

APPENDIX A TO RESIDENTIAL FORM OF OFFER TO PURCHASE

PROPERTY DISCLOSURE STATEMENT

Date of statement: May 27/21

Address of Property: 59 Summer Lane

Name(s) of Seller(s) making this Statement: TERRY + HERRINE TURNER

Name(s) of Buyer(s) to receive this Statement: _____

Important Notes:

This is the Statement referred to in paragraph 7 of the Offer. It is based on the Seller's actual knowledge and the accuracy of his or her recollection. While the Seller is required to give true and accurate responses based on his or her knowledge, the responses do not constitute warranties as to the actual condition of the property.

The following table is to be completed by the Seller. "You" means the Seller.



Instruction to Seller: If answering "yes" to any question, provide an explanation in the space provided after item 19 (or on a separate schedule to this form)		YES	NO	DOES NOT APPLY
1	How long have you owned and occupied the property? Ownership: <u>29</u> years Occupancy: <u>29</u> years			
2	Are you aware if the property, or any part of it, currently does not comply with municipal or other regulatory requirements (such as zoning, health, occupancy or environmental by-laws or regulations, building or fire codes, or other protection-related codes, by-laws or regulations)?		AB X 27	
3	Are you aware of any additions or alterations to the buildings or improvements on the property that were made while you owned the property and were made without the required building, electrical or other permit, or without obtaining a final inspection from the regulatory authority?		AB + 27	
4	Are you aware of any local improvements that were made or approved by the local municipality within the last 12 months and affect the property (including any improvements that are not yet reflected in the most recent property tax bill)?		+ AB 27	
5	Are you aware if the property, or any part of it, has ever been used to grow marijuana or to grow or manufacture any other illegal drug?		AB + 27	
6	Are you aware of any cracking, shifting or movement of the structure of any building or improvements on the property, including the foundation walls and basement floor, that is not readily visible?	AB X 27		
7	Are you aware if there has ever been any flooding or seepage affecting any portion of the property (that is, into the house or garage or into a low-lying area of the yard) from any cause or source such as rainwater, snow melt, sewage backup or other source?		AB X 27	
8	Are you aware if there has ever been any seepage or infiltration into the basement, from the walls, floor, roof or windows, of any building or improvement on the property?		AB X 27	



	Explanations: (Provide a complete and accurate explanation for each question to which you answered "YES". Attach a separate or additional schedule if space is not sufficient.)
6	BOAT HS DOES HAVE SOME SHIFTING
12	WATER NOT POTABLE
14	HAVE NOT USED WASHING IN 5 YRS. WAS WORKING

Acknowledgement and agreement by Seller

The Seller (each Seller, if there is more than one) acknowledges and agrees that

- he or she has completed this form to the best of his or her knowledge as of the date of this Statement;
- the Buyer is relying on the representations made in this Statement; and
- if, between the date of this Statement and the closing of the transaction, the Seller becomes aware of circumstances that change the accuracy or completeness of any statement made in this form, the Seller will provide details of those changes to the Buyer, in writing, before the closing of the transaction.


 Witness

 Witness


 Seller

 Seller

Acknowledgement by Buyer

The Buyer (each Buyer, if there is more than one) acknowledges that he or she

(a) received this Statement before signing the Offer to Purchase.

OR

(b) received this Statement after signing the Offer to Purchase, and is satisfied with the Statement.

(Strike out (a) or (b), whichever does not apply.)

 Witness

 Buyer

 Witness

 Buyer