



DESCRIPTION OF SALES DOCUMENTS

Please note all sales documents are available on the website for your review under Useful Info. If you have any questions, please contact our office at 604-938-9222.

Disclosure Statements

**YOU MUST REVIEW THE DISCLOSURE STATEMENT PRIOR TO YOUR SALES APPOINTMENT.
YOU WILL BE REQUIRED TO SIGN A DECLARATION TO THIS EFFECT.**

There will be one disclosure statement for each development at Cheakamus Crossing. This is a legal document providing detailed information regarding the development. This is where you will find the strata budget and strata fees among other important information. If you have any questions, feel free to call our office on 604 938 9222.

Contract of Purchase and Sale

This is a standard document for all purchases at Cheakamus Crossing. During your appointment we will complete the contract specific to the property you are purchasing and all parties who are going to be registered on Title will need to sign it. **Note: purchase price on contract will be inclusive of Net GST.**

Receipt of disclosure

Included within the contract will be a page that you will need to sign to acknowledge having received, read and understood the disclosure statement.

Subject removal addendum

All contracts of Purchase and Sale will be subject to you securing financing within 14 days. You will need to sign this form within 14 business days following completion of the Contract of Purchase and Sale, acknowledging that you have secured the necessary financing for your purchase.

Appliances & Upgrade addendum

At the time of your appointment you will need to make the following choices:

Choice for appliances: white, black or stainless steel (stainless steel will be standard unless otherwise specified)

Upgrade: whether you would like to upgrade the kitchen cabinetry from laminate to wood. The upgrade is offered at an extra cost of \$2,500 across all properties.

Working with a Realtor

It is a legal requirement under the Real Estate Services Act that a real estate service provider disclose the nature of their relationship with all parties associated in a real estate trade. To help explain this, we will ask you to read and understand the document entitled "Working with a Realtor" which has been put together by the British Columbia Real Estate Association. This brochure explains the various types of relationships that consumers may have with a real estate broker and sales person. The section relevant to your purchase at Cheakamus Crossing is ***no agency relationship***.

Agency Disclosure

This form is to verify that you understand that there is no agency relationship between Whistler Real Estate Co. as the broker and yourself as the purchaser.

FINTRAC

New federal laws and regulations dealing with money laundering and anti-terrorist financing that came into effect on June 23rd, 2008 require real estate agents and brokers to collect and verify personal information from buyers and sellers. These new regulations are part of federal legislation (Bill C-25) passed in 2007 that requires a number of industries, including real estate, to do more to help stop money laundering and terrorist financing. The regulations are enforced by the federal agency known as the Financial Transactions and Reports Analysis Centre of Canada, or FINTRAC.

To complete this form you will need to bring a piece of photo ID with you to your appointment.

Limited Power of Attorney (POA)

The Limited Power of Attorney allows you to appoint someone else to execute your purchase at Cheakamus Crossing on your behalf. You would only need to use this if you were not going to be able to attend your sales appointment. Please call our office if this applies to you.