

# CONDOMINIUM PROPERTY SCHEDULE

This Schedule is attached to and forms part of the Real Estate Purchase Contract # \_\_\_\_\_

Name of project \_\_\_\_\_  
Municipal address (including suite #) \_\_\_\_\_  
Condominium plan(s) \_\_\_\_\_ Condominium plan(s) of redivision, if applicable \_\_\_\_\_  
Legal unit #(s) \_\_\_\_\_ Legal parking unit(s) \_\_\_\_\_ Stall #(s) \_\_\_\_\_  
Parking condominium plan(s) \_\_\_\_\_ Parking stall(s) owned \_\_\_\_\_ leased \_\_\_\_\_ assigned \_\_\_\_\_  
Legal storage unit(s) \_\_\_\_\_ Locker #(s) \_\_\_\_\_  
Storage unit(s) owned \_\_\_\_\_ leased \_\_\_\_\_ assigned \_\_\_\_\_  
Condominium type: Conventional \_\_\_\_\_ Bare land (creating a lot) \_\_\_\_\_

The Buyer's Condition applies only to condominium units for resale [that is, they are not covered by sections 12 and 13 of the *Condominium Property Act* (Alberta) (the "Act")]. All terms have the same meaning as in the Act.

## **BUYER'S CONDITION**

- The Contract is subject to the Buyer's satisfaction with the condominium documents (the "Documents") listed below.
- The Seller will deliver original or true copies of the Documents to the Buyer at least five (5) Business Days before the Condition Day. The Documents are:
  - a copy of the registered condominium plan
  - a copy of the bylaws of the corporation
  - a copy of the most recent financial statements, if any, of the corporation
  - a copy of the budget of the corporation
  - a statement setting out the amount of the monthly contributions and the basis on which that amount was determined
  - a copy of any minutes of proceedings of a general meeting of the corporation or of the board for the past 12 months
  - a copy of the insurance certificate
  - a copy of any lease agreement or exclusive use agreement with respect to the possession of a portion of the common property, including a parking stall or storage unit
  - the particulars of, or a copy of, any subsisting management agreement
  - the particulars of, or a copy of, any subsisting recreational agreement
  - a statement setting out structural deficiencies that the corporation has knowledge of at the time of the request in any of the buildings that are included in the condominium plan
  - a statement setting out the amount of the capital replacement reserve fund
  - a copy of the most recent reserve fund report
  - a copy of the most recent reserve fund plan
  - the particulars of any post tensioned cables located anywhere on or within the Property
  - a statement setting out the amount of any contributions due and payable in respect of a unit
  - the particulars of any action commenced against the corporation and served on the corporation
  - the particulars of any unsatisfied judgment or order for which the corporation is liable
  - the particulars of any written demand made on the corporation for an amount in excess of \$5,000 that, if not met, may result in an action being brought against the corporation
- If the Seller fails or refuses to deliver the Documents by the agreed time, the Buyer may obtain the Documents through other sources. All reasonable costs incurred by the Buyer to obtain the Documents will be paid by the Seller including solicitor/client legal fees and disbursements. The Buyer may set off these costs against the Purchase Price at the Completion Day. The Buyer will have no other remedy against the Seller for failing or refusing to deliver the Documents.

\_\_\_\_\_, \_\_\_\_\_  
Date

\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Buyer's Signature