



June 30, 2025

To all real estate registrants under *The Real Estate Services Act*

Province of Manitoba

**Re: New Offer to Purchase and Property Disclosure Statement forms**

*The Real Estate Services Act* prescribes the form of offer to purchase that registrants under the Act must use when helping clients purchase or sell completed single-family residential houses and completed single-family residential condominium units. In 2022, the Manitoba Securities Commission formed a committee comprised of representatives of the Manitoba Bar Association, the Manitoba Real Estate Association and the Commission to review the existing offers and property disclosure statement and recommend changes to them.

After extensive consultation with industry stakeholders, and several rounds of revision, the Commission has finalized and approved new forms of offer to purchase and property disclosure statement that will replace the existing forms. These new forms will come into force on **November 1, 2025**, and any offer prepared by a registrant for the purchase of a single-family residential house or completed single-family residential condominium unit on or after November 1 must be prepared using the relevant new form.

In certain key areas the new forms introduce significant changes to existing real estate practice in Manitoba. To ensure that all registrants are prepared for these changes, and capable of properly completing the new forms, The Manitoba Real Estate Association ("MREA") will be offering a variety educational materials including an online course, question and answer webinars, and resource documents. The MREA will be sending details to registrants on these materials separately.

The online course offered by the MREA is titled *OTP-PDS Learning Series: Understanding the New Statutory Forms for Residential and Condominium Transactions* and is mandatory for all real estate registrants and must be completed prior to October 31, 2025. The registration of any registrant who fails to complete the online course by October 31, 2025, will be subject to suspension by the Commission requiring that the registrant cease providing real estate services until they complete the course and reinstate their registration.

Keith Schinkel  
Registrar  
*The Real Estate Services Act*