

Receipt of Funds Record

NOTE: A Receipt of Funds record is required by the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* for every amount of funds that a REALTOR® member receives in the course of a single purchase or sale real estate transaction.

A REALTOR® does NOT have to complete a Receipt of Funds Record if:

- (i) the funds are received from a financial entity or a public body that is buying or selling; or,
- (ii) a Large Cash Transaction Record must be completed; or,
- (iii) the deposit does not go into the trust account of a licensed practitioner. In other words, if the deposit goes directly into the account of a builder, lawyer or notary, or developer, a Receipt of Funds Record does not have to be completed by a member acting as the buyers' agent.

When this Record is completed, it is the responsibility of the broker to ensure that a record is kept for five years from the date it was created.

- (i) When a REALTOR® member completes a Receipt of Funds Record, they must also complete an Identification Information Record at the same time, unless the Identification Information Record was completed prior to the receipt of funds.
- (ii) When both the buyer and seller are represented, it is the agent of the buyer who is required to complete and retain a Receipt of Funds Record in respect of the deposit made, regardless of who retains the deposit.

Transaction Property Address: 2318 Devon Court
Kelowna, BC.
V1Z 3L5

Sales Representative/Broker Name: Leesa Fournier Sage Executive Group Real Estate

Date: June 22, 2016

1. Amount of Funds Received: 8000.00 **Currency:**

☐ Cheque ☐ Certified Cheque ☐ Cash ☒ Bank Draft

☐ Other, explain:

(a) If cash, indicate method of receipt (in person, mail, courier, other (explain))

(b) If cheque, indicate: Number of account:

Financial Institution: T.D. Name of account holder: Linda & Jason Sehn

2. Date of receipt of funds: June 22, 2016

3. Account where funds were deposited (eg. Broker's trust account):

Where there are two agents involved in a transaction and the funds are deposited in the listing agent's account the buyer's agent is responsible for completing the receipt of funds record. However, the buyer's agent is not required to include the number and type of the listing agent's account or the name of the person or entity that is the holder of that account if, after taking reasonable measures, they are unable to do so. Further, if dealing with trust accounts, although the buyer's agent must indicate that the funds were deposited into the listing agent's trust account, the buyer's agent would not be required to include the number of the trust account or the name or entity that holds the trust account.

Note that if multiple accounts are affected, information on all accounts affected needs to be recorded. For example, assuming the buyer's agent transfers funds from their account into the listing agent's account, both accounts are affected by the transaction and therefore both numbers are to be recorded on the Receipt of Funds Record. However, the features noted in the previous paragraph with respect to the listing agent's accounts still apply.

Indicate type of account where deposit has been made: ☒ Trust ☐ Other

Number of account: **Name of account holder:**

4. Purpose of funds (e.g., deposit for purchase): deposit for purchase

5. Other details concerning receipt of funds:



77235600

The Toronto-Dominion Bank605 K.L.O. ROAD UNIT 16
KELOWNA, BC V1Y 8E7

DATE

2016-06-22

YYYYMMDD

Transit-Serial No.

715-77235600

Pay to the Order of Sage Executive Realty In Trust

\$ *****8,000.00

EIGHT THOUSAND**00/100 Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Countersigned

Number

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈ 77235600 ⑈ ⑆09612⑈004⑆

⑈ 3808 ⑈

ADDRESS OF PROPERTY: 2318 Devon Court

Kelowna, BC.

V1Z 3L5

P.I.D.: 016-071-549

DATE OF CONTRACT: June 6, 2016

BUYER: Linda Sehn Jason Sehn

SELLER: Jaso Hecimovic

Ankica Nadj-Hecimovic

A. REMOVAL / WAIVER OF "SUBJECT TO CLAUSE"

WITH REFERENCE TO THE ABOVE THE SUBJECT TO CLAUSE(S) AS NOTED BELOW, IS /ARE REMOVED/WAIVED. TIME SHALL REMAIN OF THE ESSENCE.

5. LEVIES Subject to the Buyer(s) verifying and approving SEWER and/or WATER LEVY and all related expenses by June 22, 2016. The Seller shall provide a copy of the most recent tax notice to the Buyer, if available. This condition is for the sole benefit of the Buyer(s)

5. FIRE INSURANCE Subject to the Buyer(s) obtaining approval for FIRE/PROPERTY INSURANCE, satisfactory to the Buyer(s), on the property located at 2381 Devon Court, by June 22, 2016. This condition is for the sole benefit of the Buyer(s).

6.. LEGAL ADVICE Subject to the Buyer(s) obtaining and approving legal advice concerning any part of this contract by June 22, 2016. This condition is for the sole benefit of the Buyer(s).

THE PARTIES AGREE THAT: (PLEASE INITIAL APPROPRIATE SET OF BOXES)

☐	☐
BUYER	SELLER

☐	☐
BUYER	SELLER

ADDITIONAL SUBJECT CLAUSE(S) REMAIN IN EFFECT ON THIS CONTRACT OF PURCHASE AND SALE.

OR

☒	☐
BUYER	SELLER

ALL CONDITIONS HAVE BEEN REMOVED AND THIS CONTRACT IS NOW UNCONDITIONAL.

WITNESS TO BUYER(S) SIGNATURE X

Linda Sehn

(BUYER) X

Jaso Hecimovic

DATE X JUNE 22 2016

(BUYER) X

Ankica Nadj-Hecimovic

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

(SELLER)

B. APPOINTMENT OF CONVEYANCER

THE BUYER HEREBY APPOINTS

Jodie Taylor

TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

OF

*Jodie Taylor Law Group
West Kelowna, BC*

WITNESS TO BUYER(S) SIGNATURE X

(BUYER) X

Linda Sehn

DATE X JUNE 22 2016

(BUYER) X

OF

THE SELLER HEREBY APPOINTS

TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

(SELLER)

ADDRESS OF PROPERTY: 2318 Devon Court Kelowna, BC. V1Z 3L5
P.I.D.: 016-071-549
DATE OF CONTRACT: June 6, 2016
BUYER: Linda Sehn Jason Sehn SELLER: Jaso Hecimovic Ankica Nadj-Hecimovic

A. REMOVAL / WAIVER OF "SUBJECT TO CLAUSE"

WITH REFERENCE TO THE ABOVE THE SUBJECT TO CLAUSE(S) AS NOTED BELOW, IS / ARE REMOVED/WAIVED. TIME SHALL REMAIN OF THE ESSENCE.

1. TITLE SEARCH Subject to the Buyer(s) on or before June 22, 2016, searching and approving title to the property against the presence of any charge or other feature, whether registered or not, that may reasonably affect the property's use or value. This condition is for the sole benefit of the Buyer(s).
2. PROPERTY DISCLOSURE STATEMENT Subject to the Buyer(s) on or before June 22, 2016 approving the Property Disclosure Statement dated June 2016, with respect to the information that reasonably may adversely affect the use or value of the property. If approved, such statement will be incorporated into and form part of this contract. This condition is for the sole benefit of the Buyer(s). The attached Property Disclosure Statement dated June 2016, is incorporated into and forms part of this contract.
3. HOME & PROPERTY INSPECTION Subject to the Buyer(s), at the Buyer's expense, obtaining and approving a HOME & PROPERTY INSPECTION REPORT on the property by June 22, 2016 from a qualified professional Home Inspector of the Buyer's choice. The seller agrees to allow access to the property upon reasonable notice. This condition is for the sole benefit of the Buyer(s).
4. BUYER FINANCING Subject to a FIRST MORTGAGE being made available and acceptable to the Buyer(s) at current interest rates by June 22, 2016. This condition is for the sole benefit of the Buyer(s).

THE PARTIES AGREE THAT: (PLEASE INITIAL APPROPRIATE SET OF BOXES)

☐	☐
BUYER	SELLER

☐	☐
BUYER	SELLER

ADDITIONAL SUBJECT CLAUSE(S) REMAIN IN EFFECT ON THIS CONTRACT OF PURCHASE AND SALE.

OR

☒	☐
BUYER	SELLER

☐	☐
BUYER	SELLER

ALL CONDITIONS HAVE BEEN REMOVED AND THIS CONTRACT IS NOW UNCONDITIONAL.

WITNESS TO BUYER(S) SIGNATURE X

Linda Sehn

(BUYER) X

Jaso Hecimovic

(BUYER) X

Ankica Nadj-Hecimovic

DATE X JUNE 22 2016

(SELLER)

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

B. APPOINTMENT OF CONVEYANCER

THE BUYER HEREBY APPOINTS *Jodie Taylor* OF *Jodie Taylor Law Group, West Kelowna - B.C.*
TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO BUYER(S) SIGNATURE X

Linda Sehn

(BUYER) X

Jaso Hecimovic

(BUYER) X

Ankica Nadj-Hecimovic

DATE X JUNE 22 2016

THE SELLER HEREBY APPOINTS *Jodie Taylor* OF *Jodie Taylor Law Group, West Kelowna - B.C.*
TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO SELLER(S) SIGNATURE

(SELLER)

DATE

(SELLER)

TITLE SEARCH PRINT

2016-03-09, 13:35:36

File Reference:

Requestor: Kent Jorgenson

Declared Value \$412000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CA4328422

LB382553

**Application Received**

2015-04-10

Application Entered

2015-04-14

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

JOSO HECIMOVIC, LABORER
ANKICA NADJ-HECIMOVIC, FOOD SERVICE WORKER
2318 DEVON COURT
WEST KELOWNA, BC
V1Z 3L5
AS JOINT TENANTS

Taxation Authority

KELOWNA ASSESSMENT AREA

Description of Land

Parcel Identifier:

016-071-549

Legal Description:

LOT 4 DISTRICT LOT 505 OSOYOOS DIVISION YALE DISTRICT PLAN 43105

Legal Notations

NONE

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

W2988

Registration Date and Time:

1984-01-17 14:20

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH
COLUMBIA

C/O MINISTRY OF ENVIRONMENT

Remarks:

THE REGIONAL DISTRICT OF CENTRAL OKANAGAN
INTER ALIA INCLUDES AN INDEMNITY UNDER SECTION
215(2)(A) LTA PART FORMER LOT 2 PLAN 34514 AND
PART LOT 1 PLAN 34514

TITLE SEARCH PRINT

2016-03-09, 13:35:36

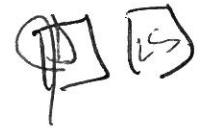
File Reference:

Requestor: Kent Jorgenson

Declared Value \$412000

Nature: COVENANT
Registration Number: KD50244
Registration Date and Time: 1990-06-12 15:54
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
C/O MINISTRY OF HEALTH
Remarks: INTER ALIA
SECTION 215 LTA

Nature: STATUTORY BUILDING SCHEME
Registration Number: KD50245
Registration Date and Time: 1990-06-12 15:54
Remarks: INTER ALIA
LAND TITLE ACT SECTION 216
MODIFIED BY KD86994



Nature: STATUTORY BUILDING SCHEME
Registration Number: KD86994
Registration Date and Time: 1990-10-31 10:32
Remarks: INTER ALIA
MODIFICATION OF KD50245

Nature: MORTGAGE
Registration Number: CA4328423
Registration Date and Time: 2015-04-10 10:12
Registered Owner: SCOTIA MORTGAGE CORPORATION
INCORPORATION NO. A0085153

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

PAGE 1 of 3 PAGES

RE/MAX
Kelowna



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: April 18, 2016

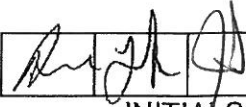
The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 2318 Devon Court
West Kelowna

V123LS

(the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		LS		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		LS		
C. Is there a survey certificate available?	LS	LS		
D. Are you aware of any current or pending local improvement levies/charges?	LS			
E. Have you received any other notice or claim affecting the Premises from any person or public body?		LS		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal ☒ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other _____		LS		
B. Are you aware of any problems with the water system?		LS		
C. Are records available regarding the quantity of the water available?		LS		
D. Are records available regarding the quality of the water available?		LS		
E. Indicate the sanitary sewer system the Premises are connected to: Municipal ☐ Community ☐ Septic ☒ Lagoon ☐ Not Connected ☐ Other _____				
F. Are you aware of any problems with the sanitary sewer system?		LS		
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		LS		
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		LS		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	LS			
B. To the best of your knowledge, is the ceiling insulated?	LS			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		LS		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	LS			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	LS			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		LS		
G. Are you aware of any structural problems with any of the buildings?		LS		
H. Are you aware of any additions or alterations made in the last sixty days?		LS		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		LS		

 LS

INITIALS

April 18, 2016

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 2318 Devon Court

West Kelowna

V123LS

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>h</i>	☒	☒
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>h</i>	☒	☒
L. Are you aware of any damage due to wind, fire or water?		<i>h</i>	☒	☒
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u> </u> / <u> </u> years)		<i>h</i>	☒	☒
N. Are you aware of any problems with the electrical or gas system?		<i>h</i>	☒	☒
O. Are you aware of any problems with the plumbing system?		<i>h</i>	☒	☒
P. Are you aware of any problems with the swimming pool and/or hot tub?			☒	<i>h</i>
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<i>h</i>	☒	☒
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		<i>h</i>		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<i>h</i>		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? <u> </u> ii) When was the energy assessment report prepared? <u> </u>		<i>h</i>		☒
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		<i>h</i>	☒	☒
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		<i>h</i>	☒	☒
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		<i>h</i>	☒	☒

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

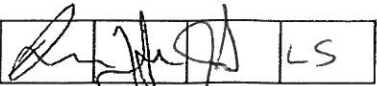
(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation



INITIALS

April 18, 2016

DATE OF DISCLOSURE

PAGE 3 of 3 PAGES

ADDRESS/BARE-LAND STRATA LOT #: 2318 Devon Court

West Kelowna

V12 3L5

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Mary Hesimovic
SELLER(S)

Joao Hesimovic
SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.

The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

X [Signature]
BUYER(S)

X [Signature]
BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

¹PREC represents Personal Real Estate Corporation

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