



PRINCE EDWARD ISLAND REAL ESTATE ASSOCIATION PROPERTY DISCLOSURE STATEMENT



Approved by The Prince Edward Island Real Estate Association for use by members.

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For Property Located at 76 Cheryl Warren Grove PE C0A 1H5 PID# 757799

THE SELLERS ARE RESPONSIBLE FOR THE ACCURACY OF THE ANSWERS ON THIS DISCLOSURE STATEMENT, THIS DISCLOSURE STATEMENT WILL FORM PART OF THE CONTRACT OF PURCHASE AND SALE SIGNED BY THE SELLERS AND BUYERS.

IMPORTANT NOTE TO SELLERS

1. In the absence of a form such as this, and unless specifically asked, the seller is under no legal obligation to volunteer information about any property deficiency. This general rule of law is called Caveat Emptor. One important exception to the rule of Caveat Emptor is that if the seller is aware of a defect which is hidden, and it is so serious that it represents a health or safety hazard, or renders the property unusable, then they WILL have a legal obligation to voluntarily disclose this category or defect, even if not asked about it.
2. If the seller agrees to respond to these or any other questions about the property, there is a legal duty on the seller to do so honestly and completely. Courts have determined that sellers are liable for giving a false answer and also liable for giving an incomplete or partial answer which may lull the buyer in a false impression of the property.
3. The questions are based on the seller's actual knowledge, asking if you are "aware" of the circumstances in question. An accurate completion of this form will document exactly what statements were made about the property, reducing the opportunity for buyers to false allegations of misrepresentation.
4. This form is to be completed in the seller's own writing in order to avoid any misunderstanding. Sellers who request a REALTOR® to assist in completion of this form agree that the REALTOR® is not responsible to verify the information provided by the seller. Although REALTORS® may assist the seller by commenting on the questions, REALTORS® shall not provide or be responsible for the statements(s) of the seller.

The seller acknowledges that they have completed this form to the best of their knowledge and that they have read and understood the noted cautions and limitations of this form.

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 SELLER **Gurpreet Bela**
 SELLER

04/04/24
 DATED
 DATED

IMPORTANT NOTE TO BUYERS

1. This form provides written statements about the physical condition of the property which may result in remedies available to a Buyer that may not exist if such statements were only verbal or not made at all. A buyer must remember the seller's answers to the question in this form are based on only the seller's knowledge, or accuracy of the seller's recollection, which may be limited.
2. The buyer acknowledges that neither the Buyer agent nor the listing agent are responsible for the accuracy of the written statements made by the seller in this form. Almost all real estate has an existing deficiency of some sort.
3. Caveat Emptor ("buyer beware") is a legal maxim that often applies to the purchase and sale of real estate in Prince Edward Island. As a general rule, in the absence of a form such as this, a seller is not required to voluntarily disclose all known facts affecting the value of the property which may be material to the buyer, and has no legal obligation to point out any deficiencies unless the defect is hidden, and is so serious that it results in a health or safety hazard, or renders the property unusable.
4. Prior to completing an offer to purchase or relying on statements contained herein, the Buyer is strongly advised to:
 - 1) hire a qualified engineer, property building inspector, or other expert, to examine the property and its features and deficiencies;
 - 2) use the services of a REALTOR® or lawyer to incorporate specific terms and conditions to the contract.

The Buyer acknowledges that they have received a copy of this statement on the _____ day of _____ 20____; and that they have read and understood the noted cautions and limitations of this form.

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BUYER
 BUYER

As of _____ the seller acknowledges that no changes to the subject property have occurred since the original document date. Any changes are noted below and are to be initialed by the Buyer.

Dated at _____ this _____ day of _____, _____.

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SELLER **Gurpreet Bela**
 SELLER

ADDITIONAL NOTES: