

## Other

### Notary Services

- Affidavits & Statutory Declarations
- Travel Consent Letters
- Certified True Copies
- Invitation and Sponsorship Letters
- Business Agreements
- Apostille and Authentication Services (Legalization of documents for international use)

**We are your one-stop solution for fast, reliable, and professional notarial services.**

## Contact Us Today!

### **Burnaby Office:**

104-2849 North Road, Burnaby, BC V3J 1R6

### **New Westminster Office:**

416-604 Columbia Street, New Westminster, BC, V3M 1A5

**e:** [info@uptownnotaries.ca](mailto:info@uptownnotaries.ca)

**e:** [newwest@uptownnotaries.ca](mailto:newwest@uptownnotaries.ca)

**www.uptownnotaries.ca**



Scan for Instagram



Scan for website

### **We Also Offer**

#### **Signing Appointments In:**

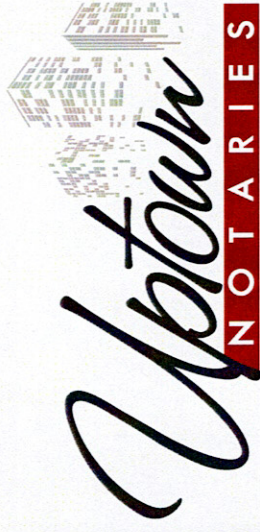
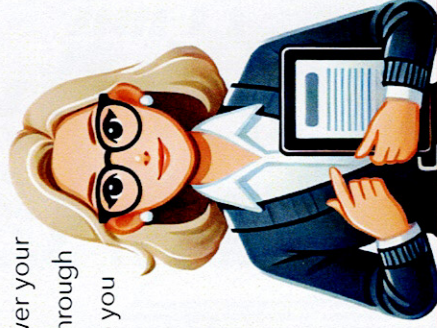
- ✓ Yaletown, Vancouver
- ✓ Langley
- ✓ North Vancouver
- ✓ Mobile appointments per request

### **Need Help Fast? Meet Lina!**

Lina, our smart AI Virtual Assistant, is available 24/7 to answer your questions, guide you through our services, and help you book appointments.

Visit our website and start chatting with Lina anytime!

**Book Your Free Consultation!**

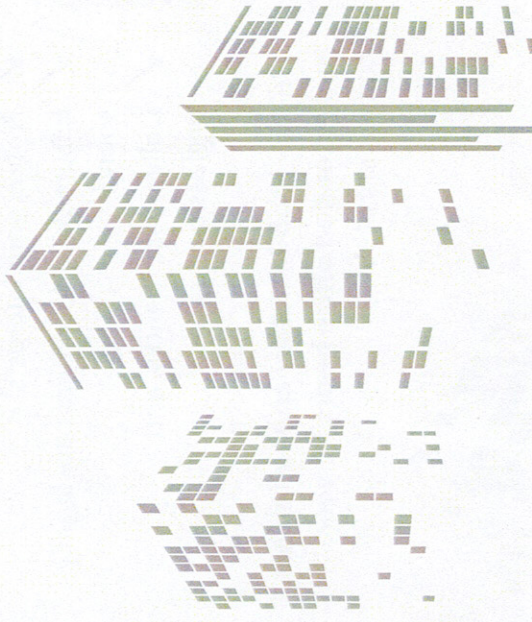


**NOTARIES**

## Uptown Notaries

Trusted Notary Public Services

- ✓ Real Estate Transactions
- ✓ Wills & Estate Planning
- ✓ Apostille Services & More



**Professional. Reliable. Local.**  
Serving the Lower Mainland and Beyond!

Burnaby | New Westminster | Coquitlam  
| Tri-Cities | Vancouver | Langley

## About Uptown Notaries

Since 1992, Uptown Notaries has proudly served individuals and businesses across Greater Vancouver. We are members of the Society of Notaries Public of BC, offering essential non-contentious legal services.

Our mission is simple:

- ✓ Protect your interests
- ✓ Ensure your documents are legally sound
- ✓ Deliver fast, friendly, and professional service

We offer **mobile notary appointments** and **extended office hours** for your convenience!

## Real Estate Transactions — Made Easy

Buying, selling, or refinancing property? Let us guide you through every step:

- Property transfers
- Mortgages and refinances
- Contract review
- Builder's liens

Our experience ensures your transaction is **smooth, secure, and stress-free**. We handle all legal documentation meticulously – because **time is of the essence** in real estate.

## Estate Planning You Can Trust

Your future deserves careful planning. We offer:

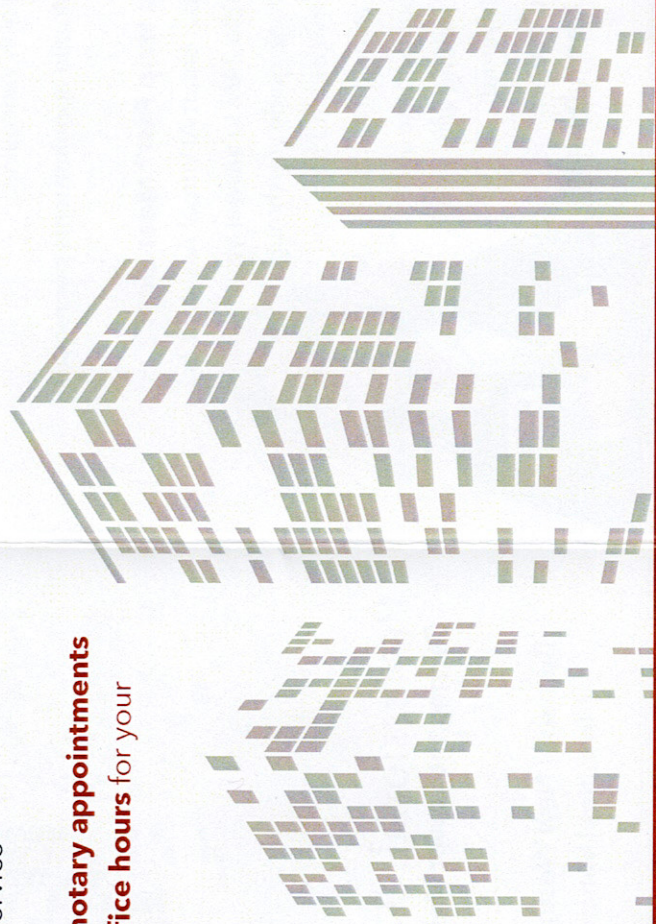
- Wills – clear, enforceable, and customized to your wishes
- Powers of Attorney – appoint someone you trust
- Representation Agreements – for medical and personal decisions

At Uptown Notaries, we proudly serve seniors in our community with compassion, respect, and personalized attention.

Need assistance at home? **We offer mobile visits** to make estate planning easy and accessible for everyone.

**Take control of your future today – it's one of the greatest gifts you can give your family.**

**Plan Ahead. Protect What Matters.**



# WILLS

You need a Will:

- to distribute your estate to people you want to benefit from it;
- to appoint a guardian for children under the age of 19 years;
- to reduce the time and money your loved ones will have to spend to settle your estate.

You may need to update your Will if any of the following events have occurred since the date of your last Will:

- if you have married;
- if you have had births or deaths in your family;
- if you have separated from your spouse.

If you die without a Will in BC the following will happen:

- the court will appoint an administrator to settle your estate;
- your estate will be distributed according to the *Wills Estates and Succession Act*;
- the Director of Child Protection will become the guardian of your minor children.

**Most importantly, your loved ones left behind will feel stress and anxiety regarding your estate, while at the same time grieving your loss.**

Your estate includes property owned by you at the time of your death. Your estate does not include any property held jointly with right of survivorship (eg joint bank accounts, land held in joint tenancy, etc). As well, life insurance policies, RRSP's, RRIF's, tax free savings accounts, pension plans, and segregated funds that designate a specific beneficiary **do not** form part of your estate.

Many couples choose to hold their assets jointly and to name each other as beneficiary. This simplifies the process of transferring assets to the surviving spouse upon the death of a spouse. However, a Will is still very necessary in the event you have minor children or when both spouses pass away, under accidental or natural circumstances.

Your executor is the person you appoint to settle your estate (sell assets, pay bills, distribute your estate, etc). This person should be business minded and trustworthy and must agree to take on the responsibility. It is more convenient if the executor lives closer to you. You can appoint your spouse as your executor.

This information is to assist you in planning your estate and does not purport to exhaust every eventuality. Please discuss your particular situation with your notary.

*Compliments of:*

## **UPTOWN NOTARIES**

104 – 2849 North Road

Burnaby, BC V3J1R6

*Tel:* (604)420-6691

*Email:* info@uptownnotaries.ca

*Website:* www.Uptownnotaries.ca

This is general information only; it is not legal advice.

Please seek specific information on your situation from a Notary Public or lawyer.

If you die without a Will in BC, this is what will happen with your estate pursuant to the *WILLS, ESTATES and SUCCESSION ACT*:

<i>When you are survived by:</i>	<i>Your estate will be divided as follows:</i>
<ul style="list-style-type: none"> <li>• spouse, but no child{ren}</li> </ul>	<ul style="list-style-type: none"> <li>• All to your surviving spouse</li> </ul>
<ul style="list-style-type: none"> <li>• no spouse, but child{ren}</li> </ul>	<ul style="list-style-type: none"> <li>• to child(ren), but if a child(ren) deceased, to his/her child(ren)</li> </ul>
<ul style="list-style-type: none"> <li>• spouse and child{ren}</li> </ul>	<ul style="list-style-type: none"> <li>• household furnishings to spouse; first \$300,000.00 to spouse (if all child(ren) are of the deceased and surviving spouse); first \$150,000.00 to spouse (if child(ren) are of the deceased and another person; residue of estate = ½ to surviving spouse &amp; ½ to deceased's child(ren)</li> </ul>
<ul style="list-style-type: none"> <li>• no spouse, no child(ren)</li> </ul>	<ul style="list-style-type: none"> <li>• to parents of deceased</li> </ul>
<ul style="list-style-type: none"> <li>• no parents of the deceased</li> </ul>	<ul style="list-style-type: none"> <li>• to sibling(s) of deceased</li> </ul>
<ul style="list-style-type: none"> <li>• no parents, no sibling(s)</li> </ul>	<ul style="list-style-type: none"> <li>• to grandparent(s) of the deceased</li> </ul>

\*\*please note that this is a simplified overview and should NOT be relied upon. For full information, please see the *Wills, Estates and Succession Act* or contact your notary public or lawyer.

# POWERS OF ATTORNEY

A Power of Attorney (POA) is a legal document whereby an adult appoints one or more people to look after his/her legal and financial affairs. As such, the POA is a very powerful document and should only be granted to trusted individuals after careful consideration.

Why should you consider appointing someone as your Attorney?

- As a precaution in the event that you experience an illness (i.e. stroke, Alzheimer's disease) or have an accident that incapacitates you and prevents you from acting on your own behalf.
- If you may be out of town when a legal or financial transaction takes place.

## What is an "enduring" Power of Attorney?

- A POA is "enduring" when the attorney appointed may continue to act for the adult even if the adult becomes mentally incompetent. For POAs made before September 1, 2011 the document contains the declaration: *I declare that this Power of Attorney may be exercised during any subsequent mental infirmity on my part.*

**Most POAs written for estate planning are enduring and they take effect from the minute that the POA is signed.** If you are not comfortable with giving this authority right away you may determine under which circumstances the POA may be used. The Power of Attorney Act changed Sept. 1, 2011 and allows more flexibility in drafting. POAs written before Sept. 1, 2011 are grandfathered and continue to be valid despite the new Act.

What happens if you have not appointed someone as your Attorney and you become mentally incapacitated?

- Without appointing someone with an enduring POA, no one has the legal right to act on your behalf (not even your spouse!). Unless your finances are all held jointly with someone else, your finances cannot be used to pay your rent, utilities and other expenses. If you have assets like a home or a vehicle, they cannot be sold even if you no longer live in the home or drive the vehicle. Of particular importance, a home or land held jointly by two or more individuals requires the signatures of all individuals to sell, mortgage or otherwise deal with.
- Once an individual has become incapacitated he/she can no longer appoint an Attorney. In this instance the Public Guardian and Trustee will administer his/her affairs. If a family member or friend would like to take control of a loved one's affairs he/she must hire a lawyer and apply to the courts for legal appointment called *Committee*. This is a costly and lengthy process as opposed to giving a POA. Furthermore, the person named as Committee will have to report to the Public Guardian and Trustee as to what decisions they have made and how money has been spent. Most people find the obligations of a Committee onerous and intrusive.

**A POA is a revocable document. If you decide that the person you have appointed is no longer suitable, you may cancel or revoke his/her appointment. A POA ceases upon death and that is when your Last Will and Testament takes over.**

*Compliments of:*

## UPTOWN NOTARIES

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## REPRESENTATION AGREEMENTS

**Representation Agreements** are documents that allow adults to appoint representatives to make their health and personal care decisions if they are not able to. Only since February 2000 have we had this right in British Columbia. In the past many people wrote **Living Wills** and other health care statements, but those were not legally binding documents and they could be over-ridden or ignored by family members or the medical community. Today, a Representation Agreement may be written as general or as specific as the individual's circumstances require.

There are two main documents for planning for future Health and Personal Care. The Representation Agreement appoints the Representatives and Alternate Representatives and sets out their duties and responsibilities. The Statement of Wishes, Beliefs and Values allow individuals to detail specifically what type of medical and personal care they wish. Most adults make Section 9 Representation Agreements. Sec 9 RAs are the most powerful health care agreements and they allow the representative to make decisions about life support and life prolonging medical interventions. A Sec 9 RA also allows adults to appoint others to care for their minor children if they become incapable. Some adults who have been deemed incapable of making other decisions may often still make Section 7 Representation Agreements. Sec 7 RAs allow representatives to make financial, health and personal care decisions, but not decisions about life support and life prolonging medical interventions.

Making a Representation Agreement and Statement of Wishes, Beliefs and Values allows adults to decide what they want. It relieves family and friends from being burdened with making very difficult decisions as the documents clarify what to do and state who may carry out the adult's wishes.

If adults want to specify their health care wishes, but they do not have anyone to appoint as their representative, they may make **Advance Directives**. These directives are legally binding on the medical community and may be used if the adult becomes incapable of making decisions or can't communicate. Advance Directives do not deal with personal care which includes decisions about where an adult would live if he/she becomes incompetent.

A **Power of Attorney** is a very powerful document that allows adults to appoint others to make legal and financial decisions for them, but it does not authorize the attorney appointed to make medical and personal care decisions.

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