



your dream protected



For questions regarding the conditions of the program, contact:



Octave Assurances Inc.  
6000 de Rome Blvd, suite 430  
Brossard (Quebec) J4Y 0B6  
Phone: 1(877) 882-7896  
Fax: (450) 656-7778  
protectionroyale@octaveassurances.com

Coverage is not offered to every buyer, seller or property. Please verify with your Royal LePage participating 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 the 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 are 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.

## How Protection Royale benefits you:

- Offers a sense of security and peace of mind upon the purchase or sale of your property.
- Provides a personalized support to guide you throughout the discovery of a latent defect.
- Mitigates the financial burden you may face in the event of a covered latent defect.
- There are no premiums charged to you as this insurance coverage is paid for in full by your participating Royal LePage Broker.

## Your protection against:



Latent defects



Delays and withdrawals



Special assessments for co-ownerships

[protectionroyale.ca](http://protectionroyale.ca)



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 defects

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. The defect must be sufficiently serious, to the point that if the buyer had been informed, he would not have purchased the property or would have paid less.†

- **This coverage provides repairs related to a latent defect. Maximum limit of \$15,000 for a buyer and \$5,000 for a buyer.**
- **Coverage up to \$5,000 for legal expenses incurred in connection with a latent defect dispute.**

Repair services offered by a Réno-Maître certified APCHQ contractor, 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.

### → Situation 2

A buyer discovers a major structural defect 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 expenses and compensatory damages (if applicable) will be reimbursed, up to the maximum policy limits.



## 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 additional expenses in cases of unforeseeable events, up to a maximum of \$15,000.**

### → 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 additional 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 vendor, who is a client of a participating Royal LePage broker. The seller is covered for one-time assessments up to \$15,000.



Buy and sell with confidence!