



## Jacques Robert Real News September 2011

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Dear real estate professionals,

We thank those that provided us with some issues/questions that they wanted to see addressed in our next newsletter. In this issue we provide you with a sample clause when transmitting documents by e-mail. We also highlight the "light bulb" of the future and discuss our refinancing services.



Some exciting news this month, our associate lawyer Sarah Morgan, is getting married! On September 3rd, Sarah and her fiancé Kevin White will be getting married at the Notre Dame Cathedral on Sussex. We wish them all the best!

On another note, Michelle Soubliere just completed her term at our office. She will be commencing her studies in business administration at La Cité Collégiale this fall. We wish Michelle the best of luck in her studies and in her future endeavours!

Finally, we are proud to announce the return of Eva Mooers to our office as office administrator. Eva has been working in real estate for just over 8 years. What a great asset to our team!

We hope that in each upcoming newsletter we will address relevant issues that arise in our day-to-day and provide you with useful information and tools to continue providing the best service to our clients.

### In this Issue

- Transmitting documents by e-mail
- Refinancing
- Ontario Election
- The Light Bulb of the Future
- Client newsletter now quarterly

*IF YOU WOULD LIKE TO RECEIVE OUR NEWSLETTER PLEASE EMAIL: [smorgan@jacquesrobert.com](mailto:smorgan@jacquesrobert.com)*

***Disclaimer:** The foregoing articles are for information purposes and do not constitute legal advice.*

We also include a list of this month's community events for you to share with your new clients moving to Ottawa and interested in getting involved in the community.

We thank you for your ongoing support.

Sincerely,

*Jacques*

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## Refinancing

Did you know that our office offers flat rate transaction fees?

For standard refinance transactions, our legal fees and disbursements are **\$649 + HST**.

In the event of debt restructuring, please contact our office for a quote by calling (613) 837-7880 or [emailing us](#).

For more about refinance transactions, visit our website by [clicking here](#).

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## Sample Clause: when transmitting documents by e-mail

Inspired by the [Ontario Rules of Civil Procedure](#) (which provide guidelines on serving court documents) we've drafted the following clause for service of documents by e-mail. We thought it may be of use to many of you who send notices in real estate transactions by e-mail.

**"SERVICE BY E-MAIL:** The Buyer and Seller agree that, in addition to the provisions for giving and receiving notices pursuant to this Agreement detailed in paragraph 4, scanned documents transmitted electronically by e-mail shall be deemed given and received when transmitted to the following e-mail addresses:

**Buyer's agent e-mail address for service:**

**Seller's agent e-mail address for service:**

The Parties agree that the e-mail message to which a document served pursuant to this section is attached, shall include:

- (a) the sender's name, address, telephone number, fax number and e-mail address;
- (b) the date and time of transmission; and
- (c) the name and telephone number of a person to contact in the event of transmission problems.

Service via e-mail shall be effective only if the receiving party provides by e-mail an acceptance of service and the date of the acceptance, and where the e-mail acceptance is received between 7 p.m. and midnight, it shall be deemed to have been made on the following day, unless otherwise agreed upon in writing by the Parties."

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## Ontario Election on October 6, 2011

### Information to pass on to your clients

The Ontario provincial elections is set for October 6, 2011.

Your clients may be moving to/ from different electoral districts before the October 6th, 2011 election.

If they would like to find out their new electoral district they can do so by clicking [here](#).

Information on voting by mail or advance polls is available by clicking [here](#).

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## Community Events

### A list of community events taking place in Ottawa this September:

- **Instructor's Showcase:** from August 4- September 4, 2011 @ 35 George Street (Downtown). For more information click [here](#).
  - **Feast of Fields** on September 11, 2011 @ Central Experimental Farm. For more information click [here](#).
  - **Iams Wiggle Waggle Walkathon** on September 11th, 2011. For more information click [here](#).
  - **Vintage Wings Airshow** from September 16-17, 2011 @ Blvd Mahoney (Gatineau). For more information click [here](#).
  - **3rd annual fall Celtic Festival** on September 18, 2011 @ 310 St. Patrick Street (Ottawa). For more information click [here](#).
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## Interested in attending an informational seminar?

Both Jacques and Sarah are teachers at heart and offer various seminars on real estate, wills and estates matters free of charge. If your office is interested in receiving an informational seminar, please [contact us](#).

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## Client newsletter now quarterly

We have changed the frequency of our client newsletter to quarterly. It will be issued in March, June, September, and December.

If you would like to automatically receive our client newsletter every month, please send us an [email](#).

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## About our law firm

With the dynamic vision of its key player, Jacques Robert, our firm has grown to be one of the largest real estate law firms in the Ottawa area. To meet the changing face of Real Estate Law we are continually upgrading our systems and competitively adjusting our pricing structures.

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Our highly trained legal team, consisting of Sarah Morgan (associate lawyer), Adriana Caruso (law clerk), Melanie Soubliere (law clerk), Eva Mooers (office administrator/receptionist), and Milva Caruso (office manager and law clerk) are all well versed in the areas of real estate law, wills and estates. We offer a fully bilingual service to our clientele - nos services sont également disponibles en français.

Our firm is on the recommended rosters for the Department of National Defense, RCMP as well as many corporate relocation firms. We are on the recommended list for all of the major builders in the region.

We have three (3) locations for our clients signing convenience: the East, West, and South parts of the city. Our Central Administration is conducted at the East office which is located in Orléans just minutes from the Queensway, the main freeway through Ottawa from West to East. We are open daily from 8:30 am until 5:00 pm.

East     Central Administration  
          2788 St. Joseph Blvd.  
          Orleans, ON K1C 1G5

South    Capital Corporate Centre  
          9 Antares Drive  
          Ottawa, ON K2E 7V5

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          Fourth Floor  
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Visit our website at [www.jacquesrobert.com](http://www.jacquesrobert.com) for more information.



## Disclaimer

The foregoing articles are for information purposes only and are not intended to replace advice from a qualified legal professional. The information contained herein must not be relied upon to make any decisions whatsoever. Any use of this document does not create or constitute a lawyer-client relationship.

In all cases, contact your legal professional immediately for any advice on any matter referenced in this document before making any decision whatsoever.

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