



Program broker :



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How **Protection Royale** benefits you:

- Provides you with financial compensation for extra expenses due to home closing delays and withdrawals.
- Mitigates the financial burden you may face in the event of a covered latent defect.
- Provides reimbursement towards legal expenses related to a legal dispute for a covered latent defect.
- There are no premiums charged to you as this insurance coverage is paid for by your participating Royal LePage broker.

Coverage is not offered to every buyer and seller. Please verify with your Royal LePage Real Estate Broker to see if you are eligible for this program.

* Information contained in this leaflet is only an outline of coverages available and is not intended to be a legally binding agreement. For exact terms, definitions, limitations, exclusions and extensions, please refer to terms and conditions contained in the insurance policy.

† Latent defects are defined within the policy.

** For repairs part of the building envelope – refer to the certificate of guarantee of La Garantie Rénovation de l'APCHQ for exact terms and exclusions.

Protection Royale is underwritten by Aviva Insurance Company of Canada, a subsidiary of Aviva Canada Inc., and Octave Assurances Inc. is the program broker of record. Protection Royale is being marketed under an agreement between Octave Assurances Inc. and Royal LePage Real Estate Services, a division of Brookfield Real Estate Services Inc. The Royal LePage name and mark is used by Octave Assurances Inc. under a license from Brookfield Real Estate Services Inc. Protection Royale is not provided, issued or underwritten by Brookfield Real Estate Services Inc., or any of its subsidiaries, affiliates, franchisees, direct or indirect parent companies, or any of their employees or agents, and the foregoing make no representations or warranties regarding Protection Royale.

The real estate broker is not an authorized insurance agent/broker and is not permitted to answer specific questions, provide advice or interpret the coverage and applicability of the program and/or the insurance policy. For further information, please contact the program broker, Octave Assurances Inc. This program is available to residents of Quebec only.

Your protection
against latent defects, closing delays,
withdrawals and special assessments.



Helping you is what we do.™

Protection Royale is a unique insurance program* designed to support clients who are transacting in residential real estate through a participating Royal LePage broker.

Coverage includes protection against:

- **Latent defects**
- **Home closing delays and withdrawals**
- **Special assessments for co-ownerships**



Latent defect

A hidden defect in the structure, materials or systems of the building that could not have been discovered by a property inspector on or before the closing date and was unknown to the parties, which renders the property unfit for its intended purposes.†

- Maximum limit of \$15,000 for a vendor and \$5,000 for a buyer.
- Repairs made by a Réno-Maître certified APCHQ entrepreneur, which includes a 5 year guarantee of labour.**

Situation 1:

After a storm, the selling client of a participating Royal LePage broker is held responsible by the buyer of flooding in the basement due to a poorly installed window in the residence he recently sold.

Based on the insurer's assessment that it is a covered latent defect, a Réno-Maître certified APCHQ entrepreneur would be appointed to handle the repairs up to a maximum of \$15,000.

Buy and sell with confidence!

Situation 2:

A buyer discovers a major problem with the drainage system and decides to sue the seller for damages.

If the problem is determined to be a latent defect covered by the Protection Royale program and the seller sold the property through a participating Royal LePage broker, the legal and compensatory fees (if applicable) will be reimbursed, up to the maximum policy limit.



Home closing delays and withdrawals

If the closing of a home is delayed beyond their control, the seller or buyer, as the case may be, may be eligible to receive reimbursement of supplementary expenses in cases of unforeseeable events.

Situation 3:

The selling client of a participating Royal LePage broker faces two simultaneous mortgage obligations following the withdrawal of the buyer of the property.

Since the situation was unforeseen and beyond his control, the client is indemnified for his additional mortgage interest payments and other irrecoverable extra expenses incurred.



Save time, money and energy!



Special assessment for co-ownerships

Compensation for special assessments declared by the co-ownership syndicate before the closing date of the transaction.

Situation 4:

Following the finalized offer to purchase a condominium, the co-ownership syndicate declares a special assessment to replace the heating systems in each unit. The cost of the new heating unit is to be paid by the seller, who is a client of a participating Royal LePage broker.

The seller is covered for associated costs up to \$15,000.