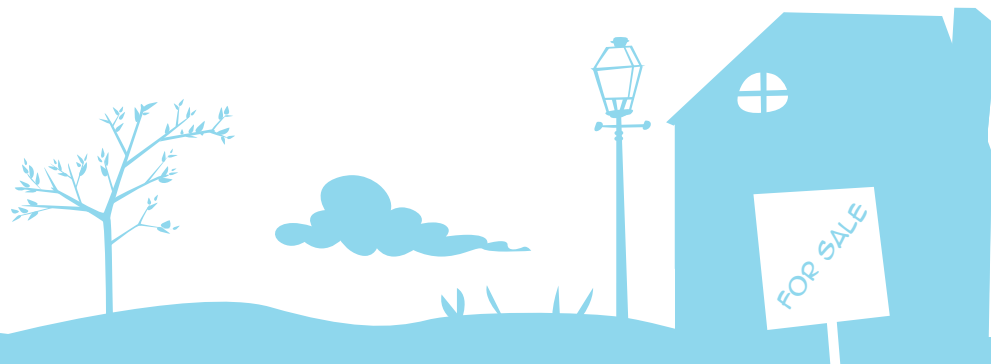




BROKERS' ACTIONS



INTERGENERATIONAL HOME

HOW TO AVOID IT

Each municipality has its own regulations regarding the presence of intergenerational houses on its territory. For example, some municipalities allow them while others don't. This may also depend on the area in which the residence is located.

TIP FROM THE PRO

When signing the brokerage contract with the seller, or before presenting a promise to purchase, the broker must contact the municipality to **check** if the residence can indeed be regarded as a multigenerational home. It is only by getting a **confirmation** from the municipality that the broker can indicate this information on the description sheet, and confirm it to the promising buyer.

In fact, you should never assume that the information is accurate. You should always check it.

CONSEQUENCES

In addition to exposing the client to an unpleasant situation, remember that this type of error has consequences for the broker. If you are held responsible and compensation is paid to the claimant, you will have to pay the **deductible** on your insurance. You should also know that a court action could have an impact on your personal credit report during the entire length of the dispute, not to mention the **loss of time** that this will cause you. You are always better safe than sorry.




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