

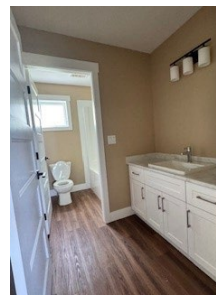


SUMAS FIRST NATION

2788 Sumas Mountain Road, Abbotsford, BC V3G 2J2
Telephone: (604) 852-4041 • Fax: (604) 852-4048

CP/House Sale Offer

37481 Lakeview Drive, Abbotsford, BC
Semá:th (Sumas) First Nation: Lot 110
November 16, 2025
Cost: \$ 305,000.00



Property Features

- 0.203-acre lot
- 3 Bedrooms
- 2.5 Baths
- Modular Kitchen
- Garage with automated door
- Heat pump with central air conditioning



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The CP and house located at 37481 Lakeview Drive, Abbotsford, BC is for Sale. The two years old house on Sumas Reserve #6 was constructed under the Semá:th *CP Law* in 2023. The house and land were conditionally granted to a Sumas Member who defaulted on their payments. Semá:th took the home and land back as set out in the agreements.

As per the Semá:th *CP Law* and direction of Council, the home and land are now being offered for sale to members of the Getty/Silver family to start. If there are no applicants by the immediate family, then the offer will go to all Semá:th Community Members. We encourage all Semá:th Members who are interested and meet the criteria to apply, even if you are not immediate family members.

Anyone who purchases the home and land will be required to take over the Conditional CP and bank loan. The purchase price is fixed at \$305,000.

Immediate Family as defined in the Semá:th Land Code: *“Immediate Family” means, an individual’s spouse (including domestic partner and “common-law spouse), parents, grandparents, children (including adopted children or those living with the family as children), grandchildren and siblings.*

Attention Semá:th Immediate Family SFN Members of previous resident of 37481 Lakeview Drive, Abbotsford, BC, IR6 Sumas First Nation – Brenden Getty:

This notice contains essential information for members wanting to purchase the house located at **37481 Lakeview Drive in Abbotsford, BC, IR6 Sumas First Nation.**

Members must follow the process outlined in this document to apply to purchase Lot 110 (See attached map showing Lot 110 location).

As per paragraph 5.19(a) of the Semá:th CP Law, this posting is effective as of Monday, November 16, 2025, and expires 90 days later. Within 30 days of the end of the 90-day posting period, Semá:th will decide according to the application & selection process (described below).

Availability in the Semá:th Mortgage Guarantee Fund:

Semá:th currently has an “On-Reserve Housing Loan” agreement with the Bank of Montreal. Members can apply for up to **\$275,000** to construct or purchase a single-family dwelling (excluding mobile or modular homes*). In addition to Semá:th criteria listed below, members must also meet the credit criteria established by BMO.

Please follow the Step-by-Step process on how to apply for the home starting on the next page. (Page 3, Step 1 to Step 6)



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Instructions on Applying for the House

Step 1: Read the Semá:th *CP Law* and this entire document very carefully, especially the Application Criteria and Selection Process. If you have any questions or would like a copy of the Semá:th *CP Law*, contact Jennette Pierre, Sumas First Nation Lands Manager at 604-852-4041, or via email at Jennette.Pierre@sumasfirstnation.com or it can be found on the Sumas First Nation website.

Step 2: Determine how you will finance your home. If you require a mortgage, Semá:th Housing has information available: contact Nancy Murphy at Nancy.Murphy@sumasfirstnation.com

Step 3: In general, Members cannot apply for a new CP if they already have one but there are exceptions. If you already have a CP on Semá:th Lands, determine the following:

- Is your CP zoned or designated in the Semá:th Land Use Plan for residential use?
- If your CP is zoned for residential use, are other members listed on the CP? Are you able to get their written consent to build on the jointly held CP lands?
- If you have a CP that is not zoned or designated for residential use, or if you have a CP that is jointly held with other member/s and cannot get their written consent to build on the jointly held CP lands, you may qualify for an exemption that allows you to apply for a new CP. Or, if you have a CP in your name that is zoned residential but would like to exchange it for a new one, you could also apply under section 6 of the Semá:th *CP Law* to have your CP lands exchanged for community lands. The reason for this exchange is that Semá:th has chosen in the *CP Law* to prioritize members who do not currently have CPs. Qualifying for an exemption or doing a voluntary exchange of your CP land may help you to apply for a new CP to build on.

Step 4: Confirm with Semá:th that you are a member in *good standing*. This can be done by contacting Neelum Buttar, SFN Finance Manager at 604-852-4041 or via email at: Neelum.Buttar@sumasfirstnation.com requesting a letter stating that you are a Member in good standing.

Step 5: If you have met *all* the steps above, contact Jennette Pierre at the Semá:th Lands Office to arrange a visit to Lot 110 located at 37481 Lakeview Drive, Abbotsford, BC.

Step 6: Submit an official Lot application using the template provided at the end of this notice. Submissions can be mailed to 2788 Sumas Mtn. Rd. Abbotsford, BC V3G 2J2 or can be made in person at the Lands Office 2788 Sumas Mtn. Rd. Abbotsford, BC, or electronically via email to Jennette.Pierre@sumasfirstnation.com

Application Criteria:

Note: The Semá:th *CP Law* was approved by the Chief and the Council on February 19, 2018. The Semá:th *CP Law* sets out the minimum requirements and the application criteria for members to apply for the foreclosed house.



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First Round Application Deadline:

- Any Member wishing to apply must submit an application. **Selection will be based on a first come, first served basis, based on the criteria below** (*see Selection Process below for more information*).

Mortgageable:

- All Members applying must have a pre-approved mortgage or funding, or have applied for a mortgage pre-approval, demonstrating they are mortgageable.

Member in good standing:

- All Members applying **must** be a Member in good standing *and* remain in good standing.
- **Must** have no arrears owing to Semá:th; *and*
- **Must not** carry out any illegal activity on Semá:th Lands including, but not limited to, illegally engaging in the production, processing or sale of illegal marijuana, narcotics or other substances listed in the federal *Controlled Drugs and Substances Act*.

Residential purposes only:

- All new Semá:th CP's granted under the CP Law are for residential purposes only.

1/20th hold-back:

- All new Semá:th CP's issued or granted under the CP Law must include a 1/20th hold back of the area of the land of the CP, in the name of Semá:th, to provide for community uses in the future *ex: gas, water, sewer infrastructure and maintenance of infrastructure*.

All Semá:th members applying for or accepting a new Semá:th CP shall:

- Be generally responsible for maintenance of the home on their Semá:th CP lands once they receive their Semá:th CP or conditional CP.
- Specify before they receive their Semá:th CP the full legal names and addresses of any other Semá:th members with whom their Semá:th CP should be jointly held and whether the joint CP-holders should hold the CP as joint tenants or tenants-in-common.
- Make reasonable efforts to have a valid Will in place to specify what happens with their interest in the Semá:th CP if they pass away.

Selection Process:

- Paragraph 35.3 of the *Semá:th Land Code* requires that Semá:th develop a process for allotting land that is **fair to all members**. The *Semá:th CP Law* re-affirms this requirement. By Resolution, Chief & Council have established the following selection criteria.



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Lands Manager to administer applications:

- The Lands Manager will accept applications, answer questions, and establish a secure and transparent system for recording and listing when applications are received, for coordinating, recording, and ordering of in person, mail-in, and on-line applications, and updating the list.

Semá:th will prioritize the following members for Lot selection:

- Members who are Immediate Family to previous Conditional CP Holder.
- Members who meet all of the other requirements including being able to get a mortgage or other finance the purchase.
- Members who do not currently have a CP on Semá:th Lands.
- Members who have a CP on Semá:th lands that is not zoned or designated for residential use.
- Members who have a CP zoned for residential use that is not solely in their name and who have not been able to get the written consent of all other joint CP-holders to build a home on the jointly held CP Land; or
- Members who have a CP in their name that is zoned for residential use but who have entered into an agreement to exchange their CP land under section 6 of the *Semá:th CP Law*.

First come, first serve:

- Members who apply first and who meet the eligibility requirements and the priorities listed above will be listed first, and subsequent Members being listed in the order in which eligible applications are received, based on time and date stamps.
- Within 90 (ninety) days after the deadline for applications **February 14, 2026** the Lands Manager will conditionally offer the Lot 110 to the eligible Member.
- If a Member drops out of the process or becomes ineligible, the next Member in line on the list may opt to choose the parcel formerly selected by the Member who dropped out or became ineligible, and if the next Member in line does not want the house, it will be added back to the pool for the next Member in line to choose.
- A Member who is on the list, meets all the criteria and requirements and completes and signs all the required mortgage and lands documents and agreements, shall receive a new conditional Semá:th CP for that parcel of land.

If there are no immediate family members who apply and who are eligible, Semá:th will move onto other eligible Members. We encourage all those who wish to apply for the house to apply.

What if I default on my mortgage or otherwise fail to meet conditions?

When you apply for your Semá:th Conditional CP, you will be asked to notarize a **Cancellation/Transfer-back Form at your expense**. This form will not be signed by Semá:th unless there was a default on the mortgage, or an otherwise un-remedied failure to meet conditions occurred. In that event, Semá:th would sign the form and make it active in the FNLRS and Semá:th would cancel the CP and evict the conditional CP-holder. As the applicant you are required to have the Transfer-back Form Notarized at your expense.



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CP Application Letter template

Semá:th Lands
Department

2788 Sumas
Mountain Road
Abbotsford BC
V3G2J2

Dear: Semá:th Lands Manager

Re: Application to receive a new Semá:th CP on Lot #110, 37481 Lakeview Drive

I hereby submit my application, as per the community notice posted on **(INSERT DATE)**, to select the above noted Lot in order to

I have attached: **(Choose one)**

_____ [confirmation from the Bank of Montreal that demonstrates I have pre-approval for a mortgage] OR

_____ [I hereby confirm that I have applied to obtain my mortgage pre-approval and I believe in good faith that I am mortgageable]

OR

[I have alternate financing in place and have attached evidence to that fact].

_____ I have also attached a letter from Neelum Buttar, the Sumas First Nation Finance Manager, confirming that I am a member in good standing and have no arrears owing to SFN.

_____ I have also attached a Notarized Transfer Back Form.

I confirm that: **(Choose one)**

_____ [I do not currently have a CP on Semá:th Lands] OR

_____ [I have a CP on Semá:th Lands but it is not zoned or designated for residential use, and I have initiated a land exchange under Section 6 of the CP Law as demonstrated in the attached document] OR

_____ [I have a CP with multiple persons' listed and I am not able to gain the written consent of all CP holders listed].

_____ **(If applicable)** I have previously applied for a Lot to build on, but at the time there was no CP Law in place under Land Code and no process in place to make Lots available to members. I've attached documents demonstrating that I've been waiting to build on Semá:th Lands.

I also hereby confirm I am aware:



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- That I must not carry out any illegal activity on Semá:th Lands, including but not limited to, illegally engaging in the production, processing or sale of illegal marijuana, narcotics or other substances listed in the federal *Controlled Drugs and Substances Act*;
- That I must build in accordance with all Semá:th Laws and policies, including any design guidelines;
- That I must apply for and receive a Semá:th Building Permit prior to construction, that I must have all applicable building inspections done by a qualified building inspector, and that I must apply for and receive a Final Occupancy Permit prior to inhabiting the structure;
- That I must hire a qualified and reputable contractor, or demonstrate to Semá:th that I am certified or qualified to build my home;
- That I must start construction with one year and complete construction within two years;
- That if I am issued a new Semá:th CP, it is subject to the following conditions:

The CP is for residential use only

- That all new CP's issued under the Semá:th CP Law must contain a 1/20th hold-back of the area of the land of the CP, in the name of Semá:th, to provide for community uses in the future;
- That I will be generally responsible for home maintenance and repair once I receive my Semá:th CP.

(If applicable) In addition to myself, the following Semá:th members will be listed on the new Semá:th CP:

Name: _____ Membership #: _____

Name: _____ Membership #: _____

Name: _____ Membership #: _____

(If applicable, mark your choice with an X) I hereby confirm that the jointly held Semá:th CP will be held as

___ Joint Tenants OR ___ Tenants-in-Common.

Finally, I confirm that I will make reasonable efforts to have a legally valid will in place to specify what happens with my interest in the Semá:th CP if I pass away.

Print Name: _____

Signature: _____

Membership #: _____

Date: _____

Witness: _____



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Attached:

- a) *Confirmation of mortgage eligibility/financing (required)*
- b) *Confirmation from SFN of being a member in good standing (required)*
- c) *Notarized Transfer Back form (required)*
- d) *Confirmation of initiation of land exchange under Section 6 of the Semá:th CP Law (if applicable)*
- e) *Evidence of previous applications to build on Semá:th Lands (if applicable)*