

Your buyer dies...

When you sell your property, the Tranquilli-T Program protects you in the event of the death of the purchaser or his/her spouse. In fact, if the estate no longer wants to complete the purchase and all conditions of the offer to purchase are met and signed at the notary, the agreed sale price in the offer to purchase will be paid to you.

You need legal assistance...

Whether you're buying or selling a property, the Tranquilli-T Program gives you access to free legal assistance and protection for any kind of legal problem relating to your transaction. If a question or concern arises, such as neighbourhood trouble or the discovery of a latent defect, you can access resources to reach a settlement. These take effect when all the conditions of the offer to purchase are met and over the 12 months following the signing of the deed.

■ Helpline service

Answers, opinions or advice will be offered by a lawyer who is an expert in real estate transactions.

■ Legal protection

When legal proceedings become necessary, legal costs will be covered up a maximum of \$5,000 per incident, to a maximum of \$10,000.

Contact your RE/MAX broker for more details about the

Tranquilli-T
Program

RE/MAX

Your RE/MAX broker

Your broker must subscribe to the program so you can be eligible as a client. Protections described above are subject to change. For full details about the RE/MAX Tranquilli-T Program and its conditions, see remax-quebec.com/tranquilli-t.

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Tranquilli-T



For a transaction with complete peace of mind

Buying or selling a property with peace of mind

Buying or selling a home is one of the biggest events in your life. Your RE/MAX broker understands that, and works in your best interests to ensure it comes together quickly and under the best circumstances. That's why RE/MAX offers you the exclusive protection of the Tranquilli-T Program, which guarantees your peace of mind!

You get:

- Protection in case of delay or withdrawal by the buyer or seller
- Protection if the buyer or his/her spouse dies
- Legal assistance and protection

Your transaction is delayed or canceled...

When you are the buyer or seller of a property, unforeseen events may occur, such as the withdrawal of financing, loss of employment or a survey problem. These events may delay or even cancel the signing of the deed.

If such an event occurs after all the conditions of the offer to purchase have been met, additional costs over \$300, to a maximum of \$25,000*, incurred by the buyer or the seller will be covered by the Tranquilli-T Program for 180 days. Electricity, gas and insurance costs, moving and storage expenses, bank charges and interest are good examples of eligible additional costs.

*This amount may vary depending on the value of the property and the limits of the contract.

RE/MAX



remax-quebec.com

Valerie's story

Valerie, a young single parent, recently bought a lovely bungalow — her first house. The inspection revealed no problems, so the transaction took place as planned. The deed was signed on October 12. On February 17, the roof started leaking. In a panic, Valerie called her RE/MAX broker.

The Tranquilli-T solution

Her RE/MAX broker was reassuring. The broker had subscribed to the Tranquilli-T Program, which provides legal assistance. Fearing that these costs were beyond her means, Valerie hesitated. But her RE/MAX broker reminded her that, once the conditions of sale had been satisfied, legal aid was available at no cost for 12 months following the notary signing. In addition, if she should start legal proceedings, Valerie would benefit from legal protection to a maximum of \$5,000.



Cathy and Brian's story

On August 15, Cathy and Brian, with the help of their RE/MAX broker accepted an offer to purchase their property. The signing at the notary was scheduled for November 1. The RE/MAX broker had also concluded the transaction for the purchase of the couple's new house, which they would take possession on October 20, after completing some minor work.

On October 13, the buyer died suddenly. His spouse, who was the sole heir, did not want to continue with the transaction. The signing at the notary had to be cancelled to give the family time to recover from the shock and to allow for settling the estate.

Cathy and Brian could hardly believe this news. They wondered if they could move into their new home as planned and, above all, how would they pay two mortgages? Naturally, they turned to their RE/MAX broker for help.

The Tranquilli-T solution

Because their RE/MAX broker had subscribed to the Tranquilli-T Program, Cathy and Brian would receive the price agreed in the offer to purchase their property. Its resale would be assumed by the Tranquilli-T Program, as well as additional costs, such as taxes, maintenance, electricity and heating. Cathy and Brian would then move into their new home as planned without having to worry about paying an additional mortgage.

Bruce and Cindy's story

Bruce and Cindy, two young pre-retirees, wanted to sell their property. They found the lakeside house of their dreams and planned on moving in July. In a very short time, their RE/MAX broker received an offer to purchase their current home and a meeting with the notary was set for June 15. However, a few days before the signing, the prospective buyers separated. They were no longer able to buy the house together, they advised their realtor.

The RE/MAX broker called Bruce and Cindy with the news. They were disappointed and very concerned because they needed the money from the sale to purchase their new house, and they could not afford to pay two mortgages.

The Tranquilli-T solution

Bruce and Cindy decided to put their house back on the market, with the help of the same RE/MAX broker. Their financial situation allowed them to obtain a guaranteed loan from the bank. Because their broker had subscribed to the Tranquilli-T Program, interest charges on the loan would be recognised as an eligible expense. Many other expenses caused by such offer withdrawals are also eligible, to a maximum of \$25,000* for 180 days. Living expenses, electricity, gas and insurance charges, moving and storage expenses, bank fees and interest are all concerns that Bruce and Cindy would not have to worry about.

*Less a \$300 deductible. The amount may vary depending on the limits of the contract.

Tranquilli-T
offers protection for
buyers and sellers,
and is unique and
exclusive to
RE/MAX.

It aims to protect
transactions and covers
most unexpected events
that may occur during
the purchase or sale
of a property.

It is offered by
subscribed
RE/MAX
brokers at no
additional cost.

