

*You  
were Asking*



E-mail your questions to  
jamie@jmedwards.com  
905-631-6363

## SELLER PROPERTY INFORMATION STATEMENTS

*Sometimes I wonder if anyone reads these articles. But, every now and then, I get commentary. Good, bad, or indifferent, it always is nice to know someone's out there.*

*A few months back, I wrote about the, sometimes controversial SPIS forms. I neglected to advise that these forms are not mandatory. No, they are not, but, I still believe they serve a purpose. In this day and age of suing people for anything and everything, many sellers are concerned that answering some questions about their home will eventually land them in court.*

*When I sit with a seller to review this form we go through it line by line to ensure they fully understand what they are signing. The form helps to provide some knowledge of the home they have lived in. I've not lived in the home, so, I really do not know when they replaced the roof. I will ask if they can dig up receipts to ensure we can provide accuracy. Most buyers*

*ask; how old is the roof? How old are the windows? Furnace? Air conditioner? The list goes on and on.*

*While a Realtor can glean some information, we really do not know first hand what improvements you've made and when. The form, at best, should be used as a guideline and never be used to replace a home inspection. But, it is not at all mandatory...and, if you do not know, initial unknown in the box beside the item. Realtors have been sued in the past for providing false information to prospective buyers, so, we're gun shy to comment on the age of any major mechanicals in a home, even now no longer providing an estimate on square footage without first hand knowledge from the home owner.*

*Yes, Realtors have been sued over providing the wrong square footage as well and yet most insurance companies will tell a buyer to call their Realtor to provide them with that information (your insurance company can add up the room sizes for*

*this information). Folks, this is a matter of co-operating in the sale of your home to provide some information to prospective buyers so that they can make an educated decision on your home.*

*Many buyers also feel you are attempting to hide something by refusing to fill out the form. It goes both ways. If you feel strongly about not filling out a form, then, don't fill it out. But, be prepared for your Realtor to still ask you these questions as we are expected to have some knowledge on the homes we have listed and that information has to come from a home owner.*

*Jamie M. Edwards, B.A., FRI, CRB, CRS is the Broker of Record for J.M. Edwards Associates Inc. and Past President of the Realtors Association of Hamilton-Burlington, Burlington Chamber of Commerce, and the Ontario Real Estate Association.*