

Summary of Pre-sale Risks and Buyer Rights

This document highlights important information for you as a purchaser of a pre-sale development unit. This is not a complete summary of your rights and obligations under your purchase agreement.

You are strongly advised to seek independent professional advice and review the **entire** disclosure statement and the purchase agreement with your professional advisor prior to signing your purchase agreement.

Name of Development _____

KEY RISKS OF PURCHASING PRE-SALE DEVELOPMENT UNITS

Review section _____ of the disclosure statement for information regarding the estimated date range for completion of construction. This date range is subject to change. You should review **all** disclosure statement amendments to verify if the developer has changed this date.

There is a risk with all pre-sales that construction may be delayed or **may never** be completed.

Your purchase agreement may include terms allowing the developer to:

- Change the closing date of your purchase;
- Cancel your purchase agreement if certain minimum pre-sale targets are not met, your unit is not ready to be occupied by a certain date, or you fail to pay an amount when required;
- Return your deposit without interest if the developer cancels your purchase agreement; or
- Refuse to allow an assignment of your purchase agreement.

Review BCFA's [Understanding Pre-Sale Purchases](#) brochure to learn about additional pre-sale risks.

CONTRACTUAL RIGHTS

Section _____ of the disclosure statement describes important information about your purchase agreement. You should review this section as it summarizes your and the developer's rights and obligations. Confirm that the developer or its representative has brought this to your attention: Purchaser's Initials _____.

You always have the right to cancel your purchase agreement within seven days of signing the purchase agreement by giving written notice to the developer (see Section 21 of the [Real Estate Development Marketing Act](#)).

You have the right to cancel your purchase agreement if:

- The developer does not obtain and disclose to you that it has received a building permit by _____;
or
within seven days of the developer disclosing to you that it has received a building permit and the building permit shows a material change in the layout or size of your unit, the development, or a major common facility; or
- The developer does not obtain and disclose to you that it has received a satisfactory financing commitment by _____.

These rights **do not** apply if the developer has already disclosed that it has obtained a building permit and a satisfactory financing commitment.

Confirm that the developer or its representative has explained to you whether these rights to cancel your purchase agreement are applicable: Purchaser's Initials _____.