

**Seller Disclosure
Latent Defect(s)****Form 299**

for use in the Province of Ontario

The following information is provided to the Listing Brokerage and/or designated representative of the Listing Brokerage, to be disclosed with other information pertaining to the listed property. Members are encouraged to undertake numerous steps of discovery, disclosure and documentation of the same.

PROPERTY: 170 Napier Street, Kingston	K7L 4G5
SALESPERSON/BROKER/BROKER OF RECORD:	MARTY GORDON
BROKERAGE:	GORDON'S DOWNSIZING & ESTATE SERVICES LTD., BROKERAGE
DATE:	August 08 2025
CLIENT/CONSUMER NAME:	Natalie Kehl
PROSPECTIVE BUYER/CO-OPERATING BROKERAGE:	

The Seller client hereby advises the Brokerage or Designated Representative of the following, which may be latent defect(s) or potential latent defect(s) of the listed property and consent to the Brokerage or Designated Representative disclosing the following to other persons, including co-operating brokerages or prospective buyer parties.

☐	Property Structural Defect(s): Seller has noticed some moisture along the ceiling near the bottom of the stairs to the basement. It has never been wet to touch, but has shown signs of moisture on a few occasions since removing the front awning.
☐	Property System(s):
☐	Property Improvement(s):
☐	Other:

ADDITIONAL COMMENTS:

Schedule(s) attached hereto and forming part of this Seller Disclosure Form:

I acknowledge having received a copy of this Seller Disclosure Form.

(Signature of Seller)	Natalie Kehl	(Date)
(Signature of Seller)		(Date)
	GORDON'S DOWNSIZING & ESTATE SERVICES LTD., BROKERAGE	
	(Name of Listing Brokerage)	
(Authorized to bind the Listing Brokerage)		MARTY GORDON
	(Date)	(Name of Person Signing)

I acknowledge having received a copy of this Seller Disclosure Form.

(Signature of Recipient – Prospective Buyer)	(Date)
(Signature of Recipient – Prospective Buyer)	(Date)
	(Name of Co-operating Brokerage)
(Authorized to bind the Co-operating Brokerage)	(Date)
	(Name of Person Signing)