



NOTICE OF DISCLOSURE — PURCHASE – SALE – EXCHANGE  
**To be completed before any commitment**

(Sections 18, 20 and 21 of the Regulation respecting brokerage requirements, professional conduct of brokers and advertising)

BE ADVISED THAT SECTION 18 OF THE REGULATION RESPECTING BROKERAGE REQUIREMENTS, PROFESSIONAL CONDUCT OF BROKERS AND ADVERTISING PROVIDES THAT:

*"A licence holder who, whether or not in the course of the holder's functions, directly or indirectly holds or proposes to acquire an interest in an immovable or enterprise that is to be purchased, sold or exchanged (...) must, before the drafting or acceptance of the proposed transaction by the prospective contracting party, send without delay to that party, using any means providing proof of the date and time of receipt, a written notice (...).*

***In the event that the notice is not given, the person entitled to the information may, as long as the contract has not been signed by the parties, withdraw without penalty from any offer or promise concerning the immovable, enterprise (...), whether accepted or not, by sending or giving a written notice to the other party. (...)"***

SECTION I - INFORMATION ON THE LICENCE HOLDER AND IDENTIFICATION OF THE IMMOVABLE

Licence No.

G5070

Type of licence

- Real estate broker     Mortgage broker     Real estate agency     Mortgage agency

Name of licence holder

Samuels

SURNAME

Kayla

GIVEN NAME

IDENTIFICATION OF THE IMMOVABLE OR ENTERPRISE WHICH IS THE OBJECT OF THE PURCHASE, SALE OR EXCHANGE:

Address of the immovable or enterprise (or, if there is no address, the cadastral designation)

10

NUMBER

Roxborough Avenue

STREET

SUITE

Westmount

MUNICIPALITY

QC

PROVINCE

H3Y 1M2

POSTAL CODE

Cadastral designation:

SECTION II - NATURE OF THE INTEREST, NOTICE TO THE PROSPECTIVE CONTRACTING PARTY AND BROKER'S SIGNATURE

Nature of transaction:     Purchase     Sale     Exchange

Nature of the direct or indirect interest that the licence holder owns or proposes to acquire

State all the facts pertaining to this interest. For example, if you are personally involved in the transaction because you are selling your own property or enterprise, write "I am selling my personal residence" or "I am selling my enterprise"; if your spouse is involved in the transaction because he/she is buying the immovable or enterprise, write: "My spouse is buying the immovable or enterprise"; if you or your spouse are a partner in a partnership or a shareholder of a legal person which is involved in the real estate transaction, write "I am (My spouse is) a shareholder in the company that is buying (selling) the immovable or enterprise."

Regardless of the nature of your interest in the immovable or enterprise concerned in the transaction, it must be clearly stated here:

The Seller is my Mother

The Sellers Representatives are my brothers

SECTION II – NATURE OF THE INTEREST, NOTICE TO THE PROSPECTIVE CONTRACTING PARTY AND BROKER'S SIGNATURE (CONT'D)

When you are buying, please answer the following questions: (If not, do not complete this section)

- The licence holder is currently negotiating the resale or alienation of this immovable for his own account: [ ] Yes [X] No
The licence holder has negotiated the resale or alienation of this immovable for his own account: [ ] Yes [X] No
The licence holder intends to negotiate the resale or alienation of this immovable for his own account: [ ] Yes [X] No

Having a direct or indirect interest in the transaction and in accordance with sections 20 and 21 of the Regulation respecting brokerage requirements, professional conduct of brokers and advertising, I hereby inform you that I cannot represent you for, as the case may be, the sale, purchase, exchange or leasing (in the case where I am the lessor) of this immovable or enterprise. You may seek representation by a licence holder of your choice.

Exclusion of the liability insurance offered by the Fonds d'assurance responsabilité professionnelle du courtage immobilier du Québec (FARCIQ) (to be completed as appropriate)

[ ] By affixing your initials, you acknowledge having been informed that I am personally involved in the transaction. Accordingly, unless you seek representation by a licence holder of your choice in accordance with the foregoing, the professional liability insurance offered by FARCIQ shall not apply to this transaction because of my interest therein, since:
[ ] I own more than 10% of the property or right that is the subject of the transaction; or
[ ] Such property or right is held by a corporation of which I am a shareholder of more than 10% of the voting shares; or
[ ] I am a creditor having a real right in such property or right.

The licence holder declares that all the information provided in the previous sections is accurate:

Westmount, QC

IN WITNESS WHEREOF I have signed in \_\_\_\_\_,
May 13 2024 11:31 AM

on \_\_\_\_\_, at \_\_\_\_\_ am/pm \_\_\_\_\_

X [Authentisign] Kayla Samuels

SIGNATURE OF BROKER OR AGENCY EXECUTIVE OFFICER

SECTION III – IDENTITY OF THE PROSPECTIVE CONTRACTING PARTY(IES) AND THEIR SIGNATURES

Identity of the prospective contracting party(ies) – Identify the contracting party to whom you must disclose your quality as licence holder and not the person with whom you have a connection. For example, if the holder of a real estate or mortgage broker's licence is selling his own immovable or is representing his father who is selling his immovable, the prospective contracting party is THE BUYER. If the licence holder is buying an immovable for himself or represents his spouse who is buying the immovable, the prospective contracting party is THE SELLER.

Surname and given name or business name of prospective contracting party 1:

\_\_\_\_\_  
SURNAME AND GIVEN NAME OR BUSINESS NAME

NOTICE: The prospective contracting party must have received and signed this form without delay before the transaction proposal is drafted or accepted.

IN WITNESS WHEREOF I have signed and received a copy in \_\_\_\_\_,

on \_\_\_\_\_, at \_\_\_\_\_ am/pm \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF PROSPECTIVE CONTRACTING PARTY 1

SECTION III – IDENTITY OF THE PROSPECTIVE CONTRACTING PARTY(IES) AND THEIR SIGNATURES (CONT'D)

Surname and given name or business name of prospective contracting party 2:

\_\_\_\_\_  
SURNAME AND GIVEN NAME OR BUSINESS NAME

NOTICE: The prospective contracting party must have received and signed this form without delay before the transaction proposal is drafted or accepted.

IN WITNESS WHEREOF I have signed and received a copy in \_\_\_\_\_ ,

on \_\_\_\_\_ , at \_\_\_\_\_ am/pm \_\_\_\_\_

**X**  
\_\_\_\_\_

SIGNATURE OF PROSPECTIVE CONTRACTING PARTY 2

SECTION IV – FORM TRANSMISSION AND CONSERVATION

The licence holder must forward without delay to the prospective contracting party(ies) this form duly completed and signed using any means providing proof of the date and time of receipt.

The original or a copy of this notice must be kept in the notice of disclosure record maintained by the real estate or mortgage broker acting on his own account or by the real estate or mortgage agency for which the broker acts and be entered in the notice of disclosure register.

Organisme d'autoréglementation du courtage immobilier du Québec  
4905 Lapinière Blvd., Suite 2200, Brossard (Québec) J4Z 0G2  
450-676-4800 or 1-800-440-5110 • inspection@oaciq.com • oaciq.com