Rev 2011 Any Material Latent Defect[s] must be disclosed in writing separate from and before a Contract is entered int	D.
The PDS should also show any defect[s]. [A copy must be given to all parties, your Brokerage and a copy kept in your files.]	

DISCLOSURE OF MATERIAL LATENT DEFECT[S] Real Es Property Address		5-13["The Property"]
Legal		["The Legal"]
То:		
[Whomever you are making the disclosure to -	• usually the Buyer]	
In order for["The Sellers"]		
and	<u> </u>	
[Full Brokerage Name and Representat to be in compliance with the requirements of the <i>Real Estate Sel</i>		isclosed that
The Property" as legally described above has the following the Real Estate Services Act Section 5-13		
	their own investigation wi	th any City/
The parties have also been advised and afforded the opportunity to do Municipal/ Regional/ Governmental Authorities regarding lack of permi underground oil tanks or any other concerns they may have. The Sellers this Disclosure to any prospective/interested Buyers/Real Estate Repres	ts, unauthorized accommo s consent and agree to the sentatives including via ele	odation, renovations, pre-distribution of ectronic means.
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A few examples of Material Latent Defects that the Sellers/Sellers Representative must make are \triangleright a defect that renders the real estate \triangleright dangerous or potentially dangerous to the occupants \triangleright unfit for habitation \triangleright unfit for the purpose for which a party is acquiring it \triangleright a defect that would involve *great expense* to remedy IMPORTANT | A *great expense* could be just \$100.00 to someone so disclose everything known \triangleright 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 \triangleright a lack of appropriate municipal building and other permits \triangleright **unauthorized accommodation** |Major renovations, renovations without permits, loft areas opened up, etc. \triangleright Plumbing problems \triangleright Structural issues \triangleright Grow-or's, labs, etc. \triangleright Mold \triangleright Buried oil tanks \triangleright Electromagnetic fields [EMF] \triangleright Strata assessments \triangleright Renovations without Strata approval \triangleright Other Strata Lots have leaked and the Owners know because of a building envelope study and Council asks for an engineering firm to confirm. If the Sellers know about significant building deficiencies, whether confirmed or under investigation, they must disclose the problems to Buyers. Cross reference receipt of this Disclosure in the Contract. [*This list is not all encompassing*]. See further information Section 5-13 RESA and/or please seek independent legal/professional advice if further information/clarification is required. Barbara Bell-Olsen