

**Kohabit**

Condo management, finally simple and calm.

CERTIFICATE ON THE CONDITION OF THE DIVIDED CO-OWNERSHIP

Syndicate's certificate (art. 1068.1 C.C.Q.)

Syndicate	(syndicate name)
Building	(address)
Date of the certificate	(YYYY-MM-DD)

1. IDENTIFICATION OF THE PRIVATE PORTION

Unit concerned (unit number and lot number)

Full address of the unit

Selling co-owner

2. FINANCIAL INFORMATION

Contingency fund: total amount as of the date of the certificate (\$)

Amount recommended by the fund study for the start of the current year (\$), and date of the study

Liquidity available for current expenses (\$)

Contributions to common expenses, year 1 (required / paid, \$)

Contributions to common expenses, year 2 (required / paid, \$)

Contributions to common expenses, year 3 (required / paid, \$)

Surplus or deficit of the last three financial statements (by year, \$)

Projected budget annexed

☐ Yes ☐ No

3. INSURANCE INFORMATION

Insurance required by art. 1073 C.C.Q. subscribed by the syndicate

☐ Yes ☐ No

Amount of the self-insurance fund as of the date of the certificate (\$)

Highest deductible provided for by the subscribed insurance (\$)

4. LEGAL INFORMATION

Ongoing litigation before a court to which the syndicate is a party (or "none")

Amendments to the declaration of co-ownership over the last 3 years (or "none")

5. INFORMATION ON THE BUILDING AND THE PRIVATE PORTION

Inspections and expert assessments carried out at the syndicate's initiative (last 5 years)

Major repairs and replacements made to the common portions (5 years), and costs

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

Losses affecting the unit concerned or the common portions (last 5 years)

6. ANNEXED DOCUMENTS (AT THE SYNDICATE'S DISCRETION)

Check the documents enclosed

☐ Projected budget ☐ Declaration of co-ownership ☐ Building by-laws ☐ Contingency fund study

7. CERTIFICATION AND SIGNATURE

I, the undersigned, a person authorized by the syndicate, certify that to my knowledge the information contained in this document is truthful and accurate.

Name

Capacity (title)

Signed in (city), on (date)

Signature

Note to the buyer: this certificate is for the exclusive use of the person to whom it was given by the seller. This template is provided for informational purposes and does not constitute legal advice.