



SELLER'S DISCLOSURE OF MATERIAL LATENT DEFECTS



ADDRESS: 1657 Lincoln Ave Port Coquitlam BC V3B 2J5 (the "Property")

FROM: Peter James Law Tracy Bowyer (the "Seller")

DESIGNATED AGENT(S): Ruthie Shugarman PREC* and Paige Kraft PREC*

NAME OF BROKERAGE: Dexter Realty

Section 5-13(2) of the Rules made under the *Real Estate Services Act* (the "Rules") requires that a licensee who is providing trading services to a client who is disposing of real estate must disclose to all other parties to the trade, promptly but in any case before an agreement for the acquisition or disposition of the real estate is entered into, any Material Latent Defect in the real estate that is known to the licensee, unless the other parties have already received written disclosure of such Material Latent Defect from such client.

Section 5-13(3) of the Rules requires that if a client instructs a licensee to withhold disclosure required by section 5-13(2) of the Rules, the licensee must refuse to provide further trading services to or on behalf of that client in respect of the trade in real estate.

For the purpose of the Rules and this Form, a "Material Latent Defect" is defined as:

a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate:
 - (i) dangerous or potentially dangerous to the occupants,
 - (ii) unfit for habitation, or
 - (iii) unfit for the purpose for which a party is acquiring it, if
 - (A) the party has made this purpose known to the licensee, or
 - (B) the licensee has otherwise become aware of this purpose;
- (b) a defect that would involve great expense to remedy;
- (c) a circumstance that affects the real estate in respect of which a local government or other local authority has given a notice to the client or the licensee, indicating that the circumstance must or should be remedied;
- (d) a lack of appropriate municipal building and other permits respecting the real estate.

The Seller is advised that the Designated Agent's obligations under the Rules to disclose Material Latent Defects set out above may differ from the Seller's disclosure obligations. If the Seller is unsure of their disclosure obligations, prior to signing this Form they should speak with their Designated Agent or obtain independent legal advice.

As of the date hereof, the Seller (select one by initialing in the appropriate box):

<input type="checkbox"/>	<input type="checkbox"/>
DS	
<input checked="" type="checkbox"/>	<input type="checkbox"/>
PL	

does not know of any Material Latent Defect(s) in respect of the Property; or

knows of the following Material Latent Defect(s) in respect of the Property:

Interior renovations and installation of kitchen on main floor were done without permits.
Enclosure of carport and redesign of covered patio above the garage were done without permits.
Build of teen shed in backyard was done without permits, but with professional trades.

USE ADDITIONAL PAGE(S) IF NECESSARY.

By signing this Form, the Seller hereby authorizes and instructs their Designated Agent(s) to disclose the Material Latent Defects described in this Form, if any, by delivering or making this this Form available to any other party or potential party to the trade of the Property before an agreement for the acquisition of the Property is entered into.

Peter Law 5/17/2021
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 SELLER'S SIGNATURE SELLER'S SIGNATURE DATE
 Peter James Law

RECEIPT ACKNOWLEDGED BY THE BUYER:

_____ _____
 BUYER'S SIGNATURE BUYER'S SIGNATURE DATE

*PREC represents Personal Real Estate Corporation
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