



PROTECTION

PROGRAM



Benefit from the Vendirect Protection Plan offered by our real estate brokers.*

We offer you:

- Protection in case of delays or withdrawal
- Compensation for legal costs in the event of legal litigation or hidden defects
- One year of legal assistance



SURPRISES CAN HAPPEN!

Good or bad, surprises can happen when we least expect them.

That's why Vendirect has introduced the Protection Program so that you can have peace of mind during, and after your transaction.

This protection is available free of charge when you either buy or sell with one of our participating Vendirect realtors.

The program provides insurance coverage and real estate protection services specifically designed for events that can potentially occur during and after a real estate transaction.

Selling a property is an important event, while buying is likely to be one of the biggest investments you will make in your life.

Financial and legal issues can potentially happen without you being able to foresee them coming.

The PROTECTION PROGRAM

will therefore protect you from these issues, which includes the following coverage:



Protection in case of delays or withdrawal



One year of legal assistance



Compensation for legal costs in the event of litigation or having to deal with hidden defects.



Protection in case of delays or withdrawal

The Protection Program provides you with coverage for additional expenses, such as: delays in signing the act of sale, divorce or separation, sudden change of financial status, a serious health issue, or withdrawal by either party which is beyond the control of anyone involved in the transaction.



Legal assistance

The Protection program allows you to access a legal assistance service specialized in real estate, anywhere in the Quebec, to answer any and all of your questions related to your real estate transaction, without limit or number of maximum hours of consultation. Whether for matters of legal litigation, hidden defects, delays or withdrawal, this service is available during and after the transaction.





Compensation for legal costs in the event of litigation or hidden defects

The Protection Program provides you with compensation for costs incurred as a result of legal litigation (irregularities such as undeclared special assessments, non-compliance with the municipal laws and regulations, or lawsuits between neighbours, etc.) or as a result of the discovery of a hidden defect, and for legal or expert fees.

Compensation limited to \$3,000 and coverage valid for 1 year from the date of signing of the act of sale.

WHAT IS A HIDDEN DEFECT?

A hidden defect is an irregularity or discovery of a physical issue that diminishes the quality of a building. A significant defect prevents the owner from enjoying full and normal use of the property. The law protects the buyer in cases when the defect is deemed serious enough that the buyer would not have bought the property, or would have negotiated a lower price, had they been made aware of the defect prior to an agreement with the seller.

The defect is considered "hidden" if it:

- it is not visible and cannot be discovered by a simple examination; and
- it is unknown to the buyer; and
- it existed at the time of purchase.

The seller is responsible for any hidden defects of a property, even if he was unaware of the existence of the problem at the time of the sale.

Would you like to know more?

For more information, contact your participating Vendirect broker

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 RESIDENTIEL | MULTI-HOUSING
 COMMERCIAL | INDUSTRIAL

This protection was introduced to provide you with peace of mind during and after your real estate transaction. Free service for customers. Certain conditions and deductibles apply for each coverage.

* Available from Vendirect real estate brokers registered in the program.

The insurance policy is not available to all buyers and sellers and certain types of properties are not eligible. Contact a participating Vendirect broker to find out eligibility criteria of the Program.

For exact terms, definitions, limitations, exclusions, and warranty extensions, please refer to the terms and conditions contained in the insurance policy. The Vendirect Protection program is underwritten by La Souveraine, General insurance company, and Octave Assurances Inc. which acts as administrator and broker of the program. The Protection program is marketed under an agreement between Octave Assurances Inc. and Vendirect real estate agency.

A real estate broker is not an insurance agent/broker and is not authorized to answer specific questions, provide advice, or interpret the coverage and applicability of the program and/or insurance policy.

For more information, please contact the program administrator, Octave Assurances Inc.

The program is only available to residents of Quebec.

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