



your dream protected



For questions, contact the program administrator:



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 and seller and certain property types may not be eligible. Contact a participating Royal LePage Broker to see if you are eligible for this program. The program is offered in Quebec only. To find your participating Royal LePage broker, visit [protectionroyale.ca](http://protectionroyale.ca).

\* Information contained in this leaflet is only an outline of available coverages and is not intended to be a legally binding agreement. The summary and coverage examples are provided by Octave Assurances Inc. For exact terms, definitions, limitations, exclusions and extensions, please refer to the terms and conditions contained in the insurance policy.

† Legal assistance service by phone available to clients of participating Royal LePage brokers effective upon the fulfillment of the conditions on an offer to purchase and during 365 days after the notarial deed has been signed.

‡ Latent defects are defined within the policy.

§ For repairs that are 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 Sovereign, General Insurance Company, 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 participating Royal LePage 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. To obtain further information please contact the program's administrator, Octave Assurances Inc.

## Protection Royale is:

- An insurance program offered at no additional cost through your participating Royal LePage broker.
- Financial support for unexpected expenses related to latent defects, delays or withdrawals during a transaction or special assessments for co-ownerships.
- A legal assistance service<sup>†</sup> that connects you with a team of lawyers specializing in real estate disputes.
- A sense of security and peace of mind upon the purchase or sale of your property.

## Your protection against:



Latent defects



Delays and withdrawals



Special assessments for co-ownerships

Benefit from a free legal assistance



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



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



## Legal assistance

Protection Royale gives you access to a legal assistance service<sup>†</sup>. This benefit puts at your disposal a team of lawyers specializing in real estate, providing sound advice and answering any questions related to your legal undertakings. Whether you are dealing with a dispute with your neighbour or have questions on latent defects, this service provides direct access to information about your rights and how to take on appropriate proceedings.



## Latent defects

A latent 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.<sup>‡</sup>

- **This coverage provides repairs related to a latent defect. Maximum limit of \$15,000 for a seller and \$5,000 for a buyer.**

Repair services can be executed by a Réno-Maître certified APCHQ contractor, which includes a 5-year guarantee of labour.<sup>§</sup>

- **Coverage up to \$5,000 for legal expenses incurred in connection with a latent defect dispute can also be obtained.**

### → Situation 1

After a storm, a selling client 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, it is a covered latent defect. Therefore, a Réno-Maître certified APCHQ entrepreneur will be appointed to handle the repairs up to a maximum of \$15,000.

### → Situation 2

A buyer discovers a major structural defect and sues the seller for damages. The problem is found to be a latent defect covered by Protection Royale. Therefore, the legal expenses and compensatory damages (if applicable) will be reimbursed, up to the maximum policy limits.



## Delays and withdrawals

**This protection covers additional expenses caused by delays that are beyond the client's control in the conclusion of the transaction or the withdrawal of the seller or buyer, in case of unforeseen events, up to a maximum of \$15,000.**

### → Situation 3

The selling client is dealing with two simultaneous mortgage obligations following the withdrawal of the buyer from the sale 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

**This protection covers special assessments declared by the co-ownership board before the closing date of the transaction, up to a maximum of \$15,000.**

### → Situation 4

Following the finalized offer to purchase a condominium without conditions, the co-ownership board 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. The seller is covered for related cost, up to a maximum of \$15,000.



Buy and sell with confidence!