, Window Unit
- (01) Appliance: Compactor
- (50) Appliance: Cook-Top
- (02) Appliance: Dishwasher
- (39) Appliance: Dryer
- (11) Appliance: Refrigerator
- (32) Appliance: Built-In Grill
- (44) Appliance: Microwave
- (08) Appliance: Oven Built-In
- (10) Appliance: Stove
- (51) Appliance: Washer
- (19) Appliance: Washer & Dryer
- (03) Garburator
- (52) Garage Door Opener
- (06) Greenhouse
- (23) Humidifier
- (14) Incline Ramp Access
- (07) Intercom
- (21) Other
- (35) Plant Window
- (31) Pool - Above Ground
- (53) Pool - Indoor
- (30) Pool - Inground Pool
- (54) Pool - Onground Pool
- (12) Sauna
- (42) Security System
- (34) Skylight
- (55) Solar Panels
- (27) Storage Shed
- (33) Sunshine Ceiling
- (24) Tub, Hot
- (25) Tub, Jetted

- (45) Underground Sprinklers
- (16) Vacuum Built-in
- (17) Vacuum (RI)
- (20) Wet Bar
- (38) Window Coverings

145 SITE INFLUENCE

Select all that apply:

- (03) Central Location
- (02) Creek Through
- (29) Cul-de-sac
- (04) Easy Access
- (07) Highway Access
- (30) Landscaped
- (12) Level
- (37) Nearby: Airport
- (06) Nearby: Golf
- (40) Nearby: Lake
- (26) Nearby: Recreation
- (19) Nearby: Shopping
- (23) Nearby: Waterfront
- (41) Nearby: Park
- (28) No Thru Road
- (05) Oriented: Family
- (36) Oriented: Senior
- (01) Oriented: Adult
- (42) Pets Allowed
- (43) Pet Allowed with Restrictions
- (15) Pet Not Allowed
- (27) Setting: Quiet
- (32) Setting: Farm
- (14) Setting: Parklike
- (25) Setting: Private
- (18) Setting: Rural
- (44) Setting: Urban
- (39) Site: Corner

- (34) Site: Level
- (08) Site: Hillside
- (13) Site: Open
- (35) Site: Ravine
- (16) Site: Rolling
- (33) Site: Sloping
- (20) Site: Treed
- (31) Ski Hill Nearby
- (21) View
- (38) View: Panoramic
- (10) View: Water
- (11) View: Mountain
- (17) View: River
- (45) Waterfront: Semi
- (46) Waterfront: Lake
- (47) Waterfront: River
- (48) Waterfront: Creek
- (49) Waterfront: Beach

064 TITLE

- (01) Freehold
 - (04) Leasehold
 - (03) Strata or Bareland Strata
- Strata Data Sheet Required

SINGLE FAMILY ONLY

135 TYPE OF DWELLING

- (07) Single Family Dwelling
- (01) Full Duplex
- (11) Triplex
- (04) Fourplex
- (06) Recreational Dwelling
- (14) Half Duplex
- (03) Townhouse
- (16) Apartment
- (08) Manufactured Home/Prefab

418 BATHROOMS

	No. Pieces	Flr Level	Ensuite?
Bathrm No. 1	_____	_____	Yes <input type="checkbox"/>
Bathrm No. 2	_____	_____	Yes <input type="checkbox"/>
Bathrm No. 3	_____	_____	Yes <input type="checkbox"/>
Bathrm No. 4	_____	_____	Yes <input type="checkbox"/>
Bathrm No. 5	_____	_____	Yes <input type="checkbox"/>

081 ROOMS AND THEIR SIZES

USE ONLY THE **ABBREVIATIONS** listed below to describe each room! DO NOT list any bathrooms! Insert the chosen abbreviation across from the floor level of your choice. **ROOM SIZES** are to be inserted directly below the selected abbreviation. Indicate room sizes using imperial - insert a figure as in this example: 9'11" X 12'6". **DO NOT USE DECIMAL POINTS.**

	Abbrev.		Abbrev.		Abbrev.		Abbrev.
Attic	ATTIC	Family Room	FAMRM	Master Bedroom	MBDRM	Playroom	PLYRM
Bedroom	BDRM	Games Room	GAMES	Media/Theatre Room	MEDIA	Porch (enclosed)	PORCH
Cold Room	CLDRM	Great Room	GREAT	Mudroom	MUD	Recreation Room	RECRM
Conservatory	CONSE	Hobby Room	HOBBY	Nook	NOOK	Storage	STORE
Den	DEN	Kitchen	KITCH	Office	OFFICE	Utility	UTIL
Dining Room	DINRM	Laundry	LAUND	Other	OTHER	Workshop	WKSHP
Entrance	ENTRY	Living Room	LVGRM	Pantry	PANTRY		

CHECK LEVEL SHOW ROOM ABBREVIATION THE FIVE SPACES AT TOP OF EACH BOX AND ROOM SIZE IMMEDIATELY BELOW.

<input type="checkbox"/> Main Lv. <input type="checkbox"/> 2nd Lv. <input type="checkbox"/> Other	_____	_____	_____	_____	_____
	x	x	x	x	x
<input type="checkbox"/> Main Lv. <input type="checkbox"/> 2nd Lv. <input type="checkbox"/> Other	_____	_____	_____	_____	_____
	x	x	x	x	x
<input type="checkbox"/> Main Lv. <input type="checkbox"/> 2nd Lv. <input type="checkbox"/> Other <input type="checkbox"/> Basement	_____	_____	_____	_____	_____
	x	x	x	x	x

041 SHOWINGS:

- (12) APPTS. DIRECT (14) LOCKBOX
 (13) NO APPTS. DIRECT (15) NO LOCKBOX

KEY AT

- (03) L.B.
 (04) VENDOR
 (05) TENANT

066 TENANT NAME AND PHONE NO. _____

SELLERS' INITIALS

--	--

PROPERTY
ADDRESS: 123 EASY STREET

PLEASANTVILLE

123 456

REALTOR® Remarks: (max. 130 characters)

Listing Remarks Shown on Interface Express: PLEASE PRINT! (max. 995 characters)

Applegath Sample only

Shown on PCS/Realtor.ca: (max. 2000 characters)

FORM COMPLETED BY:

MANAGING BROKER'S APPROVAL:

FOR OFFICE USE ONLY

SELLERS' INITIALS

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To help you sell, buy or lease real estate, REALTORS®, brokerages and real estate boards need to collect, use and disclose some of your personal information. This brochure provides you with information about, and obtains your consent to, such information handling practices.

DEFINITIONS

Personal Information means any identifiable information about you, including your name, address, phone number, financial information and may include information about your property (such as listing and selling price, lease rate, listing term, etc.).

A **REALTOR®** is a member of a real estate board, the British Columbia Real Estate Association (BCREA) and of The Canadian Real Estate Association (CREA). REALTORS® in BC are licensed under the *Real Estate Services Act*. **Brokerage** refers to the real estate company where your REALTOR® is licensed. The **boards** are the real estate boards of which the brokerage and the REALTOR® are members. REALTORS® provide MLS® services, which are professional services to effect the purchase and sale of real estate as part of a co-operative selling system, otherwise known as an MLS® System. A **MLS® System** is a member-to-member cooperative selling system for the purchase, sale or lease of real estate that is owned or controlled by a board, includes an inventory of listings of participating REALTORS®, and ensures a certain level of accuracy of information, professionalism, and cooperation amongst REALTOR® members.

How is my personal information collected?

Most personal information will be collected directly from you through the contracts and other documents you fill out (e.g., Multiple Listing Contract, Contract of Purchase and Sale, Offer to Lease, seller's Property Disclosure Statement) and through discussions you have with the REALTOR® to whom you are giving this consent. Some information may be collected from other sources such as government departments and agencies (e.g., Land Title Offices, BC Assessment), financial institutions and mortgage brokers.

To whom may my personal information be disclosed?

Your information may be disclosed to (or may be accessible by) the boards and their staff and members, other REALTORS® and their clients, government departments and agencies, financial institutions, legal advisors, service providers, the British Columbia Real Estate Association, the Real Estate Council of British Columbia, The Canadian Real Estate Association and members of the public, for the purposes described below.

Not all of your information will be accessible to each of the above-mentioned entities. For example, once the listing term has ended, the general public will not have access to your information, unless it is otherwise available through public registries (e.g., Land Title Offices, BC Assessment).

1. PRIMARY USES

Why is my personal information collected, used and disclosed?

Your personal information may be collected, used and disclosed for some or all of the primary uses set out below.

- To allow members of real estate boards (including REALTORS® and appraisers) to appraise your property.
- To list/market your property on the MLS® System.
- To market your property through any other media (both print and electronic).
- To help you locate a suitable property to buy or lease.
- To facilitate the purchase and sale or lease transaction (by cooperating with financial institutions, legal advisors and government departments and agencies).
- To allow the boards (including REALTORS®) to compile current and historical statistics on sales and property prices and lease rates, and to conduct comparative market analyses. Information about your

property will be retained in the MLS® System for these purposes after your property has sold or leased or your listing has expired (if you are a seller/landlord) and after you have purchased or leased your property (if you are a buyer/tenant).

- To enforce codes of professional conduct and ethics for REALTORS® (by cooperating with real estate boards, the British Columbia Real Estate Association, the Real Estate Council of British Columbia, The Canadian Real Estate Association and other regulatory bodies).
- To comply with legal requirements and to act pursuant to legal authorizations.

The above-mentioned primary uses are a necessary part of your relationship with the REALTOR® to whom you are giving this consent.

2. SECONDARY USES

Will my personal information be collected, used and disclosed for any other purposes?

Your personal information may also be collected, used and disclosed for the secondary uses set out below. These secondary uses are optional. If you do not want your personal information used or disclosed for any of these secondary uses, you may opt out of granting consent to any of them by initialing the "Opt Out" box(es) to the right of the secondary use(s) to which do you not want to consent.

- | | | | | |
|---|---|---------|--|--|
| a) The REALTOR® to whom you are giving this consent may communicate with you in future to determine whether you require additional real estate services. | <table border="1" style="border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">Opt Out</td> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table> | Opt Out | | |
| Opt Out | | | | |
| | | | | |
| b) The REALTOR® to whom you are giving this consent may communicate with you to provide information about other products or services that may interest you. | <table border="1" style="border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table> | | | |
| | | | | |
| c) Other REALTORS® may communicate with you to determine whether you require additional real estate services. | <table border="1" style="border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table> | | | |
| | | | | |
| d) The boards and REALTORS® (and survey firms on their behalf) may communicate with you to determine if you wish to participate in surveys. | <table border="1" style="border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table> <p style="text-align: right; margin-top: 0;">(Initials)</p> | | | |
| | | | | |

If you do not opt out now, you may also withdraw your consent to these secondary uses, or any of them, in the future by contacting the REALTOR® to whom you are giving this consent or that REALTOR'S® board's privacy officer.

Contact information for all BC real estate boards can be found at the British Columbia Real Estate Association website: www.bcrea.bc.ca or telephone 604.683.7702.

ACKNOWLEDGEMENT

I/We consent to the collection, use and disclosure of personal information as described in this Privacy Disclosure and Consent brochure.

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

DATE

DAIMION APPLGATH PREC*

REALTOR®

RE/MAX REAL ESTATE (KAMLOOPS)

BROKERAGE

Know Your Options as a Real Estate Consumer

Considering a real estate transaction? One of the first decisions you will need to make is whether you should work with a licensed real estate professional who will represent you. Take a moment to read this important consumer protection information from the Real Estate Council of BC.

This form explains the special legal duties that real estate professionals owe to their clients. It will help you choose whether you want to be:

- a **CLIENT** of a real estate professional, who will represent you in the transaction, or
- an **UNREPRESENTED PARTY** with no real estate professional representing you.

Why are you getting this form?

A real estate professional is required to give you this form before working with you, and must explain it to you.

How to use this form:

Read over this information and ask about anything that is not clear to you. You can complete the optional consumer fields to indicate that you've discussed this information with the real estate professional.

What happens next?

After you've reviewed the form and completed the optional consumer fields, the real estate professional must complete and sign it.

Learn more about this form and other information for real estate consumers at www.recbc.ca.

The Benefits of Representation

Many people choose to have a real estate professional represent them in real estate transactions to help them make informed decisions. As a client, you'll benefit from:

Expert advice

In BC, licensed real estate professionals receive specialized training.



Protection

Real estate professionals in BC are licensed under the *Real Estate Services Act*. It is legislation designed to protect the rights of consumers.



Oversight

The Real Estate Council of BC works to ensure real estate professionals are competent and knowledgeable. If you have a concern about a real estate professional, you can file a complaint by visiting our website at www.recbc.ca. We can investigate and discipline individuals for professional misconduct.



What to Expect as a Client

When you become the client of a real estate professional, they owe you special legal duties as your agent:

- Loyalty:** they must put your interests first, even before their own.
- Avoid conflicts of interest:** they must avoid any situation that would affect their duty to act in your best interests.
- Fully disclose relevant information:** they must give you all the facts they know that might affect your decisions.
- Protect your confidentiality:** they must not reveal your private information without your permission, such as:
 - your reasons for buying/selling/leasing/renting
 - the minimum/maximum price you are seeking
 - any preferred terms and conditions you may want to include in a contract.

What to Expect as an Unrepresented Party

If you choose not to have a real estate professional represent you, you are an unrepresented party. You are not entitled to the special legal duties a client receives.

- No loyalty:** the real estate professionals involved in the transaction are representing clients with competing interests to yours. They must be loyal to their clients, not you.
- No duty to avoid conflicts:** no real estate professional is acting in your interests.
- No full disclosure:** the real estate professionals involved in the transaction do not have a duty to give you all relevant information.
- No confidentiality:** the real estate professionals involved in the transaction must share any information you tell them with their client.

Your Options as a Client

In BC, real estate professionals provide their services through licensed companies known as brokerages. If you decide to become the client of a real estate professional, you will sign an agreement with their brokerage. Depending on how the brokerage operates, you will be represented as a client in one of two ways:

1 Designated Agency

Your real estate professional will represent you as a “designated agent”. Only your designated agent will owe you the legal duties explained above. Your agent must not share your confidential information with others at the brokerage without your permission.

2 Brokerage Agency

You will be represented by **all** the real estate professionals at the brokerage. They will **all** owe you the legal duties explained above. They must **all** protect your confidential information.

Either way, as a client of a licensed real estate professional you will benefit from expert advice, oversight and protection.

This is a disclosure made in compliance with section 5-10 of the Rules under the Real Estate Services Act.

Instructions

Consumers: Please complete the optional fields below to indicate that you received this consumer protection information.

After reading this form, if you decide that you do not need a real estate professional to represent you, a real estate professional may be required to present you with the Disclosure of Risks to Unrepresented Parties form.

Real Estate Professional: Complete and sign to indicate you have provided this disclosure to the real estate consumer. Promptly submit this form to your brokerage.

Applegath Sample only

Mandatory Real Estate Professional Confirmation

I confirm that I have:

- checkbox provided the consumer with the Disclosure of Representation in Trading Services form.
checkbox explained the special legal duties owed by a real estate professional to their client.
checkbox explained the risks of being an unrepresented party in a real estate transaction.

I confirm that I will (check one):

- checkbox represent the consumer as my client under designated agency.
checkbox represent the consumer as my client under brokerage agency.
checkbox deal with this consumer as an unrepresented party.

Name: DAIMION APPLGATH PREC*

Brokerage: RE/MAX REAL ESTATE (KAMLOOPS)

Signature: Date:

Notes:

See next page for Optional Consumer Confirmation.

Optional Consumer Confirmation

I confirm that the real estate professional disclosed the special legal duties owed to clients.

Yes No

I confirm that the real estate professional disclosed the differences between a client and an unrepresented party.

Yes No

I confirm that the real estate professional disclosed the risks of being an unrepresented party.

Yes No

I confirm that I choose to (check one):

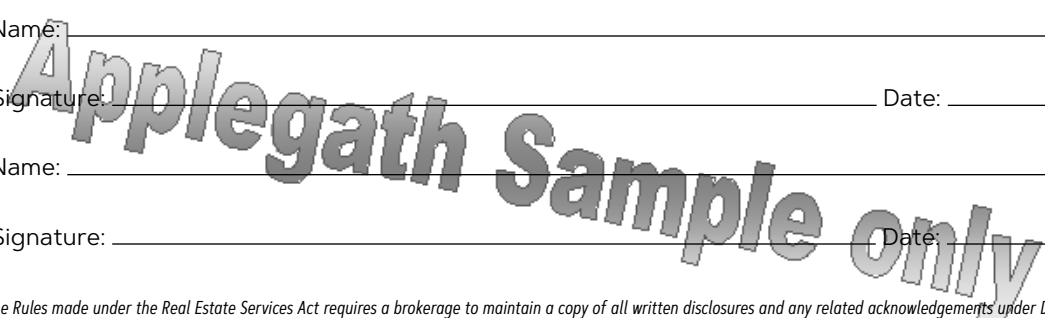
- be a client represented by the real estate professional under designated agency.
 be a client represented by the real estate professional under brokerage agency.
 be an unrepresented party.

Consumer Name: _____

Consumer Signature: _____ Date: _____

Consumer Name: _____

Consumer Signature: _____ Date: _____



Section 8-4(a) of the Rules made under the Real Estate Services Act requires a brokerage to maintain a copy of all written disclosures and any related acknowledgements under Division 2 Part 5 of the Rules.

CONSUMER PRIVACY NOTICE

A real estate professional is providing you with this form because they are required to do so by the Rules made under the Real Estate Services Act (the "Rules"). You are not required to provide your name or signature on this form. However, the real estate professional you are dealing with may ask you to do so in order to document that they have provided you with this form as required by the Rules.

If you have any questions regarding the Real Estate Council of BC's collection and use of your personal information, please contact:

Privacy Officer, Real Estate Council of BC, 900-750 West Pender Street, Vancouver, BC, V6C 2T8; telephone: 604.683.9664 or toll-free at 1.877.683.9664; email: privacy@recbc.ca

A COPY OF THIS DISCLOSURE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL OF BC UNLESS IT IS SPECIFICALLY REQUESTED.

Individual Identification Information Record

NOTE: An Individual Identification Information Record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act*. This Record must be completed by the REALTOR® member whenever they act in respect to the purchase or sale of real estate.

It is recommended that the Individual Identification Information Record be completed:

- (i) for a buyer when the offer is submitted and/or a deposit made, and
- (ii) for a seller when the seller accepts the offer.

Transaction Property Address: 123 EASY STREET
PLEASANTVILLE 123 456
Sales Representative/Broker Name: DAIMION APPELGATH PREC RE/MAX REAL ESTATE (KAMLOOPS)
Date Information Verified/Credit File Consulted: June 20, 2019

A. Verification of Individual

NOTE: One of Section A.1, A.2, or A.3 must be completed for your individual clients or unrepresented individuals that are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where you are unable to identify an unrepresented individual, complete section A.4 and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves the proceeds of crime or terrorist activity. Where you are using an agent or mandatary to verify the identity of an individual, see procedure described in CREA's materials on REALTOR Link®.

- 1. Full legal name of individual:
- 2. Address:
- 3. Date of Birth:
- 4. Nature of Principal Business or Occupation:

A.1 Federal/Provincial/Territorial Government-Issued Photo ID

Ascertain the individual's identity by comparing the individual to their photo ID. The individual must be physically present.

- 1. Type of Identification Document*:
(must view the original and have a photo, see CREA's FINTRAC materials on REALTOR Link® for examples)
- 2. Document Identifier Number:
- 3. Issuing Jurisdiction: **Country:**
- 4. Document Expiry Date:
(must be valid and not expired)

A.2 Credit File

Ascertain the individual's identity by comparing the individual's name, date of birth and address information above to information in a Canadian credit file that has been in existence for at least three years. If any of the information does not match, you will need to use another method to ascertain client identity. Consult the credit file at the time you ascertain the individual's identity. The individual does not need to be physically present.

- 1. Name of Canadian Credit Bureau Holding the Credit File:
- 2. Reference Number of Credit File:

A.3 Dual ID Process Method

1. Complete two of the following three checkboxes by ascertaining the individual's identity by referring to information in two independent, reliable, sources. Each source must be well known and reputable (e.g., federal, provincial, territorial and municipal levels of government, crown corporations, financial entities or utility providers). Any document must be an original paper or original electronic document (e.g., the individual can email you electronic documents downloaded from a website). Documents cannot be photocopied, faxed or digitally scanned. The individual does not need to be physically present.

- Verify the individual's name and date of birth by referring to a document or source containing the individual's name and date of birth*
 - Name of Source:
(must be valid and not expired; must be recent if no expiry date)
 - Account Number**:
- Verify the individual's name and address by referring to a document or source containing the individual's name and address*
 - Name of Source:
(must be valid and not expired; must be recent if no expiry date)
 - Account Number**:
- Verify the individuals' name and confirm a financial account*
 - Name of Source:
 - Financial Account Type:
 - Account Number**:

*See CREA's FINTRAC materials on REALTOR Link® for examples. ** Or reference number if there is no account number.

Individual Identification Information Record

A.4 Unrepresented Individual Reasonable Measures Record *(if applicable)*

Only complete this section when you are unable to ascertain the identity of an unrepresented individual.

1. Measures taken to Ascertain Identity *(check one)*:

- Asked unrepresented individual for information to ascertain their identity
- Other, explain:

Date on which above measures taken:

2. Reasons why measures were unsuccessful *(check one)*:

- Unrepresented individual did not provide information
- Other, explain:

B. Verification of Third Parties

NOTE: *Only complete Section B for your clients.* Complete this section of the form to indicate whether a client is acting on behalf of a third party. Either B.1 or B.2 must be completed.

B.1 Third Party Reasonable Measures

Where you cannot determine whether there is a third party or there is no third party, complete this section.

Is the transaction being conducted on behalf of a third party according to the client? *(check one)*:

- Yes
- No

Measures taken *(check one)*:

- Asked if client was acting on behalf of a third party
- Other, explain:

Date on which above measures taken:

Reason why measures were unsuccessful *(check one)*:

- Client did not provide information
- Other, explain:

Indicate whether there are any other grounds to suspect a third party *(check one)*:

- No
- Yes, explain:

B.2 Third Party Record

Where there is a third party, complete this section.

1. Name of third party:
2. Address:
3. Date of Birth *(if applicable)*:
4. Nature of Principal Business or Occupation:
5. Incorporation number and place of issue *(if applicable)*:
6. Relationship between third party and client:



Individual Identification Information Record

NOTE: Only complete Sections C and D for your clients.

C. Client Risk *(ask your Compliance Officer if this section is applicable)*

Determine the level of risk of a money laundering or terrorist financing offence for this client by determining the appropriate cluster of client in your policies and procedures manual this client falls into and checking one of the checkboxes below:

Low Risk

- Canadian Citizen or Resident Physically Present
- Canadian Citizen or Resident Not Physically Present
- Canadian Citizen or Resident – High Crime Area – No Other Higher Risk Factors Evident
- Foreign Citizen or Resident that does not Operate in a High Risk Country (physically present or not)
- Other, explain:

Applegath Sample only

Medium Risk

- Explain:

High Risk

- Foreign Citizen or Resident that operates in a High Risk Country (physically present or not)
- Other, explain:

If you determined that the client's risk was high, tell your brokerage's Compliance Officer. They will want to consider this when conducting the overall brokerage risk assessment, which occurs every two years. It will also be relevant in completing Section D below. Note that your brokerage may have developed other clusters not listed above. If no cluster is appropriate, the agent will need to provide a risk assessment of the client, and explain their assessment, in the relevant space above.

Individual Identification Information Record

D. Business Relationship

(ask your Compliance Officer when this section is applicable)

D.1. Purpose and Intended Nature of the Business Relationship

Check the appropriate boxes.

Acting as an agent for the purchase or sale of:

- Residential property
- Residential property for income purposes
- Commercial property
- Land for Commercial Use
- Other, please specify:

D.2. Measures Taken to Monitor Business Relationship and Keep Client Information Up-To-Date

D.2.1. Ask the Client if their name, address or principal business or occupation has changed and if it has include the updated information on page one.

D.2.2 Keep all relevant correspondence with the client on file in order to maintain a record of the information you have used to monitor the business relationship with the client. Optional - if you have taken measures beyond simply keeping correspondence on file, specify them here:

D.2.3. If the client is high risk you must conduct enhanced measures to monitor the brokerage's business relationship and keep their client information up to date. Optional - consult your Compliance Officer and document what enhanced measures you have applied:

D.3 Suspicious Transactions

Don't forget, if you see something suspicious during the transaction report it to your Compliance Officer. Consult your policies and procedures manual for more information.

E. Terrorist Property Reports

Don't forget to follow your brokerage's procedures with respect to terrorist property reports. Consult your policies and procedures manual for more information.

