This Document is in the form approved by the

WORKING GROUP ON LAWYERS AND REAL ESTATE

on **February 14, 2020**

**Condo Buyers’ Information Form**

Please provide the following information which your lawyer requires to complete the purchase of your condominium unit. **Please return by mail, fax or email.** Please note that we are unable to start working on your transaction until we receive this questionnaire properly completed. For any further information on anything in this form, we invite you to consult the Buyers’ Condominium Guide at [www.lawyersworkinggroup.com/BuyersCondominiumGuide](http://www.lawyersworkinggroup.com/BuyersCondominiumGuide).

1. Full legal Name(s) and date(s) of birth of party(ies) to be on title:

|  |  |  |
| --- | --- | --- |
| Name | Date of Birth | Spousal Status |
| (1) |  |  |
| (2) |  |  |

1. How do you wish to take title? \_\_\_\_ as Joint Tenants \_\_\_\_ as Tenants in Common (**NOTE**: - Joint tenancy – if an owner dies, the surviving joint tenant(s) will own the entire property by right of survivorship. // Tenants in common – if an owner dies, the ownership interest of that owner becomes part of their estate and passes under his or her will or in accordance with intestacy legislation if no will.)

Contact Information:

Current Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Home Number: (1) \_\_\_\_ - \_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_ - \_\_\_\_\_\_\_\_\_\_\_\_\_

Work Number: (1) \_\_\_\_ - \_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_ - \_\_\_\_\_\_\_\_\_\_\_\_\_

Cell Number: (1) \_\_\_\_ - \_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_ - \_\_\_\_\_\_\_\_\_\_\_\_\_

Email: (1) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**NOTE**: Unless you advise us otherwise, by providing the above contact information you authorize us to contact you using these communications channels.

1. We will require two pieces of valid government issued photo identification that are not health cards and which show your names as set out above in paragraph 1. Please list the ID you plan to present for each (only one need have a photo):

|  |  |
| --- | --- |
| (1) | (2) |
| (1) | (2) |

1. Do you have any plans to be away on or near the closing date? \_\_\_\_\_Yes \_\_\_\_\_No details: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. Are you a first time homebuyer? (i.e. you’ve never been on title to real estate anywhere in the world). \_\_\_\_ Yes \_\_\_\_\_ No
3. Has your spouse been on title to real estate anywhere in the world during your marriage? \_\_\_\_ Yes \_\_\_\_\_ No
4. If you are first time homebuyers in Toronto, each title holder must provide all of their addresses for the last 10 years. (Leave blank if the property is not in Toronto)

|  |  |
| --- | --- |
| (1) | (2) |
| (1) | (2) |
| (1) | (2) |

1. Will you get a mortgage? If yes, please provide the following information:

|  |  |
| --- | --- |
| Lender Name: | Lender Contact Person’s Name: |
| Broker’s Name, if any: | Broker Contact Person’s Name: |
| Lender’s Tel. # | Broker’s Tel. # |
| Lender’s Email: | Broker’s Email: |
| Guarantor: \_\_\_\_\_No \_\_\_\_\_ Yes, name: | |
| Private mortgage: \_\_\_\_\_ No \_\_\_\_ Yes | Relationship of private lender to you: |
| If you currently have details about your mortgage, please provide the following information: | |
| Amount of Mortgage: | Term: |
| Interest Rate: | Payment frequency: Monthly/Semi/Other: \_\_\_\_\_\_ |
| Type: \_\_\_\_ Conventional \_\_\_\_ Line of Credit \_\_\_\_\_ Dual (commonly known as a home equity loan or home equity line of credit) | |

1. Are you getting a bridge loan if you are purchasing before you sell your existing property? \_\_\_\_\_Yes \_\_\_\_\_No,

with whom: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. Are you selling on the same day as your purchase? \_\_\_\_\_Yes \_\_\_\_\_No
2. When are you expecting to move in? Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
3. Please provide the details of what you will buy:

|  |  |  |
| --- | --- | --- |
| Type of Unit | Will it be… | 1 or more, indicate number |
| Dwelling: (\_\_\_) Yes (\_\_\_) No | (\_\_) Owned (\_\_) leased  (\_\_) assigned | (\_\_\_) 1 (\_\_\_) 2 (\_\_\_) number |
| Parking: (\_\_\_) Yes (\_\_\_) No | (\_\_) Owned (\_\_) leased  (\_\_) assigned | (\_\_\_) 1 (\_\_\_) 2 (\_\_\_) number |
| Storage: (\_\_\_) Yes (\_\_\_) No | (\_\_) Owned (\_\_) leased  (\_\_) assigned | (\_\_\_) 1 (\_\_\_) 2 (\_\_\_) number |

Describe the parking: (\_\_\_\_) private driveway (\_\_\_\_)mutual driveway

(\_\_\_\_)front pad parking (\_\_\_\_)garage (\_\_\_\_)street parking

(\_\_\_\_)exclusive use common element (\_\_\_\_)other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. What do you believe is included in the common elements:

(\_\_\_) games room (\_\_\_) meeting room (\_\_\_) guest suite (\_\_\_) superintendent suite

(\_\_\_) sauna (\_\_\_) hot tub (\_\_\_) swimming pool (\_\_\_) tennis court (\_\_\_) other: \_\_\_\_\_\_\_\_\_

1. Are you aware of any recent renovations to the property, unit or common elements requiring building permits: \_\_\_\_\_Yes \_\_\_\_\_No, provide details:

|  |
| --- |
|  |

1. Are you aware of any changes to the common elements which exist or which you may require (e.g. awnings, solarium, etc…)(Section 98 Agreement)? Please explain:

|  |
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|  |

1. Are you aware of any additions or improvements to the unit? Please explain:

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|  |

1. Have you been told of any work that is planned on the building or other parts of the condominium property? Have you been told to expect a special assessment? \_\_\_\_\_Yes \_\_\_\_\_No. Explain: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
2. Is there anything unusual about the property or of specific concern to you that we should be aware of?

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|  |

1. Briefly describe the intended use of or renovations you plan for the property:

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|  |

1. New Home Warranties provide protection for a number of years, please indicate year of construction of the unit you are buying or approximate age of the condominium: \_\_\_\_\_\_\_
2. Insurance: Your Lender will require the insurance particulars, which we will obtain from the condominium corporation. It remains advisable for you to obtain unit owner insurance - Consult your insurance broker.
3. Do you intend to reside in the dwelling unit? \_\_\_\_\_Yes \_\_\_\_\_No
4. Have you read the Rules and Declaration of the condominium corporation? \_\_\_\_\_Yes \_\_\_\_\_No
   1. If someone other than your immediate family is moving into the unit (friends, roommates, tenants or other):
      1. Have you confirmed that this is permitted? \_\_\_\_\_Yes \_\_\_\_\_No
      2. Do you need us to verify if this is permitted? \_\_\_\_\_Yes \_\_\_\_\_No
   2. If you have pets or contemplate getting one to live in the unit:
      1. Have you confirmed that pets are permitted? \_\_\_\_\_Yes \_\_\_\_\_No
      2. Do you need us to verify that pets are permitted? \_\_\_\_\_Yes \_\_\_\_\_No
   3. If you smoke (tobacco or cannabis):
      1. Have you confirmed that smoking is permitted? \_\_\_\_\_Yes \_\_\_\_\_No
      2. Do you need us to verify that smoking is permitted? \_\_\_\_\_Yes \_\_\_\_\_No
   4. If you intend to rent out the property on a short- term basis (i.e. Airbnb)
      1. Have you confirmed such rentals are permitted? \_\_\_\_\_Yes \_\_\_\_\_No
      2. Do you need us to verify that such rentals are permitted? \_\_\_\_Yes \_\_\_No
5. Do you have a recent status certificate? \_\_\_\_\_Yes \_\_\_\_\_No
   1. If you have, please provide us with a copy.
   2. Do you want us to order one on your behalf? \_\_\_\_\_Yes \_\_\_\_\_No
6. Are all Buyers Canadian citizens or permanent residents of Canada? \_\_\_\_\_Yes \_\_\_\_\_No
7. Is there any other information, specific concerns or issues you wish to advise/speak to your lawyer about? Please elaborate below.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_