

**ADC1. REFERENCE TO PRINCIPAL FORM**

In the case of a divided co-ownership, the following clauses supplement or replace, as indicated herein, those set forth in the PPC form- \_\_\_\_\_ and form an integral part thereof.

**ADC2. SUMMARY DESCRIPTION OF THE IMMOVABLE**

The clause 3.1 of the form identified in section ADC1 is replaced by the following:

3.1 The immovable held in divided co-ownership is designated as follows:

NUMBER	STREET	APT.	CITY	PROVINCE	POSTAL CODE
CADASTRAL DESCRIPTION OF PRIVATE PORTIONS		OF PARKING SPACE		OF STORAGE SPACE	
APPROXIMATE DIMENSIONS OF PRIVATE PORTIONS		APPROXIMATE AREA OF PRIVATE PORTIONS			

and all related rights in common portions:

SHARE OF COMMON PORTIONS	CADASTRAL DESCRIPTION OF COMMON PORTIONS
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The immovable held in divided co-ownership includes:

_____ parking space(s), number(s)	_____ <input type="checkbox"/> private portion	<input type="checkbox"/> common portion for restricted use
	<input type="checkbox"/> other: _____	<input type="checkbox"/> indoor <input type="checkbox"/> outdoor
_____ storage space(s), number(s)	_____ <input type="checkbox"/> private portion	<input type="checkbox"/> common portion for restricted use
	<input type="checkbox"/> other: _____	<input type="checkbox"/> indoor <input type="checkbox"/> outdoor

By initialing this box, the BUYER acknowledges that the area and dimensions specified herein are approximate but can be checked against a certificate of location prepared at his own expense.

(hereinafter called "the IMMOVABLE")

**ADC3. INSPECTION BY A PERSON CHOSEN BY THE BUYER**

**WARNING: A PROMISE TO PURCHASE WITHOUT AN INSPECTION CLAUSE IS APPROPRIATE ONLY IN SPECIAL CIRCUMSTANCES, FOR EXAMPLE WHEN THE BUILDING IS TO BE REPLACED OR SUBSTANTIALLY RENOVATED.**

The clause 8.1 of the form identified in section ADC1 is replaced by the following:

8.1  This promise to purchase is conditional upon the BUYER being permitted to have the IMMOVABLE, including common portions, inspected by a building inspector or a professional within a period of \_\_\_\_\_ days following acceptance of this promise to purchase, and the SELLER undertakes to cooperate to obtain all required authorizations from the syndicate of co-owners or the co-owners to achieve this. Should this inspection reveal the existence of a factor relating to the IMMOVABLE and liable to significantly reduce the value thereof, reduce the income generated thereby or increase the expense relating thereto, the BUYER shall notify the SELLER, in writing, and shall give him a copy of the inspection report within four (4) days following the expiry of the above-mentioned time period. This promise to purchase shall become null and void upon receipt, by the SELLER, of this notification together with a copy of the inspection report. Should the BUYER fail to notify the SELLER within the time period and in the manner specified above, he shall be deemed to have waived this condition.

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**By initialing this box**, the BUYER acknowledges having been informed of his right to have the IMMOVABLE, including all common portions, inspected by a building inspector or a professional, but having decided to limit such inspection to the private portion only. The provisions of the above paragraph shall apply to the inspection report concerning the private portion. He also acknowledges having been informed by the broker identified in clause 2.1 of the risks of waiving an inspection of the common portions.

OR

**By initialing this box**, the BUYER acknowledges having been informed of his right to have the IMMOVABLE inspected by a building inspector or a professional and having waived his right to do so. He also acknowledges having been informed by the broker identified in clause 2.1 of the risks of waiving an inspection.

#### ADC4. OTHER DECLARATIONS BY THE SELLER

In addition to the declarations made in section 9 of the form identified in section ADC1, the SELLER shall add, to the best of his knowledge:

- a)  not to have received **OR**  to have received a notice of special assessment from the syndicate of co-owners.
- b)  not to have received **OR**  to have received a notice of violation from the syndicate of co-owners that could have consequences for the BUYER.
- c) Unless otherwise stipulated in clause 12.1 or in any other annex forming an integral part of this promise to purchase, that the information contained in the form "Request for information to the syndicate of co-owners", attached to this promise to purchase, has not changed since the form was obtained.

#### ADC5. DECLARATIONS AND OBLIGATIONS COMMON TO THE BUYER AND THE SELLER

The clause 10.3 of the form identified in section ADC1 is supplemented by the following:

**ADJUSTMENTS RELATING TO THE CONTINGENCY FUND OR OTHER CO-OWNERSHIP FUND AND SYNDICATE'S CLAIM** – There will be no adjustment relating to the contingency fund or other co-ownership fund. There will be adjustments relating to common expenses payable monthly or periodically.

The syndicate's claim shall be payable by the owner when it becomes liquid and exigible, regardless of the date of the meeting of co-owners at which the expense was approved. The claim is liquid when it is determined or known, and it is exigible when it is due or claimable.

#### ADC6. INITIALS (ALL COPIES MUST BE INITIALED)

BUYER 1

BUYER 2

WITNESS

SELLER 1

SELLER 2

AUTHORIZED PERSON  
(SECTION 34 PCA)