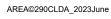


EXCLUSIVE SELLER REPRESENTATION AGREEMENT COUNTRY RESIDENTIAL PROPERTY SCHEDULE

(For Use in Common Law and Designated Agency Brokerages)

1.	THE PROPERTY												
1.1	The property legally described as:												
	Plan:		Block/Unit:	Lot:	Lot:								
	Subdiv	ision Name:	I	Plan:	Plan:		Unit Number:						
	W. of Meridian		Range:	Towns	Township:								
	or												
	Condor	ninium Plan:		Unit:		Unit Factor:							
2.	GST NO	DTICE											
2.1 3. 3.1	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 Gapplies to this sale. REAL PROPERTY REPORT You must provide us with a real property report showing the current state of improvements on the property according to the Alber Land Surveyors' Manual of Standard Practice, with evidence of municipal compliance or non-conformance, within 10 days signing this agreement, unless the property is a conventional condominium.												
<u>4.</u> 4.1	DOCUMENTS AND INFORMATION 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) Inf (i)	ormation: Utilities, connections are fully paid for and	s & equipment (i.e., cha d are not amortized.	rges for electrical se	ervice, water, roads	and natural gas yes	s or other fuel service) D no						
	(ii)	Utility contracts for u	utility service providers a	ders are to be assumed by the Buyer.		🗅 yes	🗖 no						
	(iii)	Telephone line paid	?	🖵 yes	lacksquare amortized balance owing \$								
	(iv)	Water rights register	red?	🖵 yes	🖵 no	Priority #							
	(v)	Water rights include	d with property?	vith property?		not applicable							
	(vi)	Access to property:		publicly owne	I publicly owned 🗅 privately owned with access by agreement								
	(vii)	Are there any surface	ce rights contracts?	🖵 yes	🖵 no	not application	ble						
	(viii)	Are there any easer	ments registered against	t the property title?	🖵 yes	🖵 no							
				□ gas line □ other	power line	pipeline	□ well						
	(ix)	Are there any existing	ng lease agreements?			🖵 no							
	(x)	Natural Gas availab	le to the property?		□ yes	🗖 no							
	(xi)	Cellular coverage, b	proadband internet cover	rage?	□ yes	🗖 no							
	(xii)	Electrical service av	ailable onto the property	/?	□ yes	🖵 no							
	(xiii)	Cable service availa	able onto the property?		□ yes	🖵 no							
	(xiv)	Fuel supply:		❑ natural gas ❑ other	□ propane/LPG		none						
	(xv)	Septic system:		□ tank & field	□ holding tank (s	size: gal	l) 🛛 none						
	(xvi)	Water supply:		 other (describ drilled well community car 	Cistern (size: _		municipal						
	(xvii)	You are providing th	ne following well/water re										
	. ,		analysis				🖵 no						
			l analysis				🖵 no						
		- flow test		• • —		,	🖵 no						
		- driller's r	eport				🗖 no						



REALTOR

Seller's Initials

Brokerage Representative's Initials

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(xviii)	Fees for:						
	-	water	\$				
	-	heat	\$				
	-	gas	\$				
	-	basic c	able/digi	tal/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

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