

# WHY DO DOCUMENTS REVIEWERS ASK FOR A COPY OF THE PURCHASE CONTRACT?

**This is the most commonly asked by Realtors. Here are a few of the reasons Condo Check requests this Purchase Contract (PC):**

- ✓ The Purchaser is buying a condominium Unit for which the details are contained in the (PC);
- ✓ The PC provides the legal detail to the Unit, the undivided interest in the common property (Unit Factor), civic address and the legal unit number for any parking stalls also being purchased;
- ✓ The Plan of Redivision number when this applies, and
- ✓ The amount of monthly condominium fee that the seller has represented.

As a document reviewer it is our job to verify that the information in the PC complies with the condominium plan, the condo sheet and the documents provided by the condominium corporation.

When this does not comply or there are critical amendments needed to protect your client we contact the Buyer's Realtor to inform you of any correction or discrepancies that might occur so you sale is not delayed at closing, when the lawyer needs to address the issue.

For example, the legal unit numbers are reverted so the contract has the buyer moving into a parking stall and parking in the residence. Or when the redivision number is not provided at all and this is where the residence is located.

- ✓ As a document review company we are considered a third party to the deal, just as a lawyer is. The listing agreement provides authority for us to have access to information in this capacity.
- ✓ We are bound by Privacy legislation as well.
- ✓ The alternative is to provide a copy of the Titles to the Residential and the Parking Units. Be aware this is limiting us to verifying only the legal descriptions of the condominium unit being purchased.

## **Condo Check® can help**

To protect yourself and your client, recommend Condo Check to your condo buyer or seller. Include a Condo Check operational review of the disclosure documents as part of the transaction.

**If you would like assistance in identifying the condo documents please contact Sandy at Condo Check, to arrange a time:**

Phone: DL (403) 454-6034,  
Cell (403) 830-7798, or  
E-mail: [sandy@condo-check.com](mailto:sandy@condo-check.com)

condocheck®



**The more information you provide the document reviewer the more accurate and thorough our report!**

For Resale buyers - Let the Condo Check Condo Document Review service

- Peace of mind
- Buyer retention
- Buyers refer you to their friends when you save them stress, frustration and money by preventing them from being surprised after buying a condominium.



**Contact the office at 403-509-2250**  
**[intake@condo-check.com](mailto:intake@condo-check.com)**

**[www.condo-check.com](http://www.condo-check.com)**