

Certificate of the Syndicate

Regarding the Status of the Divided Co-ownership Property

Note to the Syndicate: This certificate template **is for reference only**. It contains the **minimum information** required under the Regulation respecting various rules relating to divided co-ownership that must be provided by the seller to a prospective buyer. Additional information or documents deemed relevant by the syndicate may be added to this certificate to support an informed decision.

Note to the Prospective Buyer : This certificate is for the exclusive use of the person to whom it was provided by the seller. The information it contains may not be transmitted or disclosed to third parties.

1. IDENTIFICATION OF THE PRIVATE PORTION

No.	Street	Apt. No.

City	Postal Code

2. FINANCIAL INFORMATION

Reserve Fund

Total amount in the reserve fund (as of the date of the certificate)	Amount available in the reserve fund at the beginning of the current year as recommended by the reserve fund study
\$	\$

Contributions of co-owners to common expenses (for the last three (3) years)

Year	Total amount required	Total amount paid
1	\$	\$
2	\$	\$
3	\$	\$

Total amount of liquid assets available to the syndicate to pay current expenses
\$

Surplus or deficit (as applicable) of the financial statements (for the last three (3) financial statements)

Year	Surplus	Deficit
1	\$	\$
2	\$	\$
3	\$	\$

Provisional Budget

Is the provisional budget attached to this document?

Yes

3. INSURANCE INFORMATION

Is the syndicate the holder of all insurance policies required under Article 1073 of the Civil Code?

Yes

What is the total amount in the self-insurance fund as of the date of this certificate?

\$

What is the highest deductible under the insurance policies held by the syndicate?

\$

4. LEGAL INFORMATION

Amendments to the declaration of co-ownership
(in the last three (3) years)

Year		Amendment(s)
1		
2		
3		

Ongoing litigation involving the syndicate and subject to court proceedings

5. INFORMATION ABOUT THE BUILDING AND THE PRIVATE PORTION

Inspections or expert assessments carried out at the initiative of the syndicate

(in the last five (5) years)

Year		Inspection(s) or assessment(s) carried out	Private portion (P) or common portion (CP)
1			
2			
3			
4			
5			

Major repairs and replacements carried out on common portions, and their cost

(in the last five (5) years)

Year		Major repair(s) or replacement(s) carried out	Cost
1			\$
2			\$
3			\$
4			\$
5			\$

Major repairs and replacements planned for common portions, and their estimated cost
(for the next ten (10) years)

Year		Planned major repair(s) or replacement(s)	Planned date	Estimated cost
1				\$
2				\$
3				\$
4				\$
5				\$
6				\$
7				\$
8				\$
9				\$
10				\$

Claims that have affected the private portion being sold or the common portions
(in the last five (5) years)

Year		Date	Claim(s)	Private portion (P) or common portion (CP)
1				
2				
3				
4				
5				

6. OTHER ATTACHED DOCUMENTS (AT THE SYNDICATE'S DISCRETION)

(e.g., declaration of co-ownership, building by-laws, reserve fund study, etc.)

Document name	
1	
2	
3	
4	
5	

7. ADDITIONAL INFORMATION (AT THE SYNDICATE'S DISCRETION)

--

I, the undersigned, _____, in my capacity as _____
(insert the title of the person signing), authorized by the syndicate to provide this certificate to the seller, certify
that, to my knowledge, the information contained in this document is true and accurate.

Signature

Signed in _____, on _____