

# W<sup>the</sup>ygatt

CONDOMINIUM  
SUITES

**ONE-DAY-ONLY  
LIMITED RELEASE SALES EVENT**

**SATURDAY, JUNE 3 @ 9AM**

**Information Package**

Mortgage Commitment Requirement  
Price List  
Incentive Program  
No Hidden Costs  
Sale Day Procedure  
Choice of Suite Form & Contact Information

**SALES WILL BE ON A FIRST COME, FIRST SERVED BASIS**

**\*Please read the SALE DAY PROCEDURE carefully\***

**Daniels**  

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**love where you live™**



**ONE-DAY-ONLY  
LIMITED RELEASE SALES EVENT  
PRICE LIST  
SATURDAY, JUNE 3, 2017**  
(Subject to Availability)

SUITE NUMBER	MODEL	PARKING & LOCKER AVAILABLE FOR PURCHASE	APPROXIMATE SUITE SIZE (SQ.FT.)	EXPOSURE	PRICE
<b>STUDIO WITH 1 BATHROOM</b>					
1311	THE FADE	HALF SIZE LOCKER	373	W	\$294,900
1711	THE FADE	HALF SIZE LOCKER	373	W	\$298,900
<b>1 BEDROOM WITH 1 BATHROOM</b>					
202	THE WAVE	HALF SIZE LOCKER	516	S	\$364,900
<b>1 BEDROOM PLUS DEN WITH 1 BATHROOM</b>					
205	THE PASTEL	HALF SIZE LOCKER	591	S	\$418,900
1007	THE ADEN	FULL SIZE LOCKER	591	E	\$411,900
1207	THE ADEN	FULL SIZE LOCKER	591	E	\$416,900
1607	THE ADEN	FULL SIZE LOCKER	591	E	\$420,900
2507	THE ADEN	FULL SIZE LOCKER	591	E	\$429,900
309	THE CREMA	FULL SIZE LOCKER	598	N	\$423,900
312	THE CREMA	FULL SIZE LOCKER	598	N	\$423,900
1101	THE MAYFAIR	PARKING & FULL SIZE LOCKER	604	W	\$438,900
1501	THE MAYFAIR	PARKING & FULL SIZE LOCKER	604	W	\$442,900
1601	THE MAYFAIR	PARKING & FULL SIZE LOCKER	604	W	\$443,900
1801	THE MAYFAIR	PARKING & FULL SIZE LOCKER	604	W	\$445,900
2201	THE MAYFAIR	PARKING & FULL SIZE LOCKER	604	W	\$449,900
2301	THE MAYFAIR	PARKING & FULL SIZE LOCKER	604	W	\$450,900
902	THE RISE	PARKING & FULL SIZE LOCKER	610	W	\$439,900
1702	THE RISE	PARKING & FULL SIZE LOCKER	610	W	\$447,900

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1206	THE WILLOW	PARKING & FULL SIZE LOCKER	621	E	\$435,900
1406	THE WILLOW	PARKING & FULL SIZE LOCKER	621	E	\$437,900
1906	THE WILLOW	PARKING & FULL SIZE LOCKER	621	E	\$442,900
<b>2 BEDROOM WITH 1 BATHROOM</b>					
501	THE RUSH	PARKING & FULL SIZE LOCKER	732	SW*	\$502,900
<b>2 BEDROOM WITH 2 BATHROOMS</b>					
904	THE VALENCIA	PARKING & FULL SIZE LOCKER	720	NE	\$499,900
1104	THE VALENCIA	PARKING & FULL SIZE LOCKER	720	NE	\$506,900
1304	THE VALENCIA	PARKING & FULL SIZE LOCKER	720	NE	\$508,900
1704	THE VALENCIA	PARKING & FULL SIZE LOCKER	720	NE	\$512,900
2404	THE VALENCIA	PARKING & FULL SIZE LOCKER	720	NE	\$519,900
2504	THE VALENCIA	PARKING & FULL SIZE LOCKER	720	NE	\$520,900
903	THE HUDSON	PARKING & FULL SIZE LOCKER	737	NW	\$520,900
1303	THE HUDSON	PARKING & FULL SIZE LOCKER	737	NW	\$524,900
405	THE STYLE	PARKING & FULL SIZE LOCKER	740	NW	\$516,900
710	THE NOIR	PARKING & FULL SIZE LOCKER	793	SW	\$565,900
910	THE PERPETUA	PARKING & FULL SIZE LOCKER	793	SW	\$564,900
1110	THE PERPETUA	PARKING & FULL SIZE LOCKER	793	SW	\$566,900
1210	THE PERPETUA	PARKING & FULL SIZE LOCKER	793	SW	\$567,900
1410	THE PERPETUA	PARKING & FULL SIZE LOCKER	793	SW	\$569,900
<b>TERRACED SUITES WITH BBQ HOOK-UP – 3 BEDROOM WITH 2 BATHROOMS</b>					
201	THE GINGHAM	PARKING & FULL SIZE LOCKER	1,022	SE	\$701,900
101	THE GLOSS	PARKING & FULL SIZE LOCKER	1,022	SE	\$736,900
102	THE BURST	PARKING & FULL SIZE LOCKER	1,083	S	\$740,900
103	THE PALETTE	PARKING & FULL SIZE LOCKER	1,083	S	\$740,900
106	THE BURST	PARKING & FULL SIZE LOCKER	1,083	S	\$740,900



3 BEDROOM WITH 2 BATHROOMS					
503	THE WALDEN	PARKING & FULL SIZE LOCKER	1,084	S	\$720,900

\*Suite is located in building "elbow"  
Please speak to a Sales Representative for details.

<p><b>DEPOSIT STRUCTURE</b></p> <p>\$4,000 WITH AGREEMENT OF PURCHASE &amp; SALE BALANCE TO 5% IN 30 DAYS 5% IN 120 DAYS 5% IN 365 DAYS</p> <p><b>PARKING: \$45,000</b> <b>FULL SIZE LOCKER: \$5,000</b> <b>HALF SIZE LOCKER: \$2,500</b></p> <p><b>H.S.T. INCLUDED FOR ALL SUITES</b></p> <p>SEE SALES REPRESENTATIVE FOR HST RULES ON INVESTMENT PURCHASES.</p>	<p><b>MAINTENANCE FEES</b> 54 CENTS / SQ. FT. (HYDRO METERED SEPARATELY)</p> <p>PARKING MAINTENANCE \$45 PER MONTH</p> <p>LOCKER MAINTENANCE: FULL HEIGHT: \$20 PER MONTH HALF HEIGHT: \$15 PER MONTH</p> <p><b>TAXES</b> ESTIMATED AT APPROXIMATELY 0.90% OF PURCHASE PRICE</p>
<b>OCCUPANCY COMMENCING DECEMBER 2018</b>	
<b>PLEASE SPEAK TO A SALES REPRESENTATIVE REGARDING PARKING AND LOCKER AVAILABILITY</b>	

\*All prices, specifications, figures and materials are subject to change without notice E. & O.E. June 1, 2017  
EXCLUSIVE LISTING BROKERAGE: City Life Realty Ltd., Brokerage. Brokers Protected.  
T. 416.955.0559 F. 416.368.0559 W. [WWW.DANIELSWYATT.COM](http://WWW.DANIELSWYATT.COM) E. [thewyatt@danielscorp.com](mailto:thewyatt@danielscorp.com)



**THE WYATT**  
**INCENTIVE PROGRAM\***

Saturday, June 3, 2017

<b>Regular Parking Price</b>	<b>FULL-Height Locker Price</b>
<b>\$45,000 / Parking Spot</b>	<b>\$5,000 / Locker</b>

**ONE-DAY-ONLY SALE OFFER OF:  
ONE PARKING SPACE AND ONE FULL-HEIGHT LOCKER FOR ONLY**

**\$42,800\*\***

Parking is only available for suites larger than 600 Sq. Ft.

**The Crema & The Aden models are not eligible for parking & will receive:  
ONE FULL-HEIGHT LOCKER FOR ONLY**

**\$2,500\***

**The Fade, The Wave & The Pastel models will receive:  
ONE HALF-HEIGHT LOCKER FOR ONLY**

**\$1,500\***

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\*Valid for purchases made on June 3, 2017 ONLY. See a Sales Representative for details.

\*\*Parking only available for suites larger than 600 Sq.Ft. See a Sales Representative for details.

See a Sales Representative for full details.

Prices, specifications, incentives and programs are subject to change without notice. E. & O.E.

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**NO SURPRISES – NO HIDDEN COSTS**  
**ALL SALES QUALIFY FOR DANIELS' NO HIDDEN COST PROGRAM**

*The Wyatt 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 at \*\$5,000.00 plus HST.  
We make it simple and we save you money on closing.*

**The following extras are included in the capped program:**

**Utility Connection Fees:**

Standard ~~\$1,800.00~~ The Wyatt Included

**Transaction Levy Fees:**

Standard ~~\$65.00~~ The Wyatt Included

**Transfer of Title Administration Fee:**

Standard ~~\$175.00~~ The Wyatt Included

**Status Certificate:**

Standard ~~\$100.00~~ The Wyatt Included

**Development Charges:**

Standard ~~\$5,000.00~~ The Wyatt Included

**Deposit Administration Fee:**

Standard ~~\$200.00~~ The Wyatt Included

**Total: ~~\$7,340.00~~ The Wyatt \$5,000.00**

**SAVINGS: \$2,340.00**

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



## One-Day-Only Limited Release Sales Event Saturday, June 3, 2017

### **Sale Day Procedure**

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1. Suites will be sold on a **FIRST COME, FIRST SERVED BASIS** on Saturday, June 3, 2017 commencing at 9 A.M.
2. In the event that a line-up to purchase forms, one person in line represents one number in line, and one suite purchase.
3. **ONLY one purchase can be made per person per household.**
4. If the Agreement of Purchase and Sale is under more than one person's name, all purchasers must be present at point of sale for signing.
5. If you will purchase under the name of a corporation, please bring Articles of Incorporation. Please note you will be required to sign a Personal Guarantee Form.
6. Power of Attorneys will not be accepted.
7. We recommend that you come prepared with more than one choice of suite.
8. To purchase you must provide valid personal identification such as a Social Insurance Number (SIN) along with photo identification such as a Driver's License or a valid Passport. Please speak to a Sales Representative if these documents do not apply to you.
9. A deposit cheque in the amount of \$4,000 must be presented at the time of purchase, payable to Miller Thomson LLP in Trust.
10. PLEASE NOTE THE DEPOSIT STRUCTURE IS AS FOLLOWS:

**\$4,000** upon signing the Agreement: **June 3, 2017**  
The balance to **5%** in 30 days signing: **July 3, 2017**  
**5%** in 120 days from signing: **October 3, 2017**  
**5%** in 365 days from signing: **June 3, 2018**

11. We will require a Mortgage Commitment to cover the purchase of your suite.

**If you have any questions, please call us at 416.955.0559.**

**Thank you for your co-operation,  
The Wyatt Sales Team**

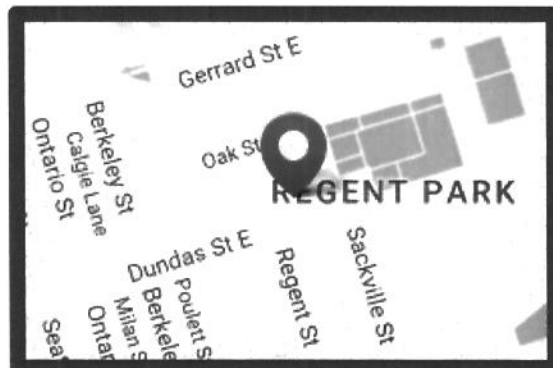


## CHOICE OF SUITE FORM

	MODEL	SUITE NUMBER
Choice #1		
Choice #2		
Choice #3		
Choice #4		

**One-Day-Only Limited Release Sales Event  
SATURDAY, June 3, 2017**

**THE WYATT  
PRESENTATION CENTRE  
500 Dundas Street East, Toronto**



Limited parking is available at The Wyatt Presentation Centre as well as at the OneCole Parking Garage off of Regent Street. TTC is recommended.

Access to Wyatt floor plans, brochure, features & finishes, and pricing at:  
**[www.danielswyatt.com/limitedrelease](http://www.danielswyatt.com/limitedrelease)**  
**PASSWORD: WYATTLIMITEDRELEASE**  
(Password is case sensitive)

416.955.0559

**Daniels**  
**love where you live™**





You will be asked to provide a **MORTGAGE COMMITMENT** that confirms that 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:** 20 TUBMAN AVE., SUITE \_\_\_\_\_, TORONTO, 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 15% DEPOSIT = \_\_\_\_\_

**THE MORTGAGE COMMITMENT AMOUNT AND THE 15% 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:** \_\_\_\_\_ DECEMBER 2018 TO JUNE 2019 (SHOW THE OCCUPANCY DATE ON THE AGREEMENT)
- **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 COMMITMENT, PLEASE DO NOT HESITATE TO CONTACT OUR RBC REPRESENTATIVES, AS THEY WILL PROVIDE MORTGAGE COMMITMENTS FOR OUR QUALIFIED BUYERS.**