

**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.

<b>PROPERTY:</b> 861 Berwick Pl	<b>SELLER(S) TO INITIAL EACH APPLICABLE BOX</b>
<b>SELLER(S):</b> Bruce Baldwin and Mary Wagar	

GENERAL:	YES	NO	UNKNOWN	NOT APPLICABLE
1. (a) I have owned the property for..... <u>4</u> .....years.				
(b) I have occupied the property from..... <u>THEN</u> .....to..... <u>NOW</u> .....				
2. Does any other party have an ownership, spousal, or other interest in the property?		<del>BB</del>		
3. Is the property subject to first right of refusal, option, lease, rental agreement or other listing?		BB		
4. If the Seller owns adjoining land, has a consent to sever been obtained within the last 2 years?				BB
5. Are there any encroachments, registered easements, or rights-of-way?				BB
6. (a) Is there a plan of survey? Date of survey.....	BB			
(b) Does the survey show the current location of all buildings, improvements, easements, encroachments and rights-of-way?	BB	BB		
7. Are there any disputes concerning the boundaries of the property?				
8. What is the zoning on the subject property?.....				
9. Does the subject property comply with the zoning? If not, is it legal non-conforming?.....	BB			
10. Are there any pending real estate developments, projects or applications for rezoning in the neighbourhood?		BB		
11. Are there any restrictive covenants that run with the land?		BB		
12. Are there any drainage restrictions?		BB		
13. Are there any local levies or unusual taxes being charged at the present time or contemplated? If so, at what cost? ..... Expiry date.....		BB		
14. Have you received any notice, claim, work order or deficiency notice affecting the property from any person or any public body?		BB		

**INITIALS OF BUYER(S):**

GENERAL (continued):	YES	NO	UNKNOWN	NOT APPLICABLE
15. Are there any public projects planned for the immediate area? Eg: road widenings, new highways, expropriations etc.		BB		
16. Is the property connected to municipal water and sewer? If not, Schedule 222 to be completed.	BB			
17. (a) Are there any current or pending Heritage designations for the property?		BB		
(b) Is the property in an area designated as Heritage?		BB		
18. Are there any conditional sales contracts, leases, or service contracts? eg: furnace, alarm system, hot water tank, propane tank, etc. Are they assignable or will they be discharged?..... NO	BB			
19. Are there any defects in any appliances or equipment included with the property?		BB		
20. Do you know the approximate age of the building(s)? Age..... 33 Any additions: Age.....				
21. Are there any past or pending claims under the Tarion Warranty Corporation (formerly ONHWP)? Tarion Warranty Corporation/ONHWP Registration No.....				BB
22. Will the sale of this property be subject to GST?		BB		

**ADDITIONAL COMMENTS:**.....  
 .....  
 .....

ENVIRONMENTAL:	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.		BB		
2. Are there any existing or proposed waste dumps, disposal sites or land fills in the immediate area?		BB		
3. Is the property subject to flooding?		BB		
4. Is the property under the jurisdiction of any Conservation Authority or Commission?		BB		
5. Are you aware of any excessive erosion, settling, slippage, sliding or other soil problems?		BB		
6. Does the property have any abandoned well(s)?		BB		
7. Does the property have a buried swimming pool?		BB		
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.....		BB		
(b) Does the fuel oil tank comply with the Technical Standards and Safety Authority requirements and any other requirements for fuel to be delivered?				BB
9. Has the use of the property ever been for the growth or manufacture of illegal substances?		BB		

**ADDITIONAL COMMENTS:**.....  
 .....  
 .....

**INITIALS OF BUYER(S):**

