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Registrant Disclosure of Interest Disposition of Property

Form 161

for use in the Province of Ontario

GENERAL USE: This form contains the mandatory disclosure required in order to comply with the provisions of the Real Estate and Business Brokers Act and Code of Ethics for a registrant who is involved in the sale of a property.

The bold statement at the beginning confirms that the information contained in this form addresses the requirements of the Real Estate and Business Brokers Act and Code of Ethics.

This statement is made in accordance with the requirements of the Real Estate and Business Brokers Act and Code of Ethics Regulations of the Province of Ontario.

The information begins with the name of the registrant, their designation (whether salesperson, brokerage, or broker) and the name of the brokerage. It continues to identify the property which is the subject of the transaction.

I declare that I am a registered
Real Estate (Name of Registrant)
representing (Name of Brokerage)
in connection with a proposed Offer to Purchase/Lease/Exchange/Option of the Property known as

At this point the registrant is making a declaration that they are either the owner or have an interest in the property. The form goes on to require the registrant to explain what their interest is, if it is indirect. This might include where the registrant is working with a related person as defined in the Code of Ethics of the Real Estate and Business Brokers Act.

Please be advised that I own the Property or that I have an interest in the Property.

NOTE: If the Registrant's interest is indirect, explain the nature of the interest in accordance with the definition of a "Related Person", as defined in the Code of Ethics Regulations of the Real Estate and Business Brokers Act.

EXPLANATION:.....
.....
.....

The following portion requires the registrant to fully disclose any details of which they are aware that would affect the value of the Property. As part of this disclosure the registrant is to identify any agreement with which the registrant is involved respecting another party with regards to any sale or other disposition of the property.

I hereby declare that the following is a full disclosure of all facts within my knowledge that affect or will affect the value of the Property:

.....
.....
.....

AND (Attach Appendix "A" if necessary)

There are definitions to reflect there may be someone other than a Seller who is making the disclosure. The form is signed and dated by the registrant and by the Broker of Record or Manager.

For the purposes of this Registrant's statement as Seller, "Seller" includes vendor, landlord and lessor, and "Buyer" includes purchaser, tenant and lessee.

..... (Date)
(Signature of Registrant who is making this Declaration)

..... (Date)
(Signature of Declaring Registrant's Broker of Record/Manager of Brokerage)

..... (Title)

The Acknowledgement section is to confirm that the Buyer received a copy. Timing is imperative. The disclosure has to be made before any offer, lease, exchange or option is presented to the Buyer and the Buyer is confirming this in the Acknowledgement as well.

ACKNOWLEDGEMENT

I/We, the undersigned, as Buyer(s) in this transaction have read and clearly understand this statement and acknowledge this date having received a copy of same, PRIOR TO MAKING AN OFFER TO PURCHASE, LEASE, EXCHANGE, OR OPTION.

..... (Date)
(Witness) (Buyer)

..... (Date)
(Witness) (Buyer)