

EXCLUSIVE SELLER REPRESENTATION AGREEMENT
COUNTRY RESIDENTIAL PROPERTY SCHEDULE
 (For Use in Common Law and Designated Agency Brokerages)

1. THE PROPERTY

1.1 The property legally described as:

Plan:	Block/Unit:	Lot:	Acres:
Subdivision Name:		Plan:	Unit Number:
W. of _____ Meridian	Range:	Township:	Section:

or

Condominium Plan:	Unit:	Unit Factor:
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2. GST NOTICE

2.1 It is your responsibility to get expert advice. We are not experts in the area of GST and do not offer any advice on whether GST applies to this sale.

3. REAL PROPERTY REPORT

3.1 You must provide us with a real property report showing the current state of improvements on the property according to the Alberta Land Surveyors' Manual of Standard Practice, with evidence of municipal compliance or non-conformance, within 10 days of signing this agreement, unless the property is a conventional condominium.

4. DOCUMENTS AND INFORMATION

4.1 We need more information to sell your property. You must give us all documents and information listed below within 10 days of signing this agreement.

(a) Information:

- (i) Utilities, connections & equipment (i.e., charges for electrical service, water, roads and natural gas or other fuel service) are fully paid for and are not amortized. yes no
- (ii) Utility contracts for utility service providers are to be assumed by the Buyer. yes no
- (iii) Telephone line paid? yes amortized balance owing \$ _____
- (iv) Water rights registered? yes no Priority # _____
- (v) Water rights included with property? yes no not applicable
- (vi) Access to property: publicly owned privately owned with access by agreement
- (vii) Are there any surface rights contracts? yes no not applicable
- (viii) Are there any easements registered against the property title? yes no
 - gas line power line pipeline well
 - other _____
- (ix) Are there any existing lease agreements? yes no
- (x) Natural Gas available to the property? yes no
- (xi) Cellular coverage, broadband internet coverage? yes no
- (xii) Electrical service available onto the property? yes no
- (xiii) Cable service available onto the property? yes no
- (xiv) Fuel supply: natural gas propane/LPG electric none
 - other _____
- (xv) Septic system: tank & field holding tank (size: _____ gal) none
 - other (describe) _____
- (xvi) Water supply: drilled well cistern (size: _____ gal) municipal
 - community co-op other _____
- (xvii) You are providing the following well/water reports: fee: \$ _____
 - bacterial analysis yes (date _____) no
 - chemical analysis yes (date _____) no
 - flow test yes (date _____) no
 - driller's report yes (date _____) no



(xviii) Fees for:

- water \$ _____
- heat \$ _____
- gas \$ _____
- basic cable/digital/satellite \$ _____

(xix) Any occupancy restrictions? yes no

(xx) Any other relevant details _____

(b) Condominium:

If your property is a condominium, the following documents are also necessary:

- (i) an information statement provided by the condominium corporation under section 20.52(1)(a) of the Condominium Property Regulation (Alberta)
- (ii) the particulars or a copy of any subsisting:
 - 1. management agreement and
 - 2. recreational agreement
- (iii) the particulars respecting any post tensioned cables that are located anywhere on or within the property that is included in the condominium plan (if not already addressed in the information statement)
- (iv) copies of the following, to the extent that they exist:
 - 1. the most recent budget of the condominium corporation
 - 2. the most recent annual financial statements of the condominium corporation
 - 3. the bylaws of the condominium corporation as registered at the Land Titles Office, or if the statutory bylaws apply, a copy of the statutory bylaws
 - 4. approved minutes of general meetings of the condominium corporation, held within the last 12 months
 - 5. if available, draft minutes of the latest general meeting of the condominium corporation, if approved minutes are not available
 - 6. approved minutes of condominium corporation board meetings held within the last 12 months
 - 7. any separate lease agreement or other exclusive possession agreement benefitting the seller of the property, including agreements allowing the seller to use a parking stall or storage unit
 - 8. a statement from the condominium corporation setting out the criteria used to determine unit factor allocation (if not already addressed in the information statement)
- (v) any consolidation of the rules (policies/procedures) made by the condominium corporation which may be available under section 32.1 of the Act
- (vi) copies of reports prepared for the condominium corporation by professionals since the date of the most recent reserve fund study, including professional engineers but excluding reports requested and obtained by the corporation's legal counsel in relation to actual or contemplated litigation
- (vii) a current insurance certificate for insurance held by the condominium corporation
- (viii) the current standard insurable unit description for the residential units or classes of residential units
- (ix) the current reserve fund plan, the current reserve fund report, and annual reports prepared since the date of the current reserve fund plan
- (x) other:

Please Note: Your failure to provide the information and documents can result in complications with the completion of the sale, including legal or financial penalties to you or rescission of the purchase contract.

Seller's Initials _____

