



**VENTE D'IMMEUBLE POUR DÉFAUT DE PAIEMENT DE
TAXES**

CONDITIONS OF SALE

September 21st 2022 at 10H00

The sale shall be made in accordance with the provisions of the Municipal Code (Sections 1022 et seq.).

1. Payment of the sale price

The property offered for sale shall be awarded to the highest bidder and the total amount, including GST and QST if applicable, shall be paid in full immediately after the auction.

In accordance with the Excise Tax Act and the loi sur la taxe de vente, all transactions are taxable except for the purchase of a residence.

- ✓ Persons who provide their GST and QST numbers at the time of registration will be considered self-certifiers and will be required to remit the said provincial and federal taxes to the governments concerned.
- ✓ All other successful bidders will be required to pay the GST and QST to the RCM for their acquisition.

Consequently, the amount awarded does not include GST and QST, the taxes are added to the payment table. You must present your completed identification form at the time of your purchase.

The different payment methods are :

- ✓ Bank draft in the name of the MRC des Pays-d'en-Haut,
- ✓ Certified cheque in the name of the MRC des Pays-d'en-Haut,
- ✓ Money order in the name of the MRC des Pays-d'en-Haut,
- ✓ Cash (maximum amount of \$8,000 per buyer for the whole day).

For security reasons, we strongly recommend payment by bank draft, certified cheque or money order.

If the successful bidder pays by other means than cash and the amount paid exceeds the auction price, the MRC will reimburse the excess amount by cheque within twenty-one (21) days of the auction, without interest.

2. Condition of the property

It is the bidder's responsibility to carry out the necessary research, before the date of the sale, in order to know the condition of the premises, the location, as well as any data relating to the property for sale.

The successful bidder takes the property in the state it is in at the time of the auction, without any guarantee as to its size, the quality of the soil or the

buildings on it, if any, or as to any defects, even if hidden, that may affect the property.

During the year following the sale, no work must be carried out except for repairs essential to the conservation of the immovable (necessary expenses). However, in the event of a withdrawal, it is up to you to take the necessary steps to be reimbursed for the expenses incurred, if any. If you have any questions, you can consult a legal advisor.

Furthermore, the removal of wood (trees) or constructions is prohibited during that same year.

3. Agent

Any person wishing to bid on behalf of another person must present a copy of the document authorizing him to act:

- ✓ As a representative of a natural person: a power of attorney and two pieces of identification;
- ✓ As a representative of a legal person: a copy of the resolution and two pieces of identification.

To be a bidder and successful bidder, the person must be over 18 years of age.

4. Certificate of Award

A certificate of award noting the particulars of the sale will be given to the successful bidder at the time of the auction. In the days following the sale, a notice will be published at the registry office to the effect that the property has been sold and indicating the name of the successful bidder.

5. Right of withdrawal

The former owner may exercise his right of withdrawal, that is, he may buy back his property that has been sold, within one year of the sale, under certain conditions.

The withdrawal by the original owner will only be done upon payment to the MRC des Pays d'en-Haut of the following amounts

- ✓ The amount of the auction
- ✓ 10% interest per year (a fraction of the year being considered the whole year). That is to say 7,5 % to the successful bidder and 2,5 % to the MRC des Pays-d'en-Haut.

6. Final deed of sale

If, within one year following the day of the adjudication, the adjudicated property has not been withdrawn, the successful bidder remains the absolute owner.

He will then have to retain the services of a notary who will prepare a final deed of sale, at his expense.

The successful bidder is responsible for the payment of municipal and school taxes from the date of the Auction.