

Realty Application

Existing client: ☐ Yes ☒ No Inspection attached: ☐ Yes ☒ No Photos attached (front/back): ☐ Yes ☐ No

PERSONAL INFORMATION

Contact name: Anthony Caputo Date: _____

Registered owner (name on title): Anthony Caputo

Joint venture: ☐ Yes ☒ No Member of a real estate investment association/group: ☐ Yes ☒ No

If yes, provide name: _____

Principles: Anthony Caputo

Mailing address

Street: 17 Avondale Road Unit no: _____

City: Toronto Province: ON Postal code: M4W 2R7

Phone: _____ Fax: _____ E-mail: _____

LOCATION ADDRESS

Street: 18 Elm Avenue Unit no: _____

City: Toronto Province: Ontario Postal code: M4W 1N3

Is risk vacant? ☐ Yes ☒ No Reason for vacancy: _____

Length of vacancy: _____ How often is property checked: _____

Is risk being renovated? ☒ Yes ☐ No Type of renovation: Cosmetic - Installing kitchen cabinetry for bottom 2 units, no structural work.

Time frame of renovation: 6 weeks

Intent of risk once renovations are completed: to be rented out

Up for sale: ☐ Yes ☒ No Rental: ☒ Yes ☐ No Other, please advise: _____

Proposed effective date: 15 Dec 2023

Method of payment by your tenants: ☒ Cheque ☒ Electronic funds

First mortgagee name & address: Bank of Montreal (685 Harrington Crt Burlington, ON L7N 3P3)

Second mortgagee name & address: _____

CONSTRUCTION DETAILS

Year built: 1898 No. of units: 4 Approx. no. of occupants: 2

Total sq. ft. (excl. basement): 5000 Finished basement sq. ft.: 2000

Fire hydrant protected: ☒ Yes ☐ No Distance to fire hall: 2 km

Fire extinguishers: ☒ Yes ☐ No Smoke detectors: ☒ Yes ☐ No

Knob & tube wiring: ☐ Yes ☒ No If yes, what % of home is knob & tube: _____

When will knob & tube be replaced: _____ Aluminum wiring: ☐ Yes ☒ No ESA cert: _____

Year wiring professionally updated: 2022 Partial or complete: Complete Amp service: 100AMP breaker per unit

Circuit breakers: ☒ Yes ☐ No Fuses: ☐ Yes ☒ No Both: ☐ Yes ☐ No

Carbon monoxide alarm on each level and unit: ☒ Yes ☐ No

Smoke detectors on each level and unit: ☒ Yes ☐ No

Year plumbing professionally updated: 2022 Galvanized plumbing: ☐ Yes ☒ No

If yes, where: _____

Sump pump: ☒ Yes ☐ No If yes, is there backup power in case of power failure? ☒ Yes ☐ No

How is building heated: ☐ Hot water or steam boiler ☐ Forced air furnace ☐ Electric baseboard

☒ Other: Radiant/gas

Year heating updated: 2023 When was roof last replaced: 2018

Wood stove: ☐ Yes ☒ No If yes, WETT inspection conducted: ☐ Yes ☐ No

Oil tank: ☐ Yes ☒ No If yes, please complete: Age of tank: _____

Tank location: ☐ Above ground ☐ Outside home ☐ Inside home

Does a qualified person service oil tank annually: ☐ Yes ☐ No

Tank professionally installed: ☐ Yes ☐ No

Is oil tank CSA or ULC approved unit: ☐ Yes ☐ No

Does owner or professional property management company inspect property at least twice a year: ☒ Yes ☐ No

Does owner have a professional property management company responsible for property: ☐ Yes ☒ No

Who provides snow removal services? Owner

PROPERTY TYPE

Condominium: ☐ Yes ☐ No

Student housing: ☐ Yes ☐ No

A. ☐ Single family ☐ Duplex ☐ Triplex ☒ Fourplex ☐ Sixplex

☐ Low rise apartment No. of units: _____

☐ Commercial with residential

If yes, please advise: No. of commercial units: _____ and occupancy of each

No. of single-family residential units: 4

B. ☐ Bungalow ☐ Raised bungalow ☐ 2 storey ☐ 2½ storey ☒ 3 storey ☐ Split level

☐ Other: _____

C. ☒ Detached ☐ Semi-detached ☐ Row house/townhouse ☐ High Rise No. of floors: _____

INSURANCE INFORMATION

Have you had any losses or claims in the last 5 years? No

Previous/current insurer: ABEX

Policy no.: _____

Loss history

Date of loss: _____ Type of loss: _____

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Are tenants required to carry insurance: ☒ Yes ☐ No

COVERAGE REQUESTED

LIMIT

| | | |
|-------------------------------------|----------------------|---|
| Building | Deductible: \$10,000 | \$ 6514000 |
| Detached structures | | \$ |
| Contents | | \$ 45000 |
| Condo unit improvement & betterment | | \$ |
| Condo unit loss assessment | | \$ |
| Condo unit contingent | | \$ |
| Rental income | | \$ 408000 |
| Equipment breakdown | | \$6,559,000 |
| Commercial general liability | | <input checked="" type="checkbox"/> \$2,000,000 <input type="checkbox"/> \$5,000,000 |

DISCLAIMER & SIGNATURE

I certify that my answers are true and complete to the best of my knowledge.

Signature of Registered Owner

Date

Signature of Registered Owner

Date

Heating: Top 2 floors that are rented are radiators with space pack ac units.
Basement is heated floor (source of heat) with micro ducts for air conditioning
Main floor is the same with air conditioning & micro ducts and has a couple of radiators

The radiators on the upper 2 floors & mainfloor are reconditioned from original.
They ran out of them so they put in 3 brand new ones that look like the old ones.
All updated in last 2 years (2022).

Roof was replaced by previous owner (unsure of exact date but within 10 years). It was been inspected and in very good condition. All slate (no chips or discoloration). Gutters are all copper with heat tracer cables for ice.

Touch ups done to exterior including brick repointing.

5 legal parking spots in the back including a 3 car garage

Owner is responsible for property maintenance including snow removal; outside stairs that go into the basement are heated.