

交易中的 权益披露 (长期或短期租赁)

BC省金融服务管理局 (BC Financial Services Authority) 是一个法定监管机构, 致力于确保房地产专业人员具备相关技能和知识, 来为您提供高标准的服务。所有房地产专业人员都必须遵守那些有助保障消费者 (例如您) 的规则。我们愿意随时帮助您了解自己作为房地产消费者有什么权利。
请把这份资料单张留作参考。

按照监管规定, 在以下任何情况下, 房地产业执照持有者都必须向您提供这份消费者资料:

- 您正在向房地产业执照持有人或其关联方长期或短期出租房地产, 并且他们有意成为您的租户, 除非他们根据《房地产服务规定》(Real Estate Services Rules) 的第53(2)条 (见第4页) 豁免了此披露要求, 或者
- 您正在打算长期或短期租赁某处房地产, 而该房地产业执照持有人或其关联方拥有其中的权益。

这份披露必须在您与房地产业执照持有人或其关联方*签订任何房地产租赁协议之前向您提供。(*请参阅第4页关于“关联方”的定义)。

当房地产业执照持有人拥有直接或间接个人权益时, 房地产交易中可能出现潜在的风险, 向您提供此披露是为了提高您对这个问题的认识。这些风险可能包括潜在的权益冲突, 或由于知识差异而导致的议价能力差异。房地产业执照持有人通常被视为交易中见多识广的一方, 并且可能比普通消费者 (可能包括您) 更了解相关物业 (例如, 公平市场价值、同类物业的租金) 和整体房地产市场。

如果您对本披露或其可能表明的风险有任何疑问, 您应该向您的房地产业执照持有人咨询和/或寻求独立建议。

强烈建议您 (消费者) 就要租赁的物业的公平市场价值获得独立的建议。

在本文件中

- **A部分**将向您说明谁要进行披露以及他们代表谁。
- 当房地产业执照持有人或其代表的关联方作为租客**租赁您的物业**时, 必须填写**B部分**。
- 当房地产业执照持有人或其代表的关联方**将其物业租赁给您**时, 必须填写**C部分**。

PART A – TO BE COMPLETED BY ALL REAL ESTATE LICENSEES

Notice to (indicate name of either the landlord or the tenant): _____

Street address of the property

Legal description of the property

I, _____ (name of real estate licensee), am licensed under the *Real Estate Services Act*, and disclose to you that:

- I am leasing or renting your property as a tenant (proceed to Part B)
- my associate(s) is (are) leasing or renting your property and I am providing them trading services (proceed to Part B)
- I am leasing or renting my property (proceed to Part C)
- my associate(s) is (are) leasing or renting their property and I am providing them trading services (proceed to Part C)

Name of associate(s)

My relationship to the associate(s)

PART B – TO BE COMPLETED WHEN THE REAL ESTATE LICENSEE OR AN ASSOCIATE THEY REPRESENT IS LEASING OR RENTING THE PROPERTY AS A TENANT

I am / my associate is LEASING OR RENTING the property as a tenant:

- for personal use or other use, or
- to sublet it
- and I, and/or my associate intend to sublet the property with the following terms:

Remuneration:

If you accept my and/or my associate's offer, real estate commission or other remuneration is anticipated to be earned or received in the following amounts:

By me: \$ _____

By my associate: \$ _____

From another tenant: \$ _____

PART C – TO BE COMPLETED WHEN THE REAL ESTATE LICENSEE OR AN ASSOCIATE THEY REPRESENT IS LEASING OR RENTING THE PROPERTY AS A LANDLORD

- I own the property
- I am a tenant (where you will be a subtenant)
- My associate owns the property
- My associate is a tenant (where you will be a subtenant)

REAL ESTATE LICENSEE DISCLOSURE DETAILS

Disclosure – To be completed by the real estate licensee:

I make this disclosure to you in compliance with section 53 of the Real Estate Services Rules under the *Real Estate Services Act* at:

_____ (place) on _____ date

Disclosed by _____ (signature of real estate licensee)

Witnessed by _____ (signature of a person other than the person to whom the disclosure is to be made)

CONSUMER ACKNOWLEDGMENT

This is NOT a contract

I acknowledge that I have received the **Disclosure of Interest in Trade** consumer information page and this disclosure form.

Name (optional)

Date

Name (optional)

Date

Initials (optional)

Date

Initials (optional)

Date

BROKERAGE USE ONLY

A COPY OF THIS FORM MUST BE DELIVERED TO YOUR BROKERAGE. **THIS SECTION IS TO BE COMPLETED BY THE BROKERAGE WHOSE REAL ESTATE LICENSEE IS MAKING THE DISCLOSURE.**

I _____ acknowledge receipt of a copy of this disclosure on behalf of the brokerage of the real estate licensee making this disclosure.

Signature of person acknowledging receipt

Date

Title of person acknowledging receipt on behalf of the brokerage

Note: section 83(1)(a) of the Real Estate Services Rules requires a brokerage to maintain a copy of all written disclosures and any other related acknowledgements under Part 5 Division 2 of the Real Estate Services Rules.

定义

关联方

房地产业执照持有人的关联方是指：

- 其配偶（如《家庭法》（Family Law Act）所定义），
- 信托或房地产信托，执照持有人或其配偶或家族伙伴在其中拥有重大权益或担任受托人，或
- 集团公司、合伙企业、协会、辛迪加或非法人组织，其中执照持有人或其配偶或家族伙伴持有其资本的5%或更多，或有权获得其利润的5%或更多。

若经纪行是集团公司或合伙企业，关联方则指：

- 经纪行的董事、高级职员或合伙人，
- 持有经纪行超过10%有表决权股份的经纪行股东，
- 信托或房地产信托，经纪行或经纪行的董事、高级职员或合伙人在其中拥有重大权益（或担任受托人）
- 集团公司、合伙企业、协会、辛迪加或非法人组织，其中经纪行或经纪行的董事、高级职员或合伙人持有其资本的5%或更多，或有权获得其利润的5%或更多。

53交易中的权益披露

2. 在以下情况下，作为房地产业执照持有人的个人无须根据第(1)条做出披露：

- a. 房地产是该房地产业执照持有人或其配偶或家族伙伴购买的出租房地产，其意图是其自己将在租期内将该房地产用于个人居住目的，
- b. 租约或租赁房地产的协议期限不超过一年，
- c. 租约或协议不包含购买选项或优先购买权，以及
- d. 任何续租选项或任何其他续租条款，无论是否包含在租约或协议中，均不会将总租赁期限，包括任何续租期限，延长超过一年。