

DANIELS & BAIF

# THE THORNHILL

— *A Master-Planned Community on Bathurst* —

## PLATINUM AGENT SALES EVENT

**PARKING AVAILABLE  
FOR ALL SUITES!**

**Starting Thursday, October 24<sup>th</sup>  
By Appointment**

### Client Information Package

Mortgage Commitment Requirement

Incentive Program

No Hidden Fees

Worksheet + Top Suite Choices Form

Contact Information

For any further enquiries call 416.792.8800

# THE MORTGAGE COMMITMENT REQUIREMENT

You will be asked to provide a **MORTGAGE COMMITMENT** that confirms you have been approved for the necessary funds to complete the closing of the home. **THE MORTGAGE COMMITMENT MUST BE IN AN AMOUNT THAT TOTALS THE PURCHASE PRICE OF THE UNIT, LESS THE DEPOSITS.**

**ALL MORTGAGE COMMITMENTS MUST INCLUDE THE FOLLOWING INFORMATION:**

➤ **PROPERTY ADDRESS:** 7950 BATHURST ST., UNIT \_\_\_\_\_, THORNHILL, ON

This letter will confirm that you qualify for a residential mortgage with the \_\_\_\_\_ (lender's name) with the following terms and conditions:

➤ **SUITE NO.:** \_\_\_\_\_ **LEGAL UNIT NO.:** \_\_\_\_\_ **LEGAL LEVEL:** \_\_\_\_\_

➤ **APPLICANT NAME:** \_\_\_\_\_

➤ **PLEASE NOTE THAT THE PURCHASER NAME(S) MUST BE THE SAME AS SHOWN ON THE AGREEMENT OF PURCHASE AND SALE**

➤ **MORTGAGE COMMITMENT PRINCIPAL AMOUNT:** PURCHASE PRICE MINUS 20% DEPOSIT = \_\_\_\_\_

**THE MORTGAGE COMMITMENT AMOUNT AND THE 20% DEPOSIT MUST ADD UP TO AT LEAST THE PURCHASE PRICE OF THE UNIT**

*FOR ANY PURCHASER WHO WILL HAVE A LOWER MORTGAGE AMOUNT AS THEY WILL BE PROVIDING ADDITIONAL DEPOSIT MONIES ON FINAL CLOSING, THE PURCHASER MUST PROVIDE VERIFICATION OF THE FUNDS TO COMPLETE THE PURCHASE.*

*THIS CAN BE IN THE FORM OF COPIES OF THE PURCHASER'S BANK ACCOUNT STATEMENTS FROM A CANADIAN CHARTERED BANK, TRUST COMPANY OR CREDIT UNION AND / OR THE PURCHASER'S INVESTMENT PORTFOLIO STATEMENTS FROM A CANADIAN SECURITIES DEALER, WHICH DEMONSTRATE THAT THE PURCHASER HAS THE FUNDS AVAILABLE ON DEPOSIT, OR IN LIQUID INVESTMENTS, TO PAY THE TOTAL PURCHASE PRICE. ALTERNATIVELY, A LETTER CAN BE PROVIDED FROM THE ABOVE MENTIONED FINANCIAL INSTITUTIONS.*

➤ **FIXED ANNUAL INTEREST RATE:** (e.g. 3.5% per annum)

**PREPAYMENT OPTION:** \_\_\_\_\_ Closed to prepayment

➤ **TERMS OF MORTGAGE:** 5 YEARS

**AMORTIZATION:** \_\_\_\_\_ 30 YEARS

**APPROVAL CONFIRMATION IS VALID**

➤ **UNTIL ANTICIPATED CLOSING DATE:** \_\_\_\_\_ July 2023 – December 2023

➤ **NAME, SIGNATURE AND CONTACT INFORMATION OF BANK ORGANIZATION PROVIDING MORTGAGE APPROVAL:**

NAME	BANK
PHONE NUMBER / EMAIL ADDRESS	

**PLEASE NOTE THAT WE DO NOT ACCEPT MORTGAGE PRE-APPROVALS. IF YOUR MORTGAGE LENDER CANNOT PROVIDE A MORTGAGE APPROVAL, PLEASE DO NOT HESITATE TO CONTACT OUR RBC REPRESENTATIVES, AS THEY WILL PROVIDE MORTGAGE COMMITMENTS FOR OUR QUALIFIED BUYERS. THE MORTGAGE COMMITMENT MUST BE FROM THE LENDER, LETTERS FROM A MORTGAGE BROKER DO NOT FULFILL OUR REQUIREMENT.**

## INCENTIVE PROGRAM

**PARKING AND LOCKER\*\***  
**AVAILABLE FOR PURCHASE**  
**ON ALL SUITES\***

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### PLATINUM AGENT EVENT SALES INCENTIVE

ONE PARKING UNIT

+

ONE LOCKER UNIT\*\*

AVAILABLE FOR ONLY

**\$38,800**

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\*Valid for purchases made Thursday October 24, 2019 – Sunday October 27, 2019 ONLY.

\*\*Locker is either Full-Size or Half-Size Based on Suite Type not on Suite Size.

See Sales Representative for full details. Prices, specifications, incentives and programs are subject to change without notice.  
E & O.E.

## NO SURPRISES – NO HIDDEN FEES\*

### ALL SALES QUALIFY FOR OUR NO HIDDEN COST PROGRAM

The Thornhill no hidden cost program ensures that there are no surprises at closing.

We spell out the additional costs in the Agreement of Purchase and Sale and we cap those closing costs.

We make it simple and we save you money on closing.

**The following Fees and Charges are INCLUDED in The Thornhill capped program:**

Utility Connection Fees

Transaction Levy Fees

Status Certificate

Development and Levy Charges

Cost of Registering Documents

Electronic Registration Fee

Deposit Administration Fee

**ALL ONE BEDROOM + DEN & SMALLER**      **\$7,500 plus HST\***

**ALL TWO BEDROOM & LARGER**      **\$10,000 plus HST\***

\*Does not include the Tarion Enrolment Fee, initial reserve fund contribution and realty taxes.

# WORKSHEET + TOP SUITE CHOICES FORM

## W O R K S H E E T & C H O I C E O F S U I T E F O R M

AGENT: \_\_\_\_\_ Company Name: \_\_\_\_\_

Cell: \_\_\_\_\_ Email: \_\_\_\_\_

	MODEL	PREFERRED FLOORS
Choice #1		
Choice #2		
Choice #3		

### PURCHASER INFORMATION

Purchaser Name (First, LAST):	Purchaser Name (First, LAST):
Address:	Address:
Suite #:	Suite #:
City:	City:
Postal Code:	Postal Code:
Home / Cell Phone: <i>(Circle which provided)</i>	Home / Cell Phone: <i>(Circle which provided)</i>
Business Phone:	Business Phone:
Email Address:	Email Address:
Date of Birth (Y/M/D):	Date of Birth (Y/M/D):
Profession:	Profession:
Intended Nature of Purchase: <b>PRINCIPAL RESIDENCE</b> or <b>INVESTMENT</b>	

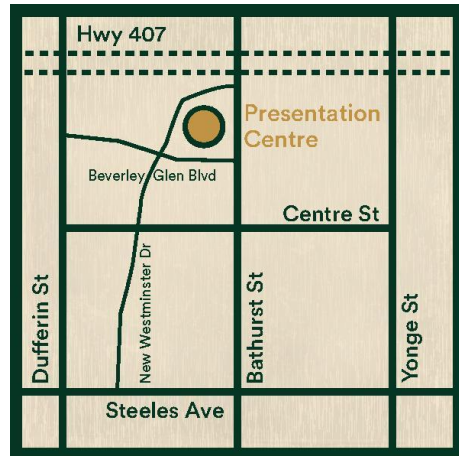
## PLATINUM AGENT SALES EVENT

**Starting Thursday, October 24<sup>th</sup>  
By Appointment**

**The Thornhill Presentation Centre  
8020 Bathurst Street, Unit 4A, Thornhill**

OR

**The Thornhill Site (**Saturday Appointments ONLY**)  
2 Beverley Glen Blvd., Thornhill**



### **The Thornhill**

***Extended Sales Office Hours: October 17 – October 27***

Thursday October 17: Noon – 8pm

Friday October 18: Noon – 6pm

Saturday October 19 and Sunday October 20: Noon – 5pm

Monday October 21 and Tuesday October 22: Noon – 6pm

Wednesday October 23: Noon – 8pm

Thursday October 24 – Friday October 25: SALE BY APPOINTMENT in the  
PRESENTATION CENTRE

**Saturday October 26: SALE BY APPOINTMENT in the TENT ON SITE  
at 2 Beverley Glen Blvd.**

Sunday October 27: SALE BY APPOINTMENT in the PRESENTATION CENTRE

Please note there is parking available on site  
Valet Parking will be available on Saturday, October 26<sup>th</sup>

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