



## IN THE HEART OF LESLIEVILLE

# **ONE-DAY-ONLY PLATINUM AGENT SALES EVENT**

# SATURDAY, NOVEMBER 3, 2018

### **Client Information Package**

Mortgage Commitment Check List Preview Price List Client Incentive Program No Hidden Fees Top Choices & Information Required Form Contact Information

Lamis Dantas Broker 416-270-6520 lamisdantas@gmail.com David B. Rodgers Sales Representative 416-624-0631 davidbrodgers@gmail.com

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### IN THE HEART OF LESLIEVILLE **EXCLUSIVE PLATINUM AGENT SALE PREVIEW PRICE LIST** SATURDAY, NOVEMBER 3, 2018 (Subject to Availability)

Suite	Model	Sq.Ft.	View	Balcony or Terrace	Outdoor Sq.Ft.	Décor Package	Is Parking Available?	Suite Price	
ONE BEDROOM and ONE BATHROOM SUITES									
602	Coxwell	611	North	Juliet	-	Fresh	NO	\$599,900	
603	Coxwell	611	North	Juliet	-	Hip	NO	\$599,900	
604	Coxwell	611	North	Juliet	-	Fresh	NO	\$599,900	
605	Coxwell	611	North	Juliet	-	Hip	NO	\$599,900	
503	Coxwell	611	North	Terrace	128	Hip	NO	\$617,900	
504	Coxwell	611	North	Terrace	128	Fresh	NO	\$617,900	
505	Coxwell	611	North	Terrace	128	Hip	NO	\$617,900	
ONE BEDROOM plus MEDIA and ONE BATHROOM SUITES									
208	Alton	669	North	Juliet	-	Hip	NO	\$625,900	
308	Alton	669	North	Juliet	-	Hip	NO	\$626,900	
408	Alton	669	North	Juliet	-	Fresh	NO	\$629,900	
	ON	E BEDRO	DOM plus	DEN and (	ONE BATH	IROOM SI	JITES		
202	Booth (BF)	680	North	Juliet	-	Fresh	NO	\$635,900	
203	Ashdale	680	North	Juliet	-	Fresh	NO	\$635,900	
204	Ashdale	680	North	Juliet	-	Hip	NO	\$635,900	
205	Ashdale	680	North	Juliet	-	Fresh	NO	\$635,900	
206	Ashdale	680	North	Juliet	-	Hip	NO	\$635,900	
207	Booth (BF)	680	North	Juliet	-	Hip	NO	\$635,900	
302	Booth (BF)	680	North	Juliet	-	Hip	NO	\$636,900	
303	Ashdale	680	North	Juliet	-	Fresh	NO	\$636,900	
304	Ashdale	680	North	Juliet	-	Hip	NO	\$636,900	
305	Ashdale	680	North	Juliet	-	Fresh	NO	\$636,900	
306	Ashdale	680	North	Juliet	-	Hip	NO	\$636,900	
307	Booth (BF)	680	North	Juliet	-	Fresh	NO	\$636,900	
402	Booth (BF)	680	North	Juliet	-	Fresh	NO	\$639,900	
403	Ashdale	680	North	Juliet	-	Fresh	NO	\$639,900	
404	Ashdale	680	North	Juliet	-	Hip	NO	\$639,900	
405	Ashdale	680	North	Juliet	-	Fresh	NO	\$639,900	





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Suite	Model	Sq.Ft.	View	Balcony or Terrace	Outdoor Sq.Ft.	Décor Package	Is Parking Available?	Suite Price	
ONE BEDROOM plus DEN and ONE BATHROOM SUITES Continued									
406	Ashdale	680	North	Juliet	-	Hip	NO	\$639,900	
407	Booth (BF)	680	North	Juliet	-	Hip	NO	\$639,900	
201	Ashbridge	717	North	Juliet	-	Fresh	NO	\$670,900	
301	Craven	732	North	Juliet	-	Fresh	NO	\$685,900	
401	Craven	732	North	Juliet	-	Hip	NO	\$688,900	
TWO BEDROOM and TWO BATHROOM SUITES									
414	McGee	774	South	Balcony	63	Fresh	YES	\$756,900	
411	Gerrard	785	South	Balcony	47	Hip	YES	\$774,900	
413	Heward	793	South	Balcony	47	Hip	YES	\$781,900	
409	Hastings	824	South	Balcony	63	Hip	YES	\$810,900	
	TW	O BEDRO	DOM plus	DEN and T	WO BATH	HROOM SI	UITES		
608	Woodfield	927	South	Balcony & Rooftop	86 & 242	Hip	YES	\$946,900	
609	Woodfield	927	South	Balcony & Rooftop	86 & 242	Fresh	YES	\$946,900	
		THREE E	BEDROOI	M and TWO	BATHRC	OM SUITE	ES		
606	Queensvale	1,108	North	Juliet & Rooftop	242	Fresh	YES	\$1,145,900	
601	Monarch	1,161	North	Juliet & Rooftop	243	Hip	YES	\$1,198,900	
URBAN	2 STOREY L	JNITS: TH	IREE BEI	DROOM plu	s MEDIA	and THRE	E BATHRO	OM SUITES	
214	Greenwood	1,557	South	Terrace & Balcony	250	Hip	YES	\$1,371,900	
URBAN	N 2 STOREY	UNITS: T	HREE BE	EDROOM pl	us DEN a	nd THREE	BATHROC	OM SUITES	
212	Coady	1,569	South	Terrace & Balcony	238	Fresh	YES	\$1,382,900	
211	Coady	1,569	South	Terrace & Balcony	286	Hip	YES	\$1,397,900	
213	Leslie	1,586	South	Terrace & Balcony	238	Hip	YES	\$1,398,900	
210	Leslie	1,586	South	Terrace & Balcony	287	Fresh	YES	\$1,413,900	
209	Brickyard	1,648	South	Terrace & Balcony	280	Fresh	YES	\$1,459,900	



**10% DEPOSIT PAYMENT PLAN** 

\$10,000 WITH AGREEMENT OF PURCHASE & SALE THE BALANCE OF 5% IN 30 DAYS AND 5% IN 90 DAYS

> TAXES ESTIMATED AT APPROXIMATELY 1% OF PURCHASE PRICE

H.S.T. INCLUDED FOR ALL OWNER OCCUPIED SUITES. FOR INVESTOR PURCHASES PLEASE SPEAK WITH A SALES REPRESENTATIVE.

#### MAINTENANCE FEES

(HYDRO, WATER & GAS METERED SEPARATELY)

1 BEDROOM SUITES 1 BEDROOM + MEDIA SUITES \$350 / MONTH 1 BEDROOM + DEN SUITES 2 BEDROOM SUITES 2 BEDROOM + DEN SUITES **3** BEDROOM SUITES

\$350 / MONTH \$393 / MONTH \$435 / MONTH \$478 / MONTH

\$521 / MONTH

\$307 / MONTH

2 STOREY URBAN SUITES 3 BEDROOM + MEDIA SUITES \$521 / MONTH 3 BEDROOM + DEN SUITES

PARKING MAINTENANCE \$60 PER MONTH

ROOFTOP TERRACE MAINTENANCE \$15 PER MONTH

#### PARKING: \$50,000 PER PARKING SPACE

PARKING IS AVAILABLE FOR PURCHASE ON ALL TWO BEDROOM SUITES OR LARGER PLEASE SEE A SALES REPRESENTATIVE FOR DETAILS

#### **OCCUPANCY COMMENCING SPRING 2019**

\*Please see Sales Representative for details. All prices, specifications, incentives, figures and materials are subject to change without notice E. & O.E. October 25, 2018

EXCLUSIVE LISTING BROKERAGE: CITY LIFE REALTY LTD., BROKERAGE. Brokers Protected.

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# **NO SURPRISES – NO HIDDEN COSTS**

# ALL SALES QUALIFY FOR DANIELS' NO HIDDEN COST PROGRAM

THE LOGAN RESIDENCES no hidden costs 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 based on your suite type at \*\$11,500.00, \*\$12,600.00 or \*\$14,300.00 plus HST. We make it simple and we save you money on closing.

The following Fees and Charges are INCLUDED in THE LOGAN RESIDENCES capped program:

Utility Connection Fees Transaction Levy Fees Status Certificate Development and Levy Charges Cost of Registering Documents Electronic Registration Fee

**Deposit Administration Fee** 

1 Bedroom & 1 Bedroom + Media & 1 Bedroom + Den Suites	\$11,500 plus HST
2 Bedroom & 2 Bedroom + Den Suites	\$12,600 plus HST
3 Bedroom & 3 Bedroom + Media & 3 Bedroom + Den Suites	\$14,300 plus HST

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

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# **CHOICE OF SUITE & INFORMATION REQUIRED**

### **TOP SUITE CHOICES**

Please consider carefully

	MODEL	PREFERRED FLOOR(S)
Choice #1		
Choice #2		
Choice #3		

Purchaser Name (First, LAST):	Purchaser Nam	ne (First, L	AST):
Address:	Address:		
Phone:	Phone:		
Email Address:	Email Address	:	
Date of Birth (Y/M/D):	Date of Birth(Y	/M/D):	
Purchaser 1 Profession: (Specific Title & Field)			
Purchaser 2 Profession: (Specific Title & Field)			
Intended Nature of Purchase:	RESIDENCE	OR	INVESTMENT

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# **ONE-DAY-ONLY PLATINUM AGENT SALES EVENT**

## Saturday, November 3, 2018

The Logan Residences Regent Park Presentation Centre **500 Dundas Street E., Toronto** 



### **Sales office Hours**

Monday – Thursday: Noon – 6pm Extended Hours Wednesdays: Noon – 8pm Fridays: Closed Saturdays and Sundays: Noon – 5pm

Limited parking is available at The Regent Park Presentation Centre as well as at the OneCole Parking Garage off Regent Street and the Paintbox Parking Garage off Sackville Street. TTC is recommended.

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You will be required to provide a <u>MORTGAGE COMMITMENT</u> that confirms 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:	899 QUEEN ST	REET EAST, 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.:	LEG	GAL LEVEL:						
	APPLICANT NAME:										
			THAT THE PURCHASER	NAME(S) MUST BE T	THE SAME AS SH	OWN ON THE					
$\succ$		AGREEMENT OF PURCHASE AND SALE									
	Mortgage Commitme Amount:	NT PRINCIPAL	PURCHASE PRICE MINUS 10% DEPOSIT =								
		<u>THE MORTGAGE COMMITMENT AMOUNT AND THE 10% DEPOSIT MUST</u> ADD UP TO AT LEAST THE PURCHASE PRICE OF THE UNIT									
			ADD OF TO AT LEAST	THE T UNCHASE T KIC							
	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 INTERES	ST RATE:	(e.g. 3.5% p	(e.g. 3.5% per annum)							
	PREPAYMENT OPTION:		Closed to p	repayment							
	> TERMS OF MORTGAGE:			5 YEARS							
	AMORTIZATION:		30 Y	EARS							
	APPROVAL CONFIRMAT										
$\succ$	UNTIL ANTICIPATED CL	OSING DATE:	AUG	UST 2019							
	Name, <u>signature</u> and	CONTACT INFOR	RMATION OF BANK ORG	NIZATION PROVIDING	G MORTGAGE APP	ROVAL:					

NAME

BANK

PHONE NUMBER / EMAIL ADDRESS

PLEASE NOTE THAT WE DO NOT ACCEPT MORTGAGE PRE-APPROVALS. IF YOUR MORTGAGE LENDER CANNOT PROVIDE A MORTGAGE APPROVAL, PLEASE DO NOT HESITATE TO HAVE THEM CONTACT OUR RBC REPRESENTATIVES, AS THEY WILL PROVIDE MORTGAGE COMMITMENTS FOR OUR QUALIFIED BUYERS.