



BOUTIQUE CONDOMINIUMS

PLATINUM AGENT SALES EVENT
CONDOMINIUM SUITES
PREVIEW PRICE LIST
WEDNESDAY, JULY 8, 2020
(Subject to Availability)

Floor premiums are approx. \$1,000 per floor. Additional premiums may apply.
Please see a Sales Representative to see how premiums apply to the model you are interested in.

STUDIO WITH ONE BATHROOM				
MODEL	APPROXIMATE SUITE SIZE (SQ.FT.)	AVAILABLE FLOORS	EXPOSURE	PRICES FROM
ENCHANTING	408	3 ONLY	W	\$454,900
ONE BEDROOM WITH ONE BATHROOM				
MODEL	APPROXIMATE SUITE SIZE (SQ.FT.)	AVAILABLE FLOORS	EXPOSURE	PRICES FROM
LIVELY	486	5 - 11	E	\$543,900
INVENTIVE	486	7 - 11	E	\$545,900
BOUNDLESS	496	5 - 11	E	\$550,900
PLAYFUL	533	7 & 8	E	\$589,900
DELICATE	533	9 - 11	E	\$591,900
PEACEFUL	554	3 ONLY	W	\$607,900
TIMELESS	569	3 ONLY	W	\$623,900
LUMINOUS	578	3 ONLY	S	\$633,900
ONE BEDROOM PLUS DEN WITH ONE BATHROOM				
MODEL	APPROXIMATE SUITE SIZE (SQ.FT.)	AVAILABLE FLOORS	EXPOSURE	PRICES FROM
GRACEFUL	574	5 ONLY	W	\$630,900
VIBRANT	576	5 - 11	W	\$630,900
STRIKING	594	6 - 8	W	\$644,900
MYSTICAL	594	9 - 11	W	\$647,900

ARTSY

BOUTIQUE CONDOMINIUMS

ONE BEDROOM PLUS DEN WITH ONE BATHROOM *CONTINUED*

MODEL	APPROXIMATE SUITE SIZE (SQ.FT.)	AVAILABLE FLOORS	EXPOSURE	PRICES FROM
BOLD	599	4 ONLY	W	\$647,900
ELEVATED	599	5 – 11	W	\$648,900
JOYFUL	600	4 ONLY	W	\$652,900
DREAMLIKE	600	5 – 11	W	\$653,900
TRANQUIL	610	3 ONLY	W	\$653,900

ONE BEDROOM PLUS DEN WITH TWO BATHROOMS

MODEL	APPROXIMATE SUITE SIZE (SQ.FT.)	AVAILABLE FLOORS	EXPOSURE	PRICES FROM
ENERGETIC	661	2 & 3	W	\$712,900
BALANCED	692	3 ONLY	N	\$741,900

TWO BEDROOM WITH TWO BATHROOMS

MODEL	APPROXIMATE SUITE SIZE (SQ.FT.)	AVAILABLE FLOORS	EXPOSURE	PRICES FROM
VIVID	740	5 – 11	NE	\$785,900
DARING	765	3 ONLY	SE	\$787,900
RADIANT	751	5 – 11	NW	\$799,900
MODERN	779	2 & 3	W	\$816,900
SERENE	788	5 – 11	SW	\$833,900

THREE BEDROOM WITH TWO BATHROOMS

MODEL	APPROXIMATE SUITE SIZE (SQ.FT.)	AVAILABLE FLOORS	EXPOSURE	PRICES FROM
SOPHISTICATED	952	5 – 11	SE	\$952,900
INTUITIVE	999	2 & 3	NW	\$999,000
EMERGENT	1,017	6	E	\$1,018,900

ARTSY

BOUTIQUE CONDOMINIUMS

SUITES WITH A TERRACE

MODEL	APPROXIMATE SUITE SIZE (SQ.FT.)	APPROXIMATE TERRACE SIZE (SQ.FT.)	TYPE	UNIT	EXPOSURE	PRICE
CLASSIC	486	337	1 BEDROOM / 1 BATHROOM	417	SE	\$549,900
CONTEMPORARY	506	113	1 BEDROOM / 1 BATHROOM	308	S	\$564,900
EXPRESSIVE	517	107	1 BEDROOM / 1 BATHROOM	314	S	\$576,900
FRESH	529	141	1 BEDROOM / 1 BATHROOM	310	S	\$589,900
INSPIRED	574	168	1 BEDROOM PLUS DEN / 1 BATHROOM	413	W	\$634,900
CALM	576	189	1 BEDROOM PLUS DEN / 1 BATHROOM	414	W	\$634,900
DYNAMIC	605	383	1 BEDROOM / 1 BATHROOM	409	SE	\$684,900
CREATIVE	735	144 - 148	2 BEDROOM / 2 BATHROOM	311 & 313	S	\$780,900
IMAGINATIVE	735	144	2 BEDROOM / 2 BATHROOM	312	S	\$780,900
AMBITIOUS	762	137	2 BEDROOM / 2 BATHROOM	315	SW	\$809,900
DAZZLING	751	450	2 BEDROOM / 2 BATHROOM	415	NW	\$813,900
ROMANTIC	740	723	2 BEDROOM / 2 BATHROOMS	416	NE	\$814,900
ELEGANT	794	215	2 BEDROOM / 2 BATHROOM	101	S	\$846,900
GENUINE	959	222	3 BEDROOM / 2 BATHROOMS	102	NW	\$969,900
BRIGHT	974	407	3 BEDROOM / 2 BATHROOMS	410	SW	\$989,900
RHYTHMIC	1,023	145	3 BEDROOM / 2 BATHROOMS	324	NE	\$1,028,900
EMERGENT	1,017	329	3 BEDROOM / 2 BATHROOMS	522	E	\$1,032,900

ARTSY

BOUTIQUE CONDOMINIUMS

<p>DANIELS' GRADUAL DEPOSIT PAYMENT PLAN</p> <p>\$5,000 WITH AGREEMENT OF PURCHASE AND SALE THE BALANCE TO 5% IN 30 DAYS AND \$1,000 PER MONTH UNTIL YOU REACH 10% OF THE PURCHASE PRICE COMMENCING IN 120 DAYS</p> <p>10% DEPOSIT MUST BE PAID BY OCCUPANCY DATE</p> <p>OR</p> <p>10% IN 120 DAYS DEPOSIT PAYMENT PLAN</p> <p>\$5,000 WITH AGREEMENT OF PURCHASE AND SALE THE BALANCE TO 5% IN 30 DAYS AND 5% IN 120 DAYS</p>	<p>MAINTENANCE FEES</p> <p>\$0.56 / SQ. FT. (HYDRO METERED SEPARATELY)</p> <p>LOCKER MAINTENANCE \$25 / MONTH</p> <p>PARKING MAINTENANCE \$55 / MONTH</p>
<p>TAXES</p> <p>ESTIMATED AT APPROXIMATELY 1% OF PURCHASE PRICE</p> <p>H.S.T. INCLUDED FOR ALL OWNER-OCCUPIED SUITES, FOR INVESTOR PURCHASES PLEASE SEE A SALES REPRESENTATIVE.</p>	
<p>STORAGE LOCKER: \$5,000 PER LOCKER</p>	
<p>ALL SUITES OVER 560 SQ.FT. QUALIFY TO PURCHASE A PARKING UNIT: \$58,000 PER PARKING UNIT</p> <p>PLEASE SEE A SALES REPRESENTATIVE FOR DETAILS</p>	
<p>OCCUPANCY COMMENCING FALL 2021</p>	

*Please see a Sales Representative for details. All prices, specifications, incentives, figures and materials are subject to change without notice E. & O.E. July 8, 2020

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

Lamis Dantas
Broker
lamis@regentparklife.com
416-270-6520

David B. Rodgers
Sales Representative
david@regentparklife.com
416-624-0631

Patricia Buchner
Sales Representative
patricia@regentparklife.com
416-457-3803

BUY WITH A
10% GRADUAL DEPOSIT!



ARTWORKS
TOWER

ARTSY
BOUTIQUE CONDOMINIUMS

PLATINUM AGENT VIRTUAL SALES EVENT

IMPORTANT MESSAGE FROM DANIELS

The ARTSY Sales Event will be a **virtual** process, allowing your clients to select their suites and sign their purchase agreements from the comfort of their home.

With Public Health advisories still in effect for physical distancing and limits on social gatherings, the health and safety of you and your clients requires our Regent Park Presentation Centre be open only **BY APPOINTMENT**. We will not be open to walk-in clients. **Please do not attend the presentation centre without a previously confirmed appointment.**

SALE STARTS
Saturday, July 18, 2020
By Virtual Appointment

Information Package

COVID-19 Precautions
Mortgage Commitment Requirement
Incentive Program
Gradual Deposit Incentive
No Hidden Fees
What to Expect at our Virtual Sale
Initial Deposit Cheque
Contact Information

* For **PROCEDURES FOR PURCHASING** refer to the separate document*

For any further enquiries call 416.955.0559

Daniels
love where you live™

COVID-19 PRECAUTIONS

We have an important role to play in providing a safe environment for our staff, our clients and our community. In light of the ongoing COVID-19 pandemic, we have made the following adjustments at our presentation centre to ensure business continuity and to provide the safest and best service to our clients during this time.

- The presentation centre will be open **BY APPOINTMENT ONLY**. To book an appointment, please call 416.955.0559. Please refer to the Contact Info sheet for presentation centre hours.
- To practice safe physical distancing, we are limiting the number of people permitted in the presentation centre at one time.
- We have increased the frequency of our office cleaning schedule with hard surfaces being wiped down between appointments.
- Our Sales Team will be wearing masks or face shields.

If you have an appointment to attend the Regent Park Presentation centre, please review the following procedures before you arrive:

- Please remain in your vehicle or wait at the entrance while maintaining recommended social distancing and call us at 416.955.0559 to inform us that you have arrived.
- Once available, a member of our team will call to ask if you have been feeling unwell in any way in the last 48-hours, have recently returned from out of the country and if you have been in contact with a confirmed or probable case of COVID-19 in the last 14 days.
- If you answer “NO” to all of the above questions, we will ask you to enter the presentation centre.
- Upon entry, we will provide you with sanitizer for your hands and a face mask.
- We will ask that you wear the face mask for your entire visit in the presentation centre.
- We love greeting our clients and shaking hands, however, to minimize contact we will not shake hands during the appointment.
- We will ask you to maintain a 6-foot distance and to cover your mouth and nose using your arm or tissue if you cough or sneeze.
- Please remember, if you are feeling unwell, please contact your primary health care provider or Telehealth at 1-866-797-0000.

THE MORTGAGE COMMITMENT REQUIREMENT

You will be asked to provide a **MORTGAGE COMMITMENT** 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:** 130 RIVER ST. OR 35 TUBMAN AVE., UNIT _____, 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 10% DEPOSIT = _____

THE MORTGAGE COMMITMENT AMOUNT AND THE 10% 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:** September 2021 – December 2021

- **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 APPROVAL, PLEASE DO NOT HESITATE TO CONTACT OUR RBC REPRESENTATIVES, AS THEY WILL PROVIDE MORTGAGE COMMITMENTS FOR OUR QUALIFIED BUYERS. THE MORTGAGE COMMITMENT MUST BE FROM THE LENDER, LETTERS FROM A MORTGAGE BROKER DO NOT FULFILL OUR REQUIREMENT.

INCENTIVE PROGRAM

Parking and Storage Locker Regular Price

\$58,000 / Parking Space & \$5,000 / Storage Locker

**PLATINUM SALE OFFER OF:
ONE PARKING SPACE AND ONE STORAGE LOCKER
FOR ONLY**

\$49,900**

Parking is available for suites 560 sq.ft. or larger

**Suites that are smaller than 560 sq.ft.
are not eligible for parking & will be offered:**

ONE STORAGE LOCKER FOR ONLY

\$1,800*

***Valid for purchases made Saturday July 18, 2020 – Wednesday July 22, 2020 ONLY.**

****Parking is not available for [ARTSY] Boundless, Classic, Contemporary, Delicate, Enchanting, Expressive, Fresh, Inventive, Lively, Peaceful, Playful, [ARTWORKS] Bravo, Canvas, Haiku, Niche, Paintbrush models. See a Sales Representative for details. See Sales Representative for full details. Prices, specifications, incentives and programs are subject to change without notice. E & O. E.**

GRADUAL DEPOSIT STRUCTURE INCENTIVE

**10% GRADUAL DEPOSIT STRUCTURE
AVAILABLE FOR ALL SUITES***

Initial deposit of **\$5,000**** upon signing the
Agreement of Purchase and Sale

The balance to **5%** in **30** days from signing
\$1,000 per month until you reach **10%** of the
Purchase Price commencing in **120** days.

[**10%** deposit must be paid by occupancy date]

OR

Initial deposit of **\$5,000**** upon signing the
Agreement of Purchase and Sale

The balance to **5%** in **30** days from signing
5% in **120** days from signing

*Not available for second purchase within the condominium project or second purchase within the same household. Limited time offer. Not available for international purchases. Vendor has the right to change without notice.

**Deposit cheques made payable to Brattys LLP in Trust.

Valid for purchases made Saturday July 18, 2020 – Wednesday July 22, 2020.

NO SURPRISES – NO HIDDEN FEES*

ALL SALES QUALIFY FOR OUR NO HIDDEN COST PROGRAM

ARTWORKS TOWER & ARTSY BOUTIQUE CONDOMINIUMS 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.

We make it simple and we save you money on closing.

The following Fees and Charges are **INCLUDED** in the program:

Utility Connection Fees

Transaction Levy Fees

Status Certificate

Development and Levy Charges

Cost of Registering Documents

Electronic Registration Fee

Wire Transfer Fee

Deposit Administration Fee

ALL ONE BEDROOM + DEN & SMALLER **\$10,000 plus HST***

ALL TWO BEDROOM & LARGER **\$15,000 plus HST***

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

WHAT TO EXPECT AT OUR VIRTUAL SALE

Your Real Estate agent calls you to tell you that you have been allocated a suite.

What is next?

1. We will set up a video call appointment with you and your Real Estate Agent. Appointments will be scheduled between Saturday, July 18 and Wednesday, July 22.
2. You will receive a request for an image of a valid piece of photo identification. Due to our new Docu-Sign program, only a driver's license or passport is acceptable. If you submit a driver's license, the address must be your current place of residence to be considered valid. Please speak to a Sales Representative if this does not apply to you.
3. To prepare for the video appointment please have your photo ID ready as well as your cheque book.
4. Your video appointment will be with a Daniels Representative. Please allow 45 minutes for the appointment.
5. During the video call we will verify your identity, we will prepare and review the Agreement of Purchase and Sale, ask that you prepare the initial deposit cheque, and explain the Docu-Sign process as well as the next steps including our financial requirements and providing deposit cheques. We will also ask if you consent to share your Agreement with your Real Estate Agent and your Real Estate lawyer.
6. You will receive your Agreement of Purchase and Sale via Docu-Sign shortly after your appointment. It will ask you to scan your photo ID, please scan the same identification that was submitted and used during the video call.
7. You will be required to sign the Agreement of Purchase and Sale as soon as you receive the link.
8. There is a 24hr deadline to provide the initial deposit cheque to the sales office. Please see the following page for additional instructions.
9. Once our team at the presentation centre confirms receipt of your initial deposit cheque, we will authorize the agreement provided there are no issues.
10. Upon authorizing the Agreement of Purchase and Sale, your 10-day rescission expiry period will begin.
11. You will receive a link to the authorized Agreement.
12. We will ask you to confirm that you have received and downloaded all files contained in the link.

For any questions or concerns call 416.955.0559

INITIAL DEPOSIT CHEQUE

Congratulations! You have signed your Agreement of Purchase and Sale via Docu-Sign.

The next step is to provide the initial deposit cheque within the next 24-hours. Please refer to the Contact Info sheet for presentation centre hours.

We will accept personal cheques.

We will not accept a cheque that is in your Real Estate Agents name.

To limit physical contact, a cheque drop-off box will be located just inside the entrance to the presentation centre.

Envelopes and sanitized pens will be provided.

The envelopes will have a few questions written on them that we kindly ask you to answer:

1. Suite number
2. Is the person dropping off the cheque the Purchaser or the Real Estate Agent or Other?
3. If Other, please include name, contact info and relationship to the Purchaser.

If you used a pen that was provided, we ask that you place it in the used container once you have finished answering the questions on the envelope.

To help prevent any necessary corrections please ensure the following:

The cheque is made payable to Brattys LLP in Trust

The cheque is dated

Add *Artworks* or *Artsy* and *Suite number* on the memo line

Sign the cheque

For any questions or concerns call 416.955.0559

PLATINUM AGENT VIRTUAL SALES EVENT

SALE STARTS
Saturday, July 18, 2020
By Virtual Appointment

Regent Park Presentation Centre
500 Dundas St. E., Toronto
Open by Appointment ONLY



Sales Office Hours from July 8 to July 27: BY APPOINTMENT ONLY

Wednesday July 8: Noon – 6pm

Thursday July 9: Noon – 6pm

Friday July 10: Noon – 5pm

Saturday July 11 and Sunday July 12: Noon – 5pm

Monday July 13 to Thursday July 16: Noon – 6pm

Friday July 17: Noon – 5pm

Saturday July 18 and Sunday July 19: Noon – 5pm

SALE BY VIRTUAL APPOINTMENT

Monday July 20 – Wednesday July 22: Noon - 6pm

SALE BY VIRTUAL APPOINTMENT

Thursday July 23: Noon – 6pm

Friday July 24: Noon – 5pm

Saturday July 25 and Sunday July 26: Noon – 5pm

Monday July 27: Noon – 6pm

For any further enquiries call 416.955.0559

PROCEDURES FOR PURCHASING

Virtual Appointments starting Saturday, July 18

1. Worksheets will **NOT** be accepted in person or by fax or email. Worksheets will be accepted via our **online submission website** only:

www.BookDanielsRegent.com

The online worksheet submission page will ask for your client's details and top three (3) suite choices. The worksheet form outlines the info that will be required.

2. **Online worksheet submissions will OPEN on: Thursday, July 9, 2020 at 9 A.M.**
Suite Allocation will take place Tuesday, July 14, 2020 for Worksheets submitted by 5 P.M. ON Monday, July 13, 2020.
Online worksheet submissions will CLOSE on: Thursday, July 16, 2020 at 5 P.M.

WORKSHEETS MUST BE SUBMITTED ONLINE BY MONDAY, JULY 13, 2020 BY 5 P.M. SHARP TO BE INCLUDED IN THE ALLOCATION PROCESS

3. Our Sales Representatives will contact Agents starting Wednesday, July 15, 2020 with their suite allocations and to arrange a **video appointment** to prepare and review the Agreement of Purchase and Sale with you, your clients and a Daniels representative.
4. **We will provide a 10-minute grace period for each confirmed appointment. It is imperative that you log in on time for your scheduled video appointment, failing which; following the 10-minute grace period the reserved suite will be released for sale. The client purchasing the suite must match the name on the submitted worksheet failing which the appointment will be cancelled.**
5. Agreements will be prepared via Docu-Sign and sent to your client for signing. Your client will be required to sign the Agreement of Purchase and Sale as soon as they receive the link.
6. There will be a 24-hour deadline to provide the initial deposit cheque. The Agreement will not be authorized until the initial deposit is received. If the initial cheque is not provided within the 24-hour deadline the Agreement will be void.
7. **Your clients will not receive a paper copy of the Agreement of Purchase and Sale or Condominium Documents. All documents will be provided digitally.**
8. To purchase, your client must provide one piece of valid government issued photo identification such as a Driver's License with current address or a Passport. If the identification includes an address, it must be a current address to be considered valid. Client identity will be verified during the video appointment and with a Docu-Sign security feature.
9. A deposit cheque in the amount of \$5,000 must be provided within the 24-hour period, payable to Brattys LLP in Trust. Personal cheques will be accepted. **We will not accept Agent cheques.** A cheque -drop-off box will be available inside the sales office vestibule during sales office hours.
10. We will require a mortgage commitment for 90% of the purchase price of the home within the 10 days of signing the Agreement of Purchase and Sale.
11. Daniels will not accept name changes to the Agreement of Purchase and Sale.
12. Please speak with a Sales Representative to confirm our requirements if your client requires a Power of Attorney.

If you have any questions, please call us at 416.955.0559
Thank you for your co-operation, The Regent Park Sales Team

WORKSHEET + TOP SUITE CHOICES FORM

W O R K S H E E T & C H O I C E O F S U I T E F O R M

AGENT: _____ Company Name: _____

Cell: _____ Email: _____

	MODEL	PREFERRED FLOORS
Choice #1		
Choice #2		
Choice #3		

PURCHASER INFORMATION

Purchaser Name (First, LAST):	Purchaser Name (First, LAST):
Address:	Address:
Suite #:	Suite #:
City:	City:
Postal Code:	Postal Code:
Home / Cell Phone: <i>(Circle which provided)</i>	Home / Cell Phone: <i>(Circle which provided)</i>
Email Address:	Email Address:
Date of Birth (Y/M/D):	Date of Birth (Y/M/D):
Profession:	Profession:
Intended Nature of Purchase: PRINCIPAL RESIDENCE or INVESTMENT	

**Profession must indicate title and field.*

Note: Purchasers must have a valid photo ID. Expired ID documents are not valid. ID documents with address must reflect current address to be considered valid.

Lamis Dantas
Broker
lamis@regentparklife.com
416-270-6520

David B. Rodgers
Sales Representative
david@regentparklife.com
416-624-0631

Patricia Buchner
Sales Representative
patricia@regentparklife.com
416-457-3803