

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

If no, we recommend you to call on a qualified and insured professional in order to do so.

- Please provide us with a “**état des risques et pollutions**” (usually included in the technical diagnoses report).
Has the condominium property been compensated because of natural or technological disaster? Yes No
- Is the property equipped with a swimming pool? Yes No
If so, is the pool protected with a safety system meeting regulatory requirements? Yes No

6 – Mortgage situation

- Did you take out a mortgage loan to buy the property? Yes No
If so, please provide us with a copy of the loan contract, of the loan schedule and indicate current contact details of the 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?
If so, do you manage yourself this establishment? Yes No Yes No

8 – Sanitation

- Is the property connected to the collective sewerage network or has it a private sanitation? Collective Private
If it is connected to the collective network:
- Does it exist two different sewerage networks for storm water and wastewater? Yes No
- Did you commissioned a compliance report by the competent service? Yes No
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? Yes No
If so, please provide us with a copy of this report.

9 – Tax situation

- **Background information about your tax situation**
 - Have you benefited from an investment incentive tax scheme (*Scellier, de Robien, etc.*)? Yes No
 - When purchasing the property, did you benefit of a recovery of VAT? Yes No
 - Has the property generated land deficit that you deducted from your overall income during the last three years? Yes No

▪ Real estate capital gain

The possible tax on real estate capital gain is calculated, declared and paid by the time of sale, by deduction from the sale price. In order to enable us to complete the tax return, please fill up carefully the questionnaire below and send us, if needed, the supporting documents.

Address of the tax office you are registered with:

<p>FIELD OF APPLICATION</p>	<ul style="list-style-type: none"> ■ Is the property entered on the assets side of the balance sheet of an individual company? <input type="checkbox"/> Yes <input type="checkbox"/> No ■ Is the property owned by a company subject to corporate tax? <input type="checkbox"/> Yes <input type="checkbox"/> No ■ Is the property sold as you acting as a professional real estate dealer (“marchand de biens”)? <input type="checkbox"/> Yes <input type="checkbox"/> No ■ Are you considered as a non-resident by the French tax administration? <input type="checkbox"/> Yes <input type="checkbox"/> No ■ Is the property rented under the professional furnished renting tax system (“location meublée professionnelle”)? <input type="checkbox"/> Yes <input type="checkbox"/> No 	<p><i>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.</i></p>
<p>SYSTEMATIC TAX EXEMPTION CASES</p>	<ul style="list-style-type: none"> ■ Is the property your permanent residence? <input type="checkbox"/> Yes <input type="checkbox"/> No ■ Is the sale price under €15.000? <input type="checkbox"/> Yes <input type="checkbox"/> No ■ Are you owner of the property for more than 30 years? <input type="checkbox"/> Yes <input type="checkbox"/> No 	<p><i>If you answered “Yes” to one of the listed questions, there is no need to answer the questions below.</i></p>
<p>POSSIBLE TAX EXEMPTION CASES</p>	<ul style="list-style-type: none"> ■ Did you own your permanent residence at some point during the last 4 years? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If not, do you consider to buy your permanent residence within a 24 months delay?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No ■ Was the property your permanent residence until you moved to a retirement home or a nursing home over the past 24 months (with the property unoccupied since then)? <input type="checkbox"/> Yes <input type="checkbox"/> No ■ Are you recipient of a invalidity pension or an invalidity card holder (2nd or 3rd category)? <input type="checkbox"/> Yes <input type="checkbox"/> No 	<p><i>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.</i></p>
<p>SELLING COSTS</p>	<ul style="list-style-type: none"> ■ Have you incurred expenses in order to sale the property? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>Example : Technical diagnoses, “Carrez” measurement, tenant compensation, architect’s fees,...</p>	<p><i>If so, please provide us with relevant invoices.</i></p> <p><i>These expenses are taken into account to decrease the real estate capital gain.</i></p>
<p>PURCHASE PRICE</p>	<ul style="list-style-type: none"> ■ The acquisition of the property was: <input type="checkbox"/> FOR VALUE (Sale, exchange, auction, tendering...) <input type="checkbox"/> FOR FREE (Donation, gift, inheritance...) 	<p><i>If you acquired the property by succession, please provide us with a proof of payment of taxes and with the inheritance declaration.</i></p>
<p>CONSTRUCTION WORKS</p>	<ul style="list-style-type: none"> ■ Did you carry out works (construction, reconstruction, expansion, renovation or improvement) on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No ■ If you own the property for more than 5 years, the costs of works may be virtually estimated at 15% of the purchase price (even if no works have been actually carried on). Do you wish to benefit it? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>If not, it will be taken into account the effective costs of works.</p>	<p><i>If so, please provide us with invoices issued by companies which carried out these works.</i></p> <p><i>Rental costs (for maintenance or reparation) are not taken into account (even for important reparations).</i></p> <p><i>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.</i></p>

