

**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: 8010978	Block/Unit: 1	Lot:	Acres: 10.8M/L
Subdivision Name:		Plan:	Unit Number:
W. of W4 Meridian	Range: 5	Township: 12	Section: 6

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: 750 gal 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

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(xviii) Fees for:

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

(xix) Any occupancy restrictions?  yes  no

(xx) Any other relevant details Current Services Apex, Epcor Telephone (No land line)

**(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:

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**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 DS MLF DS ML DS Sandra G. Lomel