

Seller Property Information Statement Residential

ANSWERS MUST BE COMPLETE AND ACCURATE This statement is designed in part to protect Sellers by establishing that correct information concerning the property is being provided to buyers. All of the information contained herein is provided by the Sellers to the brokerage/broker/salesperson. Any person who is in receipt of and utilizes this Statement acknowledges and agrees that **the information is being provided for information purposes only and is not a warranty as to the matters recited hereinafter even if attached to an Agreement of Purchase and Sale.** The brokerage/broker/salesperson shall not be held responsible for the accuracy of any information contained herein.

BUYERS MUST STILL MAKE THEIR OWN ENQUIRIES Buyers must still make their own enquiries notwithstanding the information contained on this statement. Each question and answer must be considered and where necessary, keeping in mind that the Sellers' knowledge of the property may be inaccurate or incomplete, additional information can be requested from the Sellers or from an independent source such as the municipality. Buyers can hire an independent inspector to examine the property to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified.

This statement does not provide information on psychological stigmas that may be associated with a property.

For the purposes of this Seller Property Information Statement, a "Seller" includes a landlord or a prospective landlord and a "buyer" includes a tenant, or a prospective tenant.

PROPERTY: 1 Mowat Unit 406	SELLER(S) TO INITIAL EACH APPLICABLE BOX
SELLER(S): Ron Onyens & Anne Robertson	

GENERAL: (Provide applicable ADDITIONAL COMMENTS)	YES	NO	UNKNOWN	NOT APPLICABLE
1. I have occupied the property from to				
2. Does any other party have an ownership or spousal interest in the property?				
3. Is the property a condominium or a freehold property that includes an interest in a common elements condominium? (If yes, Schedule 221 to be completed.)				
4. Is the property subject to first right of refusal, option, lease, rental agreement or other listing?				
5. Are there any encroachments, registered easements, or rights-of-way?				
6. Is there a plan of survey? Date of survey				
7. Are there any disputes concerning the boundaries of the property?				
8. Are you aware of any non-compliance with zoning regulations?				
9. Are you aware of any pending developments, projects or rezoning applications in the neighbourhood?				
10. Are there any public projects planned for the neighbourhood? eg: road widenings, new highways, expropriations etc.				
11. Are there any restrictive covenants that run with the land?				
12. Are there any drainage restrictions?				
13. Are there any local levies or unusual taxes being charged at the present time or contemplated? If so, at what cost? Expiry date				
14. Have you received any notice, claim, work order or deficiency notice affecting the property from any person or any public body?				
15. (a) Is the property connected to municipal water? (If not, Schedule 222 to be completed.)				
(b) Is the property connected to municipal sewer? (If not, Schedule 222 to be completed.)				
16. Are there any conditional sales contracts, leases, or service contracts? eg: furnace, alarm system, hot water tank, propane tank, etc. Specify Are they assignable or will they be discharged?				

INITIALS OF BUYER(S):

GENERAL (cont'd): (Provide applicable ADDITIONAL COMMENTS)

	YES	NO	UNKNOWN	NOT APPLICABLE
17. Are there any current or pending Heritage restrictions for the property or the area?				
18. Are there any defects in any appliances or equipment included with the property?				
19. Do you know the approximate age of the building(s)? Age Any additions: Age				
20. Are you aware of any past or pending claims under the Tarion Warranty Corporation (formerly ONHWP)? Tarion Warranty Corporation/ONHWP Registration No				
21. Will the sale of this property be subject to HST?				

ADDITIONAL COMMENTS:

ENVIRONMENTAL: (Provide applicable ADDITIONAL COMMENTS)

	YES	NO	UNKNOWN	NOT APPLICABLE
1. Are you aware of possible environmental problems or soil contamination of any kind on the property or in the immediate area? eg: radon gas, toxic waste, underground gasoline or fuel tanks etc.				
2. Are there any existing or proposed waste dumps, disposal sites or land fills in the immediate area?				
3. Are there any hydro generating projects planned for the immediate area? eg: Windmills				
4. Is the property subject to flooding?				
5. Is the property under the jurisdiction of any Conservation Authority or Commission?				
6. Are you aware of any excessive erosion, settling, slippage, sliding or other soil problems?				
7. Does the property have any abandoned or de-commissioned <input type="checkbox"/> well <input type="checkbox"/> septic system <input type="checkbox"/> swimming pool <input type="checkbox"/> foundation <input type="checkbox"/> other, specify				
8. (a) Is there a fuel oil tank on the property? If yes, complete the following: <input type="checkbox"/> Underground. Date for required upgrading or removal <input type="checkbox"/> Aboveground. Age of tank Date of last inspection				
(b) Does the fuel oil tank comply with the Technical Standards and Safety Authority requirements and any other requirements for fuel to be delivered?				
9. Has the use of the property ever been for the growth or manufacture of illegal substances?				

ADDITIONAL COMMENTS:

IMPROVEMENTS AND STRUCTURAL: (Provide applicable ADDITIONAL COMMENTS)

	YES	NO	UNKNOWN	NOT APPLICABLE
1. Are you aware of any structural problems?				
2. (a) Have you made any renovations, additions or improvements to the property?				
(b) Was a building permit obtained?				

INITIALS OF BUYER(S):

IMPROVEMENTS AND STRUCTURAL (cont'd): (Provide applicable ADDITIONAL COMMENTS)	YES	NO	UNKNOWN	NOT APPLICABLE
(c) Has the final building inspection been approved or has a final occupancy permit been obtained?				
3. To the best of your knowledge have the building(s) ever contained ureaformaldehyde insulation?				
4. Is there vermiculite insulation on the property? If yes, has it been tested for asbestos?.....				
5. (a) Are you aware of any deficiencies or non-compliance with the Ontario Fire Code?				
(b) Is your property equipped with operational smoke detectors?				
(c) Is the property equipped with operational carbon monoxide detectors?				
6. (a) Is the woodstove(s)/chimney(s)/fireplace(s)/insert(s) in good working order?				
(b) Has the wood energy system been WETT inspected? (Wood Energy Technology Transfer)				
7. Are you aware of any problems with the central air conditioning system?				
8. Are you aware of any problems with the heating system?				
9. (a) Are you aware of any moisture and/or water problems?				
(b) Are you aware of any roof leakage or unrepaired damage? Age of roof covering				
(c) Are you aware of any damage due to wind, fire, flood, insects, termites, rodents, pets or wood rot?				
(d) Have any repairs been carried out to correct any past or present problems related to (a), (b) and/or (c)? If yes, explain in additional comments below.				
10. (a) Are you aware of any problems with the electrical system? Size of service				
(b) Type of wiring: <input type="checkbox"/> copper <input type="checkbox"/> aluminium <input type="checkbox"/> knob-and-tube <input type="checkbox"/> other				
11. Are you aware of any problems with the plumbing system?				
12. Is there any lead, galvanized metal or cast iron plumbing on the property?				
13. Are you aware of any problems with the swimming pool, sauna, hot tub, jet bathtub or lawn sprinkler system?				

ADDITIONAL COMMENTS:

Owner has not resided in this property.

Schedule(s) attached hereto and forming part of this Statement include:.....
 The Sellers state that the above information is true, based on their current actual knowledge as of the date below. Any important changes to this information known to the Sellers will be disclosed by the Sellers prior to closing. Sellers are responsible for the accuracy of all answers. Sellers further agree to indemnify and hold the Brokerage/Broker/Salesperson harmless from any liability incurred as a result of any buyer relying on this information. The Sellers hereby authorize the Brokerage to post a copy of this Seller Property Information Statement into the database(s) of the appropriate MLS® system and that a copy of this Seller Property Information Statement be delivered by their agent or representative to prospective buyers or their agents or representatives. The Sellers hereby acknowledge receipt of a true copy of this statement.

(Signature of Seller) DATE: *July 8, 2011* (Signature of Seller) DATE:

I acknowledge that the information provided herein is not warranted and hereby acknowledge receipt of a copy of the above information including any applicable Schedule(s).

(Signature of Buyer or Authorized Representative) DATE:

(Signature of Buyer) DATE:

Seller Property Information Statement Schedule for Condominium

This Schedule is attached to and forms part of the Seller Property Information Statement (Form 220) for:

PROPERTY: 1 Mowat Unit 406	SELLER(S) TO INITIAL EACH APPLICABLE BOX
SELLER(S): Ron Onyons & Anne Robertson	

CONDOMINIUM CORPORATION: (Provide applicable ADDITIONAL COMMENTS)	YES	NO	UNKNOWN	NOT APPLICABLE
1. (a) Condominium fee \$..... <u>\$24.17/month</u>				
(b) Condominium fee includes: <u>HEAT, HOT WATER, WATER & SEWER, COMMON AREA MAINTENANCE</u>				
(c) Cost for amenities not included in Condominium fee \$..... Details				
2. Are there any special assessments approved or contemplated?			R	
3. Have you received any written notice of lawsuit(s) pending?		R		
4. Have you been informed of any notices, claims, work orders or deficiency notices affecting the common elements received from any person or any public body?		R		
5. (a) Has a reserve fund study been completed? Date of Study.....				
(b) Approximate amount of reserve fund as of last notification \$.....				
6. (a) Are there any restrictions on pets?				
(b) Are there any restrictions on renting the property?				SEE BY-LAWS
(c) Are there any other restrictions on the use of the property?				
7. (a) If any renovations, additions or improvements were made to the unit and/or common elements, was approval of the Condominium Corporation obtained?				
(b) Is approval of any prospective buyer required by the Condominium Corporation?				
(c) Are any other approvals required by the Condominium Corporation or Property Manager? If yes, specify:				
(d) Name of Property Management Company <u>BENDALE</u>			R	
8. Are there any pending rule or by-law amendments which may alter or restrict the uses of the property?	R		R	
9. Is the Condominium registered?	R			
10. Parking: Number of Spaces <u>ONE #19</u> <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Exclusive Use <input type="checkbox"/> Leased or Licensed				
11. Locker:..... <input type="checkbox"/> Owned <input type="checkbox"/> Exclusive Use				
12. (a) Amenities: <input checked="" type="checkbox"/> Pool <input type="checkbox"/> Sauna <input type="checkbox"/> Exercise Room <input checked="" type="checkbox"/> Meeting/Party Room <input type="checkbox"/> Boat Docking <input checked="" type="checkbox"/> Guest Parking <input type="checkbox"/> Other.....				
(b) Are you aware of any problems with any of the common element amenities? If yes, specify:				

ADDITIONAL COMMENTS:

INITIALS OF BUYER(S):

F.C.C. # 13
107 - 1 Mowat Avenue
Kingston, ON
K7M 1J8

June 10, 2011

To: Anne Robertson, Unit # 406

The Board of Directors approved, at the June 7, 2011 Board Meeting, the Operating Budget for the fiscal year starting on July 1, 2011 and ending June 30, 2012 (attached). The budget incorporates a 4.98% increase in total condominium fees. This increase enables the Corporation to increase the contribution to the Reserve Fund by 2.50%, as required by the Reserve Fund Study and the operating expenditures by 5.27%.

The increase in operating expenditures is primarily due to the forecasted increase in utilities, snow removal and elevator expenditures. The increase, in all cases, is based on the higher than forecast actual expenditures for the fiscal year ending June 30, 2011.

As a result, your new 2011-2012 monthly condominium fee, starting July 1, 2011 and ending June 1, 2012, will be \$ 484.17 per month. Please provide twelve postdated cheques, payable to F.C.C. #13, for each month of this twelve-month period. Your cheques can be either mailed to the address noted above or delivered to the manager's office in the lobby.

The Board would be glad to answer any questions you might have.

Sincerely,

Ray Souch

Ray Souch, Treasurer

Handwritten notes:
OK: 728-625-10 - 01/04/09 - 12/31/11
#010 -
#011 -
#012 -
#013 -