

SPECIAL INCENTIVES

FOR YOUR CLIENTS

\$1,000 ASSIGNMENT** (Regular price \$5,000)

**PERMISSION TO LEASE DURING
OCCUPANCY CAPPED DEVELOPMENT**

CHARGES:

- \$9,000 FOR 1 BEDROOM OR 1 BEDROOM + DEN
 - \$12,000 FOR 2 BEDROOM OR LARGER

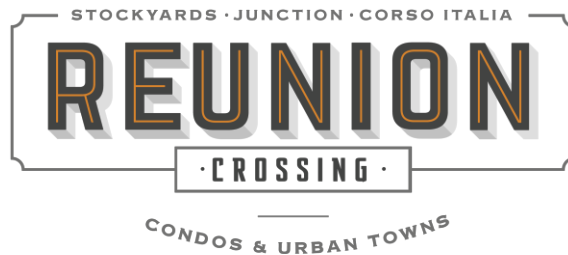
EXTENDED DEPOSIT STRUCTURE:

\$5,000 on Signing
Balance to 5% in **30** days
5% in **120** days
5 % in ~~270~~ **365** days
5% on Occupancy

**Assignments are subject to a \$500, plus HST, administrative fee and the Vendor's rules and regulations – LIMITED TIME OFFER.

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Programs and Incentives are subject to change without notice. Vendor reserves the right to withdraw or change any programs and incentives at its own discretion. See Sales Representative for details, E. & O.E. May 24, 2019.



FREQUENTLY ASKED QUESTIONS

About the Project:

- Located at St Clair Ave W & Old Weston Rd
- Proposed Addresses: (Midrise) 1808 St. Clair Ave W / (Urban Towns) Ed Clark Gardens
- Developer/Builder: Diamond Kilmer Developments

Critical Dates:

What is the Anticipated Construction Start Date?

- September 2020

What is the First Tentative Occupancy Date?

- June 2022

Deposit Structure:

What is the Deposit Structure for a Canadian Resident?

- \$5,000 on signing
- 5% less \$5,000 in 30 days
- 5% in 120 days
- 5% in ~~270~~ 365 days
- 5% on occupancy days

What is the International Deposit Structure?

- \$10,000 on signing
- 10% less \$10,000 in 30 days
- 10% in 120 days
- 10% in ~~270~~ 365 days
- 5% on occupancy days

Maintenance fees:

What are the monthly maintenance fees?

- Midrise: \$0.59/sf per month
- Urban Towns: \$329 per month
- Plus \$23 per month for Rogers High Speed Internet

What do the maintenance fees cover?

- Common Area Expenses, Unit Gas Consumption & Rogers Internet

General Information:

How many visitor parking spaces available?

- Midrise & Urban Towns: 11

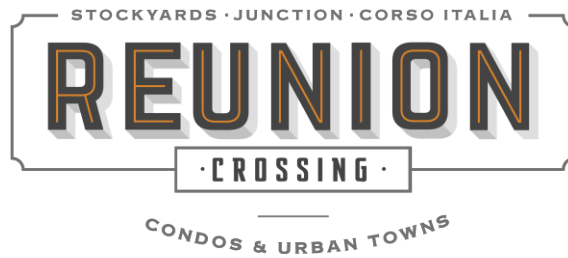
How is mail being delivered?

- Midrise: Mailroom & Parcel Room for package delivery
- Urban Towns: Canada Post Community Mailboxes

Who is the property management company?

- First Service Residential

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FREQUENTLY ASKED QUESTIONS

Procedures:

Are name changes permitted?

- o No

Will the Vendor allow assignments?

- o Yes

Can Purchasers buy multiple units under the same name?

- o No, one purchase per household

Can Purchasers purchase under a Corporation?

- o Yes, but the APS must also include the Owner's Name

Are Purchasers required to provide mortgage approvals?

- o Yes, within the 10-day cooling period

About Features & Finishes:

When does the Purchaser choose colours and finishes?

- o Approximately 1 Year prior to occupancy

Can Purchasers make changes to the floor plan?

- o No

Structure/Building Information:

What are the ceiling heights?

- o Midrise: 9 ft Ceilings on Floor 2, 3, 4, 5, 9
10 ft Ceilings on Floor 6, 7, 8, 10, 11
- o Urban Towns: 9 ft Ceilings on Main Living Level
8 ft Ceilings on Bedroom Level

What is the heating and cooling system?

- o Midrise: 2-pipe Heat Pump
- o Urban Towns: Gas Furnace

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