



SPECIAL INCENTIVE PROGRAM

FOR YOU

4%

COMMISSION

WITH 2% PAYABLE UPON 10% DEPOSIT
PAID & CLEARED VENDOR'S LAWYER
TRUST ACCOUNT

4% commission payable on following terms –PLEASE NOTE: 2% Commissions are payable provided that the Vendor is in receipt of all post-dated cheques, 10% has been paid and cleared, the Vendor has received from the Purchaser a satisfactory mortgage commitment. 2% paid after the successful completion of the transaction on the Final Closing Date. Commissions are subject to Co-operating Agreement Rules & Regulations and APS qualifications. Commissions are based on purchase price of dwelling unit only, net of HST. Commissions are not payable on upgrades and/or incentives.

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. March 10, 2021.



Exclusive Listing Broker: International Home Marketing Group Realty Inc., Brokerage. Broker Protected.



SPECIAL INCENTIVE PROGRAM

FOR YOUR CLIENTS*

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

PERMISSION TO LEASE DURING OCCUPANCY

CAPPED DEVELOPMENT CHARGES

- \$7,900 FOR UNITS UNDER 700 SQFT
- \$11,900 FOR UNITS 700 SQFT AND LARGER

EXTENDED DEPOSIT STRUCTURE

\$5,000 on signing

Balance to 5% in **30** days

2.5% in **90** days

2.5% in **180** days

5% in **370** days

5% on Occupancy

*Offer valid until April 15, 2021.

**Assignments are subject to a \$950 plus HST administrative fee and the Vendor's rules and regulations – Offer Valid until April 15, 2021.

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RULES & PROCEDURES

1. Worksheet submissions must be submitted ONLINE at www.ihmg.ca/brokerportal/JoyStation by **2:00PM on Tuesday March 16, 2021**.
2. Sales are limited to a maximum of one (1) unit per household.
3. If you have received an allocation, our Sales Representative will contact you to obtain the following items in order to confirm your allocation and to schedule your Zoom Virtual Signing Appointment.

The following items **MUST** be provided by **3:00PM on Thursday March 18, 2021**.

- I. **TWO (2)** valid government-issued photo identifications:
 - Driver licence or photo ID card **AND**
 - Passport, Permanent Residence Card* or Citizenship Card
 - Health card will not be accepted
 - II. Purchaser email address, phone numbers, and occupation.
 - III. Photocopy of a bank draft or certified cheque in the amount of **\$5,000** payable to **Brattys LLP In Trust**
4. You are required to accompany your clients at the Virtual Appointment to execute the Agreement of Purchase and Sale.

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**JOY STATION
BUILDING A**

by



MORTGAGE APPROVAL REQUIREMENTS*

In order to complete this Agreement of Purchase and Sale (APS) all purchasers must provide a mortgage approval letter. If you are not taking advantage of our special CIBC program, then you will need to contact your own financial institution immediately.

To take advantage of the CIBC Rate Cap Offer, your CIBC lending officer must obtain confirmation of funds prior to issuing the commitment.

All mortgage approval letters must contain the following information:

- Letter Addresses** (ie. 5031677 Ontario Inc., in its capacity as General Partner of and on behalf of 9781 Markham Road Phase 1 Limited Partnership)
- Purchasers Name** (ie. John Smith, **PLEASE NOTE THE NAME ON THE AGREEMENT OF PURCHASE AND SALE MUST BE THE SAME ON THE MORTGAGE APPROVAL.**)
- Building/Address** (ie. **9781 Markham Road, Markham, ON.**)
- Suite No.** (ie. Suite 202)
- Unit No.** (ie. Unit 2)
- Level No.** (ie. Level 2)
- Purchase Price** (ie. \$450,000) **Per first page of the APS**
- Mortgage Approval Amount** (ie \$360,000) **AT LEAST 80% OF THE PURCHASE PRICE. PLEASE NOTE, YOUR MORTGAGE APPROVAL AMOUNT AND YOUR DEPOSIT INCLUDING THE AMOUNT DUE ON OCCUPANCY MUST ADD UP TO THE PURCHASE PRICE OF THE UNIT.)**
- Interest Rate** ~~PLEASE NOTE THIS RATE MUST BE CAPPED UNTIL AT LEAST FEBRUARY 20, 2025~~
- Term of Mortgage** (ie. 5 years)
- Contact name and number of mortgage representative**

IF YOU DO NOT REQUIRE A MORTGAGE

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

1. The letter should be addressed to 5031677 Ontario Inc. in its capacity as General Partner of and on behalf of 9781 Markham Road Phase 1 Limited Partnership.
2. The subject property address and Purchase Price.
3. Your bank must indicate/demonstrate that you have the financial ability to cover the Purchase Price.
4. The number of years that you have been a client with your current financial institution.

ADDITIONAL INFORMATION

All of the information required for your mortgage approval can be found in your APS. 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. If you or your financial institution has any questions please feel free to contact the Sales Office at (647) 267-6468.

*The Vendor reserves the right to change or supplement this information or requirement at any time. E. & O.E. 031021.