

## Property Management Disclosures for a Registrant Trading in Real Estate Owned by the Registrant

Under Section 29 of the Real Estate Regulations, a registrant who is carrying out property management of his or her own property is exempt from trading through his or her brokerage for this particular type of trading activity. However, the registrant is still required to make disclosures in writing to the tenant before entering into a lease or rental agreement with the tenant. The disclosure requirements are:

- ownership or interest in the real estate
- that *The Real Estate Act* does not apply to the lease or rents of the real estate.

The Commission has a mandatory form (Disclosure of Interest in Trade), that is required to be used to make these disclosures. The registrant is required to fill out PART A (personal information), PART C (Disposition of real estate owned or rented by a registrant, an associate or immediate family member) and PART D (signatures and acknowledgement). The form then must be signed by the registrant's broker who is required to retain the document for a period of six years.