



# MACDONALD REALTY LTD

## DISCLOSURE OF MATERIAL LATENT DEFECT(S) Real Estate Services Act Section 5-13

Property Address: 1453 59th Ave W Vancouver V6P1Y8 ("The Property")

Legal: PL VAP4251 LT 9 BLK 17A DL 526 LD 36. OF LOT 28. ("The Legal")

To: \_\_\_\_\_

(Whomever you are making the disclosure to - usually the Buyer)

In order for: John Fuller Priscilla Fuller

("The Sellers")

And \_\_\_\_\_

(Full Brokerage Name and Representative's Name)

To be in compliance with the requirements of the *Real Estate Services Act*, it is hereby disclosed that:

**"The Property" as legally described above has the following Material Latent Defects as defined In the *Real Estate Services Act Section 5-13***

This property contains an unauthorized suite.

The parties have also been advised and afforded the opportunity to do their own investigation with any City/Municipal/Regional/Governmental Authorities regarding lack of permits, unauthorized accommodation, renovations, underground oil tanks or any other concerns they may have. The Sellers consent and agree to the pre-distribution of this Disclosure to any prospective/interested Buyers/Real Estate Representatives including via electronic means.

**All parties to this Disclosure have been afforded the opportunity and advised to obtain INDEPENDENT LEGAL/ PROFESSIONAL ADVICE and been advised to confirm and/or research all disclosures made prior to entering into a Contract of Purchase and Sale as evidenced by the disclosure dates below.**

In Witness Whereof I have hereunder set my hand and seal

Signed, Sealed and Delivered in the Presence of

\_\_\_\_\_  
(Signature of the person you are disclosing to - usually the Buyer)

\_\_\_\_\_  
(Witness)

Date: (Prior to entering Into a Contract of Purchase and Sale)

\_\_\_\_\_  
20 \_\_\_\_\_

\_\_\_\_\_  
(Signature of the person you are disclosing to - usually the Buyer)

\_\_\_\_\_  
(Witness)

Date: (Prior to entering Into a Contract of Purchase and Sale)

Jan 30 20 19

[Signature]  
(Signature of the person you are disclosing to - usually the Seller)

\_\_\_\_\_  
(Witness)

Date: (Prior to entering Into a Contract of Purchase and Sale)

Jan 30 20 19

[Signature]  
(Signature of the person you are disclosing to - usually the Seller)

\_\_\_\_\_  
(Witness)

Date: (Prior to entering Into a Contract of Purchase and Sale)

\_\_\_\_\_  
20 \_\_\_\_\_