

FORM 2A
(Section 7)

**Disclosure Statement by Seller When Seller is Declarant
or Subsequent Owner of All the Units
(Sale of Unit after Declaration and Plan are Registered)**

Condominium unit information:

Civic address of the unit: _____

Unit No.: _____ (as shown in the declaration)

_____ Condominium Corporation No. _____

Name of seller: _____

Mailing address: _____

Address for service: _____

Name of contact person: _____

Phone/Fax numbers: _____ E-mail address: _____

The seller certifies that the information in this disclosure statement, including the attachments, is accurate as of the date the statement is given to the buyer.

The construction of the unit (including renovations) has been completed.

- ☐ Yes
☐ No

If no, the projected date that the unit will be available for occupancy is _____.

The unit was created by a condominium conversion.

- ☐ Yes
☐ No

The unit is a bare land unit.

- ☐ Yes
☐ No

The construction of the building on the bare land unit (including renovations) has been completed.

- ☐ Yes
☐ No

If no, the projected date that the building will be available for occupancy is _____.

If any amenity has not been completed, list the amenity and indicate its projected completion date:

The unit owner has or will have the use of _____ parking spaces at the following location(s):

Parking for the unit will be available for use on _____.

List any parts of the common elements that the unit owner is not or will not be entitled to use:

List any improvements to the unit or the common elements that the unit owner is or will be responsible for maintaining:

The unit owner's percentage share of the common expenses is _____ %.

The unit owner's current contribution to common expenses is \$ _____ per _____.

The unit owner's current contribution to reserve fund is \$ _____ per _____.

A reserve fund study has been done.

- ☐ Yes and a copy of the most recent study or summary or any update to either is attached.
☐ No

Note: Section 50 of *The Condominium Act* requires a reserve fund study to be conducted on a condominium conversion or on a delayed sale of a unit.

The unit owner's percentage share of voting rights is _____ %.

The seller intends to rent or lease one or more of the units.

- ☐ Yes
☐ No

If yes, complete the following:

Unit #	Location	Use	% of Voting rights	% Share of common expenses
Total				

The seller intends to market units in blocks to investors.

- ☐ Yes
☐ No

If yes, complete the following:

Unit #	Location	Use	% of Voting rights	% Share of common expenses
Total				

Select whichever of the following is applicable before signing this disclosure document:

- ☐ I am the seller.
☐ I have the authority to sign this disclosure statement on behalf of the seller.

signature of seller or authorized individual

date

(print name and title of person who signed)

The following information is attached:

- ☐ The unit is subject to a **residential tenancy agreement** or a **commercial lease**. See Schedule A for additional information.
- ☐ The condominium corporation has asked unit owners for **written consent about a specified matter(s)**. See Schedule B for additional information.

Schedule A — Residential Tenancy Agreements and Commercial Leases

Condominium unit information:

Civic address of the unit: _____

Unit No.: _____ (as shown in the declaration)

_____ Condominium Corporation No. _____

Residential Tenancy Agreement

The unit is occupied by a tenant under a residential tenancy agreement.

- ☐ Yes
☐ No

If yes, the tenancy agreement is

- ☐ periodic (e.g., month-to-month)
☐ fixed-term expiring on _____.

The monthly rent payable under the tenancy agreement is \$ _____.

The tenant has the right to continue to occupy the rental unit under subsection 30(1) of *The Condominium Act*.

- ☐ Yes
☐ No

If yes, the date the tenancy began was _____ and the approximate length of time the tenant will be entitled to continue to occupy the rental unit is _____.

The unit was previously occupied by a tenant who currently has a right of first refusal to re-rent the unit.

- ☐ Yes
☐ No

If yes, the date the tenancy began was _____ and the approximate length of time the holder of the right of first refusal who exercises that right would be entitled to occupy the rental unit under subsection 30(2) of *The Condominium Act* is _____.

The monthly rent, if known, that would be payable if the right is exercised is \$ _____.

Commercial Lease

The unit is subject to a commercial lease.

- ☐ Yes
- ☐ No

If yes, give details of the lease, including the name of lessee, amount of rent payable, term of the lease and any right of renewal: _____

signature of seller or authorized individual

date

(print name and title of person who signed)

Schedule B — Written Consent of Unit Owners Required

Condominium unit information:

Civic address of the unit: _____

Unit No.: _____ (as shown in the declaration)

_____ Condominium Corporation No. _____

The condominium corporation has asked unit owners for written consent about the following matter(s):

Unit owners must provide written consent by _____ .
date

The seller has given or plans to give consent before the period ends.

- ☐ Yes
☐ No

Note: Section 130 of *The Condominium Act* states that if title to a unit is transferred before the period for obtaining written consents has expired and the transferor (seller) did not consent before the transfer, the transferee (buyer) may provide his or her written consent.

signature of seller or authorized individual

date

(print name and title of person who signed)