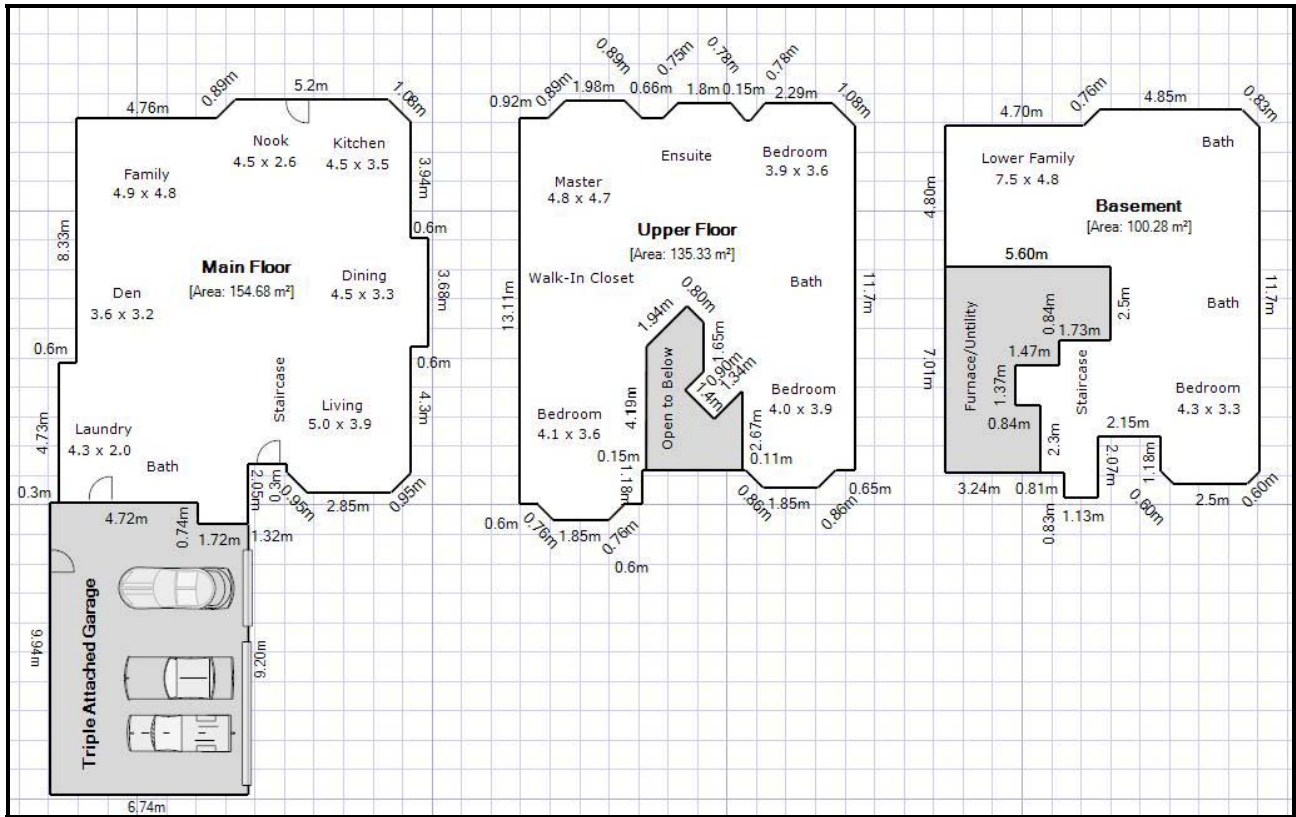


Property Address: 123 Someplace Street SW, Calgary, AB



Type of Property:

Style of Property:

Basement Details:

Garage:

Main Floor Square Meters - Above Grade:

Upper Floor Square Meters - Above Grade:

Total CREB Size – Above Grade:

Square Meters below Grade:

Single Family Detached

Two Story

Below Grade – Fully Developed

Triple Attached

154.68

135.33

290.01

100.28



HomeSize.ca – A Division of Alberta Real Estate Consulting Ltd.

Important Notes:

The calculations for the size of this property are based on the rules that the Calgary Real Estate Board uses. The rules differ for a Conventional Style Condominium versus a Bare Land Condominium, Single Family Detached Home and Residential Attached properties.

Conventional Condominiums:

Measurements for this style of property are to be taken to the painted side of the interior drywall of the perimeter walls with no deductions being made for stairwell openings. The “Total” CREB Size shall be for areas heated, fully developed living space above grade “Only” that can be walked on including cantilevers / overhangs provided the area is at floor level and not a window box. No allowance will be included for fireplace chases or areas that can not be walked on such as vaulted or cathedral ceilings, open floors to level below, garages and storages areas. In the case of this type of Property the Registered Size from the Registered Condominium Plans at Alberta Land Titles could have been measured differently than how CREB calculates the CREB Size depending on how the developer instructed the surveyor to measure the property and what was to be included in the registered size such as living area, basement areas, storage areas, parking stalls or garages and perimeter wall areas.

Bare Land Condominium:

Measurements for this style of property are to be taken to the centreline of common walls between two units and to the outside edge of the exterior stud wall which “excludes” the exterior sheathing and finishing materials. There shall be no deductions made for stairwell openings. The “Total” CREB Size shall be for areas heated, fully developed living space above grade “Only” that can be walked on including cantilevers / overhangs provided the area is at floor level and not a window box. No allowance will be included for fireplace chases or areas that can not be walked on such as vaulted or cathedral ceilings, open floors to level below, garages and storages areas. The Registered Size from the Registered Condominium Plans at Alberta Land Titles for this type of property has “nothing” to do with the size of the condominium / home but rather reflects the size of the lot. As the land is owned rather than being part of the common property area a current Real Property Report complete with Compliance Stamp must be provided to the Buyer on or before closing.

Residential Single Family Detached & Attached Homes:

Measurements for this style of property are to be taken to the outside edge of the exterior stud wall which “excludes” the exterior sheathing and finishing materials which would also be to the outside edge of the basement walls. There shall be no deductions made for stairwell openings. The “Total” CREB Size shall be for areas heated, fully developed living space above grade “Only” that can be walked on including cantilevers / overhangs provided the area is at floor level and not a window box. No allowance will be included for fireplace chases or areas that can not be walked on such as vaulted or cathedral ceilings, open floors to level below, garages and storages areas.

General Notes:

Basement areas below grade are to considered “Lower or Below Grade”. In order for a ground floor which is a concrete slab or wooden floor with a concrete basement or crawl space below to be considered “Above Grade” 100% of that level must be above grade, if this is a case of a walk out basement or a garage level entry the elevation of the grading slopes upwards making a portion of that level below grade the entire area is to be considered “below grade”. Rooms with sloped roofs can only include floor area that has a minimum of five feet of clearance between the floor and the ceiling.

Basement Developed Area:

Basement areas are to be measured to the painted side of the interior drywall at ground level and shall “Not” include any area which is not fully developed and heated. Thick ness of Concrete Walls and stud walls and drywall not to be included in the calculations.

NOTICE TO REALTORS, BUYER & SELLER: You are hereby advised that you should look over these documents carefully to see if there is any area that may have been over looked or left out by mistake or that may not clearly be shown on these plans. If there is an area that is considered above grade, fully developed and heated that should be included in the CREB Size and is not please contact the writer with specific information as to this information and adjustments will be made to these documents and a new set delivered to you.

Under no circumstances is the writer required to give testimony in any legal proceedings or inquiries unless a separate contract has been entered into in writing between the writer and the party wishing use the services of the writer and a monetary amount has been agreed to and paid in advance.

Additional Notes If Any:

While great care was taken to ensure that this information is accurate & correct it is not warranted to be so. Calculations & Sizes based on CREB Rules.

