

**Winnipeg Condominium Corporation No. 501  
Sanford, Manitoba  
(Meadowbrook)**

**Buying a Condominium Unit in Meadowbrook**

When buying or purchasing a condominium unit in Meadowbrook, Sanford, you should be provided with and review the following documents. These documents should be obtained by, and provided to you by the seller, your realtor, or your lawyer.

- 1) Right to Cancel Within Cooling-Off Period (Form 4)
- 2) Right to Cancel Because of Material Change – (Form 5)
- 3) Disclosure Statement by Seller (Form 2B)
- 4) Disclosure Statement by Condominium Corporation – (Form 3)
- 5) Condominium Corporation Budget for the current fiscal year
- 6) Budget for the next year's fiscal period if distributed to unit owners
- 7) Most recent financial statements – Balance Sheet – Income Statement
- 8) Most recent Auditor's Report
- 9) Current Declaration and amendments
- 10) Current By-laws and amendments
- 11) Current Rules
- 12) Property Management Agreement
- 13) Condominium Corporation Insurance Certificate
- 14) Meeting Notice of Special Meeting, or AGM if one is called soon after Possession
- 15) Reserve Fund Study update (or a summary of the study or update), if any
- 16) Excerpts of the Condominium Plan

**BUYERS SHOULD ENSURE THAT:**

- They inform Brydges Property Management as soon as the deal is signed, and provide their contact information, possession date, name of realtor and name of lawyer.
- Lawyer orders a Status Certificate and Disclosure Statement (Form 8 & 3) available through Management – Contact: Brydges Property Management.

**BUYERS SHOULD BE AWARE THAT:**

- That a \$1,000 Clubhouse Fund Fee is required to be paid to the Corporation at the time of possession.

Please contact Vicki Schilling, Director of Administration, Brydges Property Management with any questions you may have at:

[vickis@brydgespm.com](mailto:vickis@brydgespm.com)  
204-489-9510 ext. 206