

**Exclusive to RE/MAX, the Tranquilli-T program provides financial compensation and legal assistance to eligible buyers and sellers.**

In the event of a delay or withdrawal, or the death of the buyer, the program will cover the unexpected additional expenses incurred when buying or selling a property.

The RE/MAX broker enrolled in the RE/MAX Tranquilli-T program will provide you with the Tranquilli-T policy.



The RE/MAX Tranquilli-T program is underwritten by the Insurance Company of Prince Edward Island. GPL assurance Inc., a wholly owned subsidiary of Arthur J. Gallagher Canada Limited, acts as the registered insurance broker. The information contained in this document is only an overview of the applicable insurance coverage and in no way constitutes a legally binding document. Please refer to the policy's provisions for details on the terms, conditions, limitations, exclusions and expansions. This program is available to clients represented by RE/MAX brokers participating in the RE/MAX Tranquilli-T program. This program only applies to properties located in the province of Québec.

This document was prepared by GPL assurance Inc., a wholly owned subsidiary of Arthur J. Gallagher Canada Limited.

For more information, please contact GPL assurance Inc., a wholly owned subsidiary of Arthur J. Gallagher Canada Limited, at 1-844-435-9002.

The coverage described above is subject to change.

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## **ELIGIBILITY**

- / You must be represented or accompanied by a participating RE/MAX broker.
- / Your transaction must be eligible for the program.
- / All the conditions set out in the promise to purchase must be satisfied, except for the signing of the deed of sale.
- / You have received your insurance certificate.

**BRINGING PEACE OF  
MIND TO REAL ESTATE  
TRANSACTIONS**

## THE 4 COMPONENTS OF YOUR RE/MAX TRANQUILLI-T PROGRAM COVERAGE

### 1 DELAY & WITHDRAWAL

Unforeseen circumstances can occur during a real estate transaction. With the RE/MAX Tranquilli-T program, if such an event occurs after all the conditions in the promise to purchase were fulfilled, you may be eligible for the reimbursement of any additional, necessary, reasonable expenses you may have incurred.<sup>1</sup>

Examples of fees reimbursed by the program:

- / Temporary housing
- / Furniture storage
- / Electricity
- / Home insurance
- / Taxes (property and municipal)
- / Property maintenance (e.g. snow removal or lawn maintenance)
- / Boarding kennel service for pets
- / Interest on mortgage payment
- / Interest on bridge loan

### 2 DEATH OF BUYER

If a buyer or his spouse dies after the conditions of the binding promise to purchase were fulfilled and the deed of sale cannot be signed on the scheduled date of closing, you can rest assured. What Tranquilli-T can do for you:

- / Buyer undertakings are covered by Tranquilli-T
- / Tranquilli-T pays the sale price agreed to in the binding promise to purchase
- / Tranquilli-T takes care of the resale
- / Tranquilli-T assumes the expenses related to the property until its resale

### 3 LEGAL ASSISTANCE SERVICE BY PHONE

With the RE/MAX Tranquilli-T program, you benefit from a free, unlimited<sup>2</sup> telephone legal assistance service for all questions related to the transaction or property, including:

- / Dispute with neighbour
- / Latent defects
- / Servitude issues
- / Dispute with contractors that worked on your property

### 4 COACHING FOR SMALL CLAIMS PROCEEDINGS

As part of the legal assistance service by phone service, you will also be provided with three (3) hours of legal coaching by seasoned lawyers who are members of the Barreau du Québec for any proceedings brought before the small claims court. The lawyer will provide guidance on:

- / Your rights and obligations
- / The forms to use
- / Exhibits to file
- / Summoning witnesses



<sup>1</sup> The reimbursement will be subject to a \$300 deductible and will cover either the 180-day period following the expected date of the signing of the deed of sale or the period set out in the policy, whichever comes first.

<sup>2</sup> The coverage is in effect for eighteen (18) months following the signing of the deed of sale.

The Tranquilli-T program is subject to certain conditions. We invite you to read the complete information on each of the program's components, available at [remax-quebec.com](http://remax-quebec.com).

The French version of this document is available upon request to your broker.