



VIP BROKER EVENT

March 21, 2023

INFORMATION PACKAGE INCLUDES:

INCENTIVES

RULES & PROCEDURES

MORTGAGE APPROVAL REQUIREMENTS

BROKER PORTAL ACCESS

<https://camrostfelcorp.box.com/v/RaglanHouseCamrost>

CLIENT PORTAL ACCESS

<https://camrostfelcorp.box.com/v/RaglanHousePublic>

WORKSHEET SUBMISSION

<https://forms.gle/2cCgmtvpScdAt7SP6>



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, March 21, 2023.

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BROKER INCENTIVE

4% COMMISSION

4% commission payable on the following terms:

1% payable 90 days after the following occurs: (i) the deal is firm, (ii) the Vendor is in receipt of all post-dated cheques, (iii) 10% deposit has been paid and cleared, (iv) the Vendor has received from the Purchaser a satisfactory mortgage approval or financial documents as per Paragraph 61 of Agreement of Purchase and Sale.

1% payable after the construction starts (pouring of ground floor).

Balance payable 30 days after Final Closing.

Commissions are subject to Co-operating Agreement Conditions and Agreement of Purchase and Sale qualifications. Commissions are based on purchase price of dwelling unit only, net of H.S.T and less incentives. Commissions are not payable on sales of parking and/or locker units, upgrades and/or incentives.



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OPENING INCENTIVE PROGRAM*

FOR FIRST 100 SALES ONLY

CASHBACK ON CLOSING
\$20,000

PARKING PRICE**
~~\$125,000~~ \$100,000 + HST
PARKING CASHBACK**
\$25,000

LOCKER PRICE**
~~\$10,000~~ \$7,500 + HST
LOCKER CASHBACK**
\$2,500

INCOME SUPPLEMENT INCENTIVE***
\$2,500 for 1 Bedroom & 1 Bedroom + Den Unit for 24 months
\$3,000 for 2 Bedroom and larger Unit for 24 months

FREE ASSIGNMENT****

PERMISSION TO LEASE DURING OCCUPANCY*****

DEVELOPMENT CHARGES
For 1 Bedroom & 1 Bedroom + Den Unit: \$16,500 +HST
For 2 Bedroom and larger Unit: \$19,500 +HST

*Limited time offer, subject to change without notice. For first 100 sales only.

**Parking available for units 777 sq.ft and larger, Locker available for units 800 sq.ft and larger

*** At Vendor's sole discretion, subject to change without notice.

****Assignment is subject to an additional \$1,200 plus HST for Vendor's solicitor fees and processing fees and subject to conditions at Vendor's sole discretion

***** Right to lease during interim occupancy is subject to \$500 plus HST administrative fee and subject to conditions at Vendor's sole discretion



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RULES & PROCEDURES

1. All worksheet submissions must be submitted ONLINE at <https://forms.gle/2cCqmtvpScdAt7SP6>
2. Sales are limited to a maximum of two (2) units per purchaser.
3. Purchaser(s) must be a Canadian resident (Proof of residency must be provided at the time of signing).
4. You will **ONLY** be contacted if you are provided with an allocation.
5. When we contact you with an allocation, the following **MUST** be provided.
 - I. **TWO (2)** valid government-issued photo identifications for your client:
 - Driver's License or Photo ID Card **AND**
 - Proof of Residency* (ie. Canadian Passport**, Permanent Residence Card** or Citizenship Card**)
 - *Compulsory
 - **Proof of address is required for these types of I.D. if a Driver License or Photo ID Card is not provided
 - Health card will **NOT** be accepted
 - II. Purchaser's email address, phone numbers, and occupation & employer.
 - III. Your client will be provided with a deposit schedule with all information required to fill the cheques at the time of signing.
 - The first deposit must be a **\$10,000 Bank Draft** payable to Vendor's Solicitor: **OWENS WRIGHT LLP IN TRUST**
 - All cheques must be dropped off within 24 hours of signing to the following location: **3rd Floor – 95 St Clair Avenue West, Toronto, ON., M4V 1N6**
 - Drop off hours: Monday – Friday 12pm – 7pm
 Saturday – Sunday 12pm – 6pm
 - NO name changes are permitted during the rescission period.
 - NO Power of Attorney (POA) will be accepted.
 - NO Agent cheques allowed, **ALL** cheques submitted **MUST** be in the name of the purchaser (family member's cheques will require cheque holders' I.D., occupation and relationship to the purchaser).
 - IV. Once a worksheet is submitted, **NO** changes to information on the worksheet will be allowed. Please ensure all information is correct before submitting your worksheets.
6. You are required to accompany your clients if they would like to book a Virtual Appointment or In-Person Appointment to execute the Agreement of Purchase and Sale.



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RAGLAN HOUSE

CONDOMINIUMS

MORTGAGE APPROVAL REQUIREMENTS

Please find below the Vendor's Mortgage Approval Requirements information. This is meant to assist you and your financial institution. Your mortgage approval must confirm that you have obtained a valid mortgage commitment and that such mortgage commitment is valid until a specified date. This is a requirement of the Agreement of Purchase and Sale. Note: The Vendor reserves the right to request an updated mortgage approval on or prior to Interim Occupancy Date at the Vendor's sole discretion.

In order to complete this Agreement of Purchase and Sale, you must provide a valid mortgage approval. You will need to contact your financial institution immediately as written mortgage approval is required within the 10-day rescission period.

All mortgage approvals must contain the following information:

1. Project Name/Building Address (e.g. Raglan House - 77 Raglan Avenue, Toronto, ON M6C 2K7)
2. Suite No. (e.g. Suite 301)
3. Unit No. (e.g. Unit 1)
4. Level No. (e.g. Level 4)
5. Purchaser(s) Name (e.g. John Smith) **PLEASE NOTE: The name(s) on the Agreement of Purchase and Sale MUST be the same on the mortgage approval.**
6. Purchase Price (e.g. \$900,900) **PLEASE NOTE: This amount must include the price of Parking + Locker if applicable.**
7. Mortgage Approval Amount (e.g. \$720,720) **PLEASE ENSURE THE APPROVAL AMOUNT REFLECTS THE TOTAL PURCHASE PRICE (INCLUDING PARKING & LOCKER PRICE IF APPLICABLE MINUS THE TOTAL DEPOSITS.)**
8. Interest Rate (e.g. 3.5%) **PLEASE NOTE: This rate must be capped for at least 24 months.**
9. Closing Date January 14, 2027
10. Term of Mortgage (e.g. 5 years)
11. Name of Financial Institution & Lender (e.g. CIBC, RBC, TD) Please refer to the list of Approved Lenders. If you are working through a Mortgage Broker, we also require proof from the bank/lender.
12. Contact name and phone number of mortgage representative at financial institution issuing the mortgage approval:

Name

Bank

Phone Number

IF YOU DO NOT PROVIDE A MORTGAGE APPROVAL AS ABOVE,

The Vendor requires a reference letter from your bank to include the following information:

1. The number of years that you have been a client with your current financial institution.
2. Your bank must indicate/demonstrate that you have the financial ability to cover the purchase price as written on the first page of the Agreement of Purchase and Sale.
3. The expiry of the approval/letter should be approximately January 2027.

ADDITIONAL INFORMATION

All of the information required for your mortgage approval can be found on the first page of the Agreement of Purchase and Sale. Please take your APS along with this checklist to your financial institution when making your mortgage arrangements. Please note that these items are all minimum requirements of the Vendor. If you or your financial institution have any questions, please feel free to contact the Sales Office at (416) 274-1858 or email us at sales@raglanhouse.com.

*The Vendor reserves the right to change or supplement this information or requirement at any time. E. & O.E. March 21st, 2023

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