

IF YOU HAVE received money on the account of others during the reporting period, this completed form must be RECEIVED by the Real Estate Council of Alberta,

with a completed Accountant's Report,

WITHIN THREE MONTHS OF THE BROKERAGE'S FISCAL YEAR END.

DO NOT LEAVE QUESTIONS UNANSWERED. IF FORMS ARE NOT COMPLETED IN FULL, APPLICABLE PAGES WILL BE RETURNED TO THE BROKERAGE.

Both reports shall cover the fiscal year end or, where the brokerage did not carry on business for the entire fiscal year, that part of the fiscal year for which the brokerage carried on business.

I, _____ being the broker for the brokerage described below, hereby certify, to the best of my knowledge, information and belief, that:

General Information

1. The **name of the brokerage** is:
2. The full **Alberta business address** of the brokerage is:
3. Are the financial books and records located at the brokerage address?
4. The following **trust accounts, including term deposits**, were maintained by me during the

Financial Institution	Transit #	Account Number	Type of Trust Funds Held	Date Opened	Date Closed

***For Brokerage's that have more than 5 trust accounts, please attach required trust account information to this report.

Accounting Information

5. My books of account properly reflect all the trust money transactions for real estate and property management activity up to the close of business at the period ending:
_____.
6. The total of all trust Real Estate and Property Management clients as at the period ending _____, _____ amount to \$ _____.
7. I have kept and maintained on a current basis trust records, recording separately for each transaction/property, the trust money held in connection with trades in real estate as defined in the Real Estate Act showing particulars of all receipts and disbursements of trust money in respect of each trade and indicating the source from which the money was received, the person(s) to whom it was disbursed and any unexpended balance.
Yes No
8. I have received/held trust funds from real estate sales/leasing.
Yes No
9. I have received/held trust funds from property management transactions.
Yes No
10. I have received/held trust funds from guaranteed sales.
Yes No
11. All trust money received in relation to the Residential Tenancies Act were deposited within two (2) banking days after the date of the receipt and all other trust funds were deposited within three (3) banking days after the date of receipt or acceptance of the offer to purchase or within any further period agreed to in writing by the parties to the trade.
Yes No
12. I am a signatory on all trust accounts.
Yes No
13. The total of all balances of funds held in trust accounts as they appear in the books and records is supported by:
a) a detailed listing made monthly that shows the amount of trust money held for each transaction and that is reconciled to the trust records
Yes No

b) a detailed reconciliation of the trust accounts, made monthly
Yes No

c) a record of the reasons for any differences between the total balances in the trust records of the brokerage and the total of all balances of funds in accounts, and that those reconciliations and detailed listings are retained as records supporting the monthly trust comparisons
Yes No

14. Were there trust shortages during the period
Yes No

a) If **YES**, were they rectified immediately when they were discovered
Yes No

b) If they were not rectified immediately, were they reported to the Registrar at RECA
Yes No

I make this declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath

Broker Signature

Date