

SECTION 5-12 OF THE RULES REQUIRES DISCLOSURE TO A PRINCIPAL IF A LICENSEE OR THEIR ASSOCIATE* ANTICIPATES RECEIVING, DIRECTLY OR INDIRECTLY, A BENEFIT FROM EXPENDITURES MADE BY OR ON BEHALF OF A PRINCIPAL TO OR ON BEHALF OF WHOM RENTAL PROPERTY MANAGEMENT SERVICES OR STRATA MANAGEMENT SERVICES ARE OR MAY BE PROVIDED.

PART A	
Notice to <i>(name of client)</i>	
Street address of subject real estate	

PART B DISCLOSURE *(Complete section 1 or 2 or both as applicable)*

1. Benefit to Licensee/Brokerage

I, _____, am licensed under the *Real Estate Services Act* and disclose to you that I, or my related brokerage
(name of licensee)
will receive or anticipates receiving a benefit from an expenditure made by you or on your behalf.

Description of the expenditure: _____
(product or service eg. new roof, cleaning supplies, pressure washing, painting services, etc.)

Nature of the benefit or anticipated benefit: _____
(nature and extent of benefit eg. amount in \$ or % or other)

Source of the benefit : _____
(name of company or individual providing the benefit)

2. Benefit to Associate*

I, _____, am licensed under the *Real Estate Services Act* and disclose to you that an associate* of mine will receive
(name of licensee)
or anticipates receiving a benefit from an expenditure made by you or on your behalf.

Name of associate: _____
(name of individual or company)

Description of the expenditure: _____
(product or service eg. new roof, cleaning supplies, pressure washing, painting services, etc.)

Nature of the benefit or anticipated benefit: _____
(nature and extent of benefit eg. amount in \$ or % or other)

Source of the benefit : _____
(name of company or individual providing the benefit)

PART C SIGNATURES AND ACKNOWLEDGEMENT

By Client	By Licensee
The undersigned acknowledges receipt of this Disclosure of Benefits	The undersigned has made this disclosure to you in compliance with section 5-12 of the Rules under the <i>Real Estate Services Act</i>
Name _____	Name _____
Title _____	Signature _____
Signature _____	Name of related brokerage _____
Date _____	Date _____

A COPY OF THIS DISCLOSURE IS NOT REQUIRED TO BE PROVIDED TO THE REAL ESTATE COUNCIL UNLESS IT IS SPECIFICALLY REQUESTED.

DEFINITION OF ASSOCIATE

***Associate in relation to a licensee means a person who is any of the following:**

a) in the case of an individual licensee,

- i) a spouse or family partner of the licensee,
- ii) a trust or estate in which the licensee, or a spouse or family partner of the licensee, has a substantial beneficial interest or for which the licensee, spouse or family partner serves as trustee or in a similar capacity, or
- iii) a corporation, partnership, association, syndicate or unincorporated organization in respect of which the licensee or a spouse or family partner of the licensee, holds not less than 5% of its capital or is entitled to receive not less than 5% of its profits;

b) in the case of a brokerage that is a corporation or partnership,

- i) a director, officer or partner of the brokerage,
- ii) a shareholder of the brokerage who holds more than 10% of the voting shares of the brokerage,
- iii) a trust or estate
(A) in which the brokerage, or a director, officer or partner of the brokerage, has a substantial beneficial interest, or
(B) for which the brokerage, or a director, officer or partner of the brokerage, serves as trustee or in a similar capacity, or
- iv) a corporation, partnership, association, syndicate or unincorporated organization in respect of which the brokerage, or a director, officer or partner of the brokerage, holds not less than 5% of its capital or is entitled to receive not less than 5% of its profits.