**316 Junction Condos – Buying Procedures**

**WORKSHEETS:**

1. Please submit all worksheets and TWO(2) Pieces of client photo ID to: [worksheets@royallepagesignature.com](mailto:worksheets@royallepagesignature.com).
2. **CORPORATIONS.** Worksheets solely under the name of a corporation will not be accepted.
3. Purchasers may not buy multiple units.

**ALLOCATIONS:**

1. You will be contacted once an allocation has been received for your client and to confirm your purchaser’s information and desired options. Options include parking, EV parking, locker (waitlist), colour package.

**AVESDO & SIGNING APPOINTMENTS:**

1. The 316 Junction Team will write the Agreement of Purchase and provide you and your client with an appointment to come to the sales office and sign the APS in person. The sales team can also accommodate appointments for virtual signing. The APS will be written and processed through Avesdo. Your purchaser(s) will be sent a link in their email to set up an Avesdo account which will have all documents related to their purchase and at their appointment, your purchaser can be assisted with setting up their Avesdo account if needed.
2. With Fintrac completed and your client(s) logged into Avesdo one of our two sales representative will go through the APS with you and your client(s) as they sign their APS.

**PHOTO ID:**

1. If your purchaser wishes to have an in person signing appointment, photo ID verification can be completed at the 316 Junction sales office. However, remote ID verification can also be accommodated. ID verification **MUST** be completed before the APS can be sent for signing.

**PROOF OF CANADIAN CITIZENSHIP:**

1. Further to the newly enacted legislation by the Canadian Government prohibiting non-Canadian buyers from purchasing residential property, your client must provide a proof of Canadian citizenship such as a Canadian passport, PR Card, Birth Certificate and Certificate of Indian status.

**BANK DRAFT:**

1. Your client(s) must also provide an initial deposit in the form of a **bank draft** (no wire transfers will be accommodated) for **$10,000 payable to MINDEN GROSS LLP, IN TRUST.**

**POST DATED CHEQUES AND MPA:**

1. Once your client(s) has signed the APS, it will be forwarded to the Vendor for execution and the 10‐day review period will begin. This is the time for your client(s) to further review the APS with their legal council. Also, during this time your client(s) will be expected to provide all outstanding post‐dated deposit cheques and their Mortgage Pre‐Approval Letter from one of the approved Schedule I Banks.