

ANGUS GLEN™

SOUTH VILLAGE

DEPOSITS AND CHEQUES

WHAT IS THE DEPOSIT STRUCTURE?

\$25,000 Bank Draft with offer or completed EFT form.

\$25,000 in 30 days

\$25,000 in 60 days

\$25,000 in 90 days

Balance to 10% in 120 days

Additional 10% at time of permit

CAN A BROKER WRITE DEPOSIT CHEQUES FOR CLIENTS TO SECURE THE UNIT?

No, we will not be accepting any realtor cheques or third-party cheque providers.

WHERE DO I DROP OFF MY CHEQUES?

If you opt for an in-person purchasing appointment, the initial bank draft for \$25,000 payable to **Robins Appleby LLP** and the remaining post-dated cheques must be brought with you to your signing appointment.

If you opt for a virtual signing, the initial bank draft for \$25,000 payable to **Robins Appleby LLP** and the remaining post-dated cheques must be delivered to the Presentation Centre before the agreement of purchase and sale will be released for signing digitally. Please note that this must be delivered on Saturday, May 27th to secure your lot selection.

Please ensure that the following information is included on the deposit cheques:

The deposit cheque memo to read: KM AGSV Lot # - Deposit #

Agent business card is attached when the deposit cheque is dropped off.

Kylemore Presentation Centre Address:

4500 Major Mackenzie Drive, E Markham, ON L6C 1N9

Presentation Centre Hours:

Monday – Thursday 12-6pm Saturday & Sunday 12-5pm

ANGUS GLEN™

SOUTH VILLAGE

FAQ

IS THERE A CONDITIONAL PERIOD?

No, the Agreement of Purchase and Sale are Firm upon the purchasers receiving a completely executed copy of their contract.

DO PURCHASERS NEED MORTGAGE APPROVAL?

Either a Pre-Approval from a certified lender or Bank statement is required

WHEN DO I NEED TO PROVIDE A MORTGAGE PRE-APPROVAL?

15 days after receiving the completely executed copy of the Agreement of Purchase and Sale

WHEN IS THE PROJECT CLOSING DATE?

They are sent from April 2025 to Nov 2027

DO YOU ALLOW SALES TO CORPORATIONS?

All sales must be in the name of a person, no corporation will be allowed to purchase.

DO YOU ALLOW WIRE-TRANSFER FOR DEPOSITS?

Yes, Wire- transfers for deposits are allowed- EFT form must be filled out.

HOW MANY HOMES CAN BE UNDER ONE NAME?

1 Purchase per person

NOTE Purchasers sharing the same address, a max of 2 home purchases for purchasers sharing the same legal address.

CAN I BUY UNDER A FAMILY TRUST FUND?

No

HOW LONG DO I HAVE TO SIGN MY AGREEMENT OF PURCHASE AND SALE?

Once an Agreement of Purchase and Sales is emailed to your client vis DocuSign for signing, they will have 24 hours to sign the agreement before the deal becomes Null and Void.

IS ASSIGNMENTS ALLOWED?

Assignments are not allowed and will be determined on a base by base for a fee of \$50,000- determined by the builder.

WHAT IF I HAVE MORE QUESTIONS?

Please feel free to call our sales team at 905-887-9950, email Sales@kylemorecommunities.com or visit our Presentation Centre and our team will be happy to assist you.

We look forward to working with you & calling Angus Glen South Village home for your clients,

The Angus Glen South Village Sales Team

905-887-9950

Sales@kylemorecommunities.com