Accès à l'étude

Parkings: 5 rue Dancourt, 41 Bd de Rochechouart Métro: Abbesses (12), Anvers

(2), Pigalle (2, 12) Bus: 30, 67, 85



■ 8 place Charles Dullin

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**75018 PARIS** 

**2** 01.88.32.98.80

## REAL ESTATE INFORMATION SHEET (NO CO-OWNERSHIP)

To be returned by email, fax or post (with documents requested hereafter)

IMPORTANT - Under the legislation currently in force, the seller of a real estate property must provide the purchaser with a full information about the property sold. In order to do so, we kindly ask you to fill up this information sheet with as much detail as possible so that your record may be as complete as possible.

Therefore, if some piece of information requested may not seem relevant to you as part of your record, please answer it anyway in order to allow us to give you the best advice.

This information sheet will remain completely confidential. We remain available in order to help you to fill it up; Feel free to contact us.

1 -	Background information on the real estate property	
	Full address:	
٠	Current description of the property (number and type of pieces, number of floors):	
•	Is the property in a subdivision?  If so, does it exist an entity to manage it?  Please provide us with its contact details:	☐ Yes ☐ No ☐ <i>Yes</i> ☐ <i>No</i>
•	Is the property a part of a horizontal condominium?  If so, is this condominium managed by a "syndic"?  Please provide us with its contact details:	☐ Yes ☐ No ☐ Yes ☐ No
٠	Does it exist a wall between your property and your neighbours' ones?  If so, who bear the maintenance costs?	☐ Yes ☐ No
٠	Are you aware if an easement exists on your property?  If so, please specify:	☐ Yes ☐ No
•	Is there any litigation and /or legal proceeding over the property?	☐ Yes ☐ No
٠	Is the property equipped with a fuel oil tank, a sceptic tank?	☐ Yes ☐ No
٠	Is there any litigation and /or legal proceeding over the property?	☐ Yes ☐ No
٠	Is some property equipment still covered by a warranty?  If so, please provide us with a copy of invoices or warranty certificates.	☐ Yes ☐ No
•	Is the property equipped with a smoke detector?	☐ Yes ☐ No
•	Rental situation: is the property occupied or vacant?  If the property is occupied, please provide with a copy of the lease (and any amendment contracts), of the check-in in rent receipt. Plus, let us know the amount of security deposit.	Vacant ☐ Occupied eventory, of the last
	If the property is vacant, was it formerly rented?  If so, please provide us with a copy of the lease, of the last rent receipt, of the termination notice and of the check-ou.	☐ Yes ☐ No tinventory.

•	Has an accidental damage occurred during the last twelve months? If so, please provide us with a copy of the insurance claim, of the insurance policy, of the expert report and, if any, invoices of works.	☐ Yes ☐ No of the quotes or				
•	Use: - ☐ Residential - ☐ Professional - ☐ Commercial - ☐ Other (specify):	☐ Yes ☐ No				
2 -	- Legal commitments					
١	Has the property been the subject of a promise-to-contract agreement since its acquisition? If so, please provide us with a copy of the promise-to-contract agreement.	☐ Yes ☐ No				
•	Has the property been the subject of a pre-emption agreement since its acquisition? If so, please provide us with a copy of the pre-emption agreement.	☐ Yes ☐ No				
3 -	- Furniture					
•	Are some pieces of furniture sold with the property (only pieces of furniture which can be removed from the property without any damages may be taking into account)?  Yes No  If so, please complete the list below (indicating price of each piece (or provide us with a list containing these information).					
4 -	Piece of furniture sold	Price (€)				
		€				
		€				
		€				
		€				
		€				
		€				
		€				
		€				
		€				
		€				
	TOTAL	€				
4.	– Works carried out since you own the property					
•	Since you own the property, have you carried out works (for example: openings in the bearing walls, creating a loggia, relocating pipes, water connections creation, terrace overloading, common parts annexation, façade modification, creation of a mezzanine)?  Yes No  If so: a) Please describe precisely these works and the date they were carried out:					
	if so: a) Please describe precisely these works and the date they were carried out:					
	Please provide us with a copy of invoices issued by companies which carried out these works, and of the professional liab ten-year insurance certificates and, if any, of the "dommage-ouvrage" insurance policy, and the attestation of subscription premiums.					
	b) Did you ask for approbation from the other co-owners and/or from the city hall? If so, please provide us with a copy of those approbations.	☐ Yes ☐ No				
5 -	- Technical regulations					
٠	Regarding the technical diagnoses (asbestos, lead, termites, gas, electricity, energy performance as appropriate us with a copy of the technical report as well as the insurance certificate, the competence certificate of independence of the diagnostician.					
۰	Did you ask a professional to measure the "Carrez surface" area of the property? Is so, please provide us with a copy of it.	☐ Yes ☐ No				

	If no, we recommend you to call on a qualified and insured professional in order to do so.	
•	Please provide us with a " <u>état des risques et pollutions</u> " (usually included in the technical diagnoses report Has the condominium property been compensated because of natural or technological disaster?	).
•	Is the property equipped with a swimming pool?  If so, is the pool protected with a safety system meeting regulatory requirements?	☐ Yes ☐ No ☐ <i>Yes</i> ☐ <i>No</i>
6 -	- Mortgage situation	
•	Did you take out a mortgage loan to buy the property?  If so, please provide us with a copy of the loan contract, of the loan schedule and indicate current contact details of the	☐ Yes ☐ No e lending institution.
	Did you take out a bridge loan waiting the property sale?	☐ Yes ☐ No
•	Is the property under a procedure of seizure?	☐ Yes ☐ No
7 -	- Environmental situation, pollution and establishments classified for environmental	protection
•	Have you carried out polluting activities on the property?	☐ Yes ☐ No
•	As far as you know, were polluting activities carried out on the property in the past?	☐ Yes ☐ No
•	As far as you know, were wastes stored on the property in the past?	☐ Yes ☐ No
•	As far as you know, are polluting activities carried out in the neighbourhood?	☐ Yes ☐ No
•	As far as you know, are underground quarries located under the property?	☐ Yes ☐ No
•	Was the property registered as an establishment classified for environmental protection? <i>If so, do you manage yourself this establishment?</i>	☐ Yes ☐ No ☐ <i>Yes</i> ☐ <i>No</i>
8 -	- Sanitation	
	Is the property connected to the collective sewerage network or has it a private sanitation?  If it is connected to the collective network:  - Does it exist two different sewerage networks for storm water and wastewater?  - Did you commissioned a compliance report by the competent service?  If so, please provide us with a copy of this report.  If it has a private sanitation:  - When did you pump and maintain it for the last time?  - Did you commission a technical report on the sanitation system?  If so, please provide us with a copy of this report.	Collective Private  Yes No Yes No Yes No
9.	– Tax situation	
	<ul> <li>Background information about your tax situation</li> <li>Have you benefited from an investment incentive tax scheme (<i>Scellier, de Robien, etc.</i>)?</li> <li>When purchasing the property, did you benefit of a recovery of VAT?</li> </ul>	☐ Yes ☐ No ☐ Yes ☐ No
	<ul> <li>Has the property generated land deficit that you deducted from your overall income during the last the</li> </ul>	Yes No
Th In	Real estate capital gain the possible tax on real estate capital gain is calculated, declared and paid by the time of sale, by deduction to order to enable us to complete the tax return, please fill up carefully the questionnaire below and send apporting documents.	☐ Yes ☐ No from the sale price.
Th In su	Real estate capital gain ne possible tax on real estate capital gain is calculated, declared and paid by the time of sale, by deduction forder to enable us to complete the tax return, please fill up carefully the questionnaire below and send	☐ Yes ☐ No  From the sale price.  Us, if needed, the

FIELD OF APPLICATION	<ul> <li>Is the property entered on the assets side of the balance sheet of an individual company?  ☐ Yes ☐ No</li> <li>Is the property owned by a company subject to corporate tax?  ☐ Yes ☐ No</li> <li>Is the property sold as you acting as a professional real estate dealer ("marchand de biens")? ☐ Yes ☐ No</li> <li>Are you considered as a non-resident by the French tax administration? ☐ Yes ☐ No</li> <li>Is the property rented under the professional furnished renting tax system ("location meublée professionnelle")? ☐ Yes ☐ No</li> </ul>	If you answered "Yes" to one of the listed questions, the real estate capital gain calculation will be specific, therefore, please contact your notary on that matter.
SYSTEMATIC TAX EXEMPTION CASES	<ul> <li>Is the property your permanent residence?  ☐ Yes ☐ No</li> <li>Is the sale price under €15.000?  ☐ Yes ☐ No</li> <li>Are you owner of the property for more than 30 years?  ☐ Yes ☐ No</li> </ul>	If you answered "Yes" to one of the listed questions, there is no need to answer the questions below.
POSSIBLE TAX EXEMPTION CASES	<ul> <li>Did you own your permanent residence at some point during the last 4 years?</li></ul>	If you answered "Yes" to one of the listed questions, please contact your notary on that matter, in order to determine if you may benefit an exemption.
SELLING COSTS	■ Have you incurred expenses in order to sale the property?  ☐ Yes ☐ No  Example: Technical diagnoses, "Carrez" measurement, tenant compensation, architect's fees,	If so, please provide us with relevant invoices.  These expenses are taken into account to decrease the real estate capital gain.
PURCHASE PRICE	■ The acquisition of the property was:  ☐ FOR VALUE (Sale, exchange, auction, tendering)  ☐ FOR FREE (Donation, gift, inheritance)	If you acquired the property by succession, please provide us with a proof of payment of taxes and with the inheritance declaration.
CONSTRUCTION WORKS	<ul> <li>Did you carry out works (construction, reconstruction, expansion, renovation or improvement) on the property?</li></ul>	If so, please provide us with invoices issued by companies which carried out these works.  Rental costs (for maintenance or reparation) are not taken into account (even for important reparations).  If you took into account some costs in order to decrease your taxable income, these costs cannot be taken into account to decrease the taxable real estate capital gain.

## 10 - Observations or special features

Please, indicate be information may transaction.	elow all infor	rmation you thus do n	think it m ot hesitate	ay be useful to inform	l to bring us about	to your all the	notary's matters	or purchas related to	er's attention.  of the property	Any type of and/or the
Signed in						, on				
The undersigned he/she/they has(ve										on of which

Signature(s):

