

FAQ Clients

Simple Notice

Simple Notice allows real estate brokers to send notices of fulfilment of conditions, by informing sellers and buyers that conditions have been fulfilled, by email and text message.



1. FAQ Clients

1.1. What is Simple Notice?

Simple Notice is a tool that your broker can use to easily and quickly send notices of fulfillment by email and text messaging (optional) to inform buyers and sellers that a condition has been met.

1.2. Why should I use Simple Notice?

Simple Notice allows you to be notified, at the same time as the other parties of the transaction, as soon as a notice of fulfillment is issued. It eliminates delays in transmitting signature information, as well as in time spent travelling, and protects the privacy of your personal information in the process.

1.3. I am reluctant to use Simple Notice because I am not sure if it is legal.

Simple Notice fulfills all legal requirements. All information transmitted via the tool will generate a confirmation report containing a transmission verification audit. The report proves the transmission by clearly identifying the exact second when recipients received, opened and downloaded the email as provided in the timestamp and email server confirmation. The report complies with Quebec's new Code of Civil Procedure, as well as the rules of procedure of other Canadian provinces and certain U.S. states.

1.4. Is my contact information secure?

Simple Notice keeps your contact information secure and never makes it available to the other party. Whether in the emails generated, the notices attached, or directly in the Simple Notice tool, your contact information will only ever be visible to you and your broker. Your information will always be masked in the emails and documents sent to members of the other party.

1.5. Who receives the notices?

All notices sent are received simultaneously by your broker, the broker(s) representing the other party, the members of the other party and yourself.



1.6. How do I activate Simple Notice?

Your broker will send you a Simple Notice activation email with your name, property address and a brief explanation on how the tool works. This email will contain a link to confirm your membership. Simply click on this link to activate Simple Notice.

1.7. How is the time of notice receipt determined?

Once the notice has been sent, a delivery confirmation email will be sent to all parties as soon as the notice lands in each party's email inbox. This confirmation email will include the date and time the notice was delivered. This is therefore the date and time from which deadlines can be calculated, and not the time the notice was emailed by your broker.

1.8. What do I do if I haven't received the activation email?

Check your junk mail folder first. Even if emails from Simple Notice are secure and come from a reliable source, they could end up in your junk mail for a variety of reasons. If you still don't see it, check with your broker that the email address used in Simple Notice is valid. There may have been an error entering your information into the tool.

1.9. I received an email to approve notice delivery. What next?

This email means that your broker has prepared a notice of fulfillment on your behalf and wants your approval before sending it to everyone. You can then verify that the information in the notice is correct and approve the notification yourself using the link provided in the approval email received. Please do not hesitate to contact your broker if you have any questions about the notice before approving the mailing.

1.10. What should I do if my broker has asked me to approve notice delivery by email, but I do not currently have access to my email?

You can ask your broker to send the notice of fulfillment by verbally confirming your approval. The notice will then be sent immediately, and everyone will receive it within minutes.



1.11. Whom should I contact if I have questions about Simple Notice?

Your broker is your contact for any questions you may have about Simple Notice or any other matter related to the purchase or sale of your property. Please do not hesitate to contact them.

1.12. Can I send a notice myself?

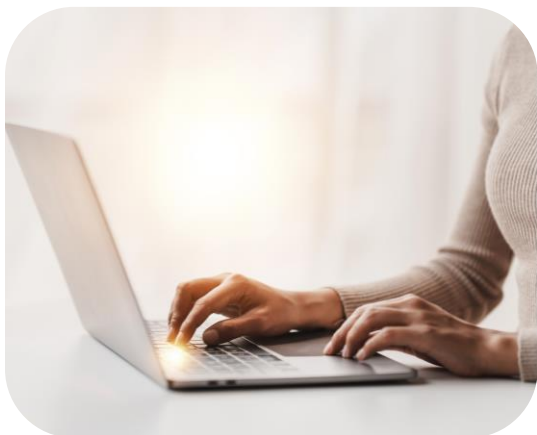
No. Only your broker can create a notice. Given the legal nature of the content of a notice of fulfillment, your broker is able, by their expertise, to adequately complete this type of document for you.

1.13. How can I be sure the other party has received the notice?

When a notice is sent by Simple Notice, an email is automatically generated and sent to confirm delivery of the notice to all parties. If a notice cannot be delivered to any of the other party's email addresses, your broker will be notified within two hours of the notice being sent. Your broker may advise you of another way to send the notice of fulfillment.

1.14. How is the deadline on the notice sent calculated?

Once the email containing the notice has been delivered to everyone's inbox, a second email will be sent to you to confirm delivery of the notice to all parties. The deadline specified in the notice begins on the date and time indicated in the confirmation email.



1.15. What if I don't respond in time?

Your broker will ensure the necessary follow-ups with you to prevent this from happening. However, not responding to a notice of fulfillment is considered approval by you.

1.16. What do I do if my server or service provider is down?

You may refer to your broker, who may suggest different methods for submitting your notices of fulfillment.

1.17. I am the owner of the listing, but I have given authority to a legal representative to ensure the transaction. Can we both participate in Simple Notice?

No, in this case, only the legal representative can participate in Simple Notice.

1.18. Can I use Simple Notice even if someone else in the transaction is not using it?

No. All persons involved in the transaction must use Simple Notice to take advantage of the benefits and time savings.

1.19. When would you advise me not to use Simple Notice?

If you do not have an email address or do not have access to an Internet connection to view your emails. In such cases, notify your broker so that they can suggest the best way to send notices of fulfillment.

1.20. Can someone outside of the transaction be given the authority to receive notices from Simple Notice?

No. All persons involved in the transaction must use Simple Notice to take advantage of the benefits and time savings.

