

CLONMORE

URBAN TOWNS

EXCLUSIVE WORKSHEET PACKAGE



Artist's conceptual rendering. Subject to change without notice, E & O.E.

Sales Centre
1488 Kingston Road
Telephone: 647-943-0175
Email: clonmore@bakersales.info



Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.



Procedure for Buying - Exclusive Broker Worksheet Program

This information is to be communicated between you and your client. Pricing and floorplans are not to be posted on-line or shared with other Agents.

1. The attached worksheet should be completed for your Purchaser, once a Purchaser is in place. Your Purchaser's photo ID must also be included with your worksheet (both sides of the Driver's Licence). Please email to clonmore@bakersales.info and directly to your assigned Baker Sales Representative by 12 noon, Monday, June 10, 2019.
2. You will be notified of your suite allocation by your assigned Baker Representative. Please book your signing appointments through your Agent. Appointment times are Saturday, June 15, 2019, 12 PM-5 PM and Sunday, June 16, 2019, 12 PM-5 PM. At time of booking, please indicate the Purchaser's name and suite number. **The Purchaser named on the Worksheet must be present to sign the Agreement of Purchase and Sale.**
3. All allocations must be signed June 15 and June 16, 2019. All allocated suites that have not been signed by Sunday, June 16, 2019 at 5 pm will be returned to Developer Inventory.
4. As the Agreement will be signed on the IPAD, please be at the Sales Centre 5 minutes in advance of your appointed time and have your client's Photo ID ready. Appointment times will be strictly adhered to. If your client is not the Purchaser identified on the Worksheet or if they do not honour their appointment, we do reserve the right to reassign the unit.
5. A deposit cheque from a financial institution in the amount of \$5,000 must be presented at time of purchase payable to **Robins Appleby LLP in Trust**. It is preferred that the cheques due in 30 days, 150 days and 380 days also be presented at that time. If not, the balance of the cheques must be delivered to the Sales Centre during the 10 day firm up period. Counter cheques will not be accepted. If an address appears on the cheque, it must match that on the Purchaser's Photo ID.
6. In order to comply with Fintrac requirements, Photo ID and Employment Information must be provided for all individuals named on the cheque(s) at time of signing. If cheque(s) are being issued by someone other than the Purchaser(s), Photo Identification and Employment Information must be provided for the cheque holder and anyone else named on the cheques they are providing. If an address appears on the cheque, it must match that on the Cheque Issuer's Photo ID.
7. The Broker Referral will be signed once the sale has gone firm, all deposit cheques have been received and an acceptable mortgage approval provided. Mortgage approvals will be verified with the Lender.

Thank you for your support and co-operation,

Cindy Thai
cindythai@bakersales.info
Telephone: 416-930-3889

Michael Chung
michaelchung@bakersales.info
Telephone: 647-929-8328

This offer may be changed or withdrawn at any time without notice. This Offer is only valid for sales signed on June 15 and 16, 2019. Please see Sales Representative for full details. E. & O.E.





CLONMORE
URBAN TOWNS

EXCLUSIVE BROKER INCENTIVES

FOR YOUR CLIENTS

Special Opening Pricing

\$10,000 off the Purchase Price of a 1 Bedroom/1 Bedroom + Den Town*

\$20,000 off the Purchase Price of a 2 Bedroom/3 Bedroom/4 Bedroom Town*

And More!!

- \$500 Assignment Fee (*after 90% sold*) **
- Development Charges and Levies capped at
\$ 6,000 1B/1B + Den
\$ 8,000 2B/3B/4B
- Right to lease during Occupancy Amendment

* Reduction in price will occur at time of sale.

**On the first Assignment for qualifying Assignee subject to Vendor's conditions for Assignments being met. Legal Fees will apply. Please speak to Sales Representatives for full details.

Note: This limited time offer may be changed or withdrawn at any time without notice. Certain conditions apply. This Offer is only valid for sales signed on June 15 and 16, 2019. Please see Sales Representative for full details. E. & O.E.



WORKSHEET

EMAIL: clonmore@bakersales.info

OFFICE USE ONLY

Date Received: _____

Baker Sales Representative: _____

SUITE: _____ (the Unit)

MODEL: _____

BASE PURCHASE PRICE \$ _____

PARKING COST \$ _____

Parking is available for purchase on all units.

Models 4B-1 and 3B-7 may purchase 2 parking. All other requests for 2nd parking will be waitlisted.

LOCKER COST \$ _____

TOTAL PURCHASE PRICE \$ _____

PLEASE FILL OUT THE FOLLOWING

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION

PURCHASER 1		PURCHASER 2	
First Name:		First Name:	
Last Name:		Last Name:	
Address:		Address:	
Suite #		Suite #	
City:	Province:	City	Province:
Postal Code:		Postal Code:	
Main Phone:		Main Phone:	
Alternate Phone:		Alternate Phone:	
Date of Birth:		Date of Birth:	
S.I.N. #		S.I.N. #	
Driver's Licence #		Driver's Licence #	
Expiry Date:		Expiry Date:	
Email:		Email:	
PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)			
Did you register through the Web?		How did you hear about us?	
Profession:		Marital Status:	
How many dependents?		Ages?	
End User or Investor			

Co-operating Broker: Please enclose Agent's business card.

Name: _____

Brokerage: _____

Address: _____

Mobile: _____

Office: _____

Fax: _____

Email: _____



EXCLUSIVE BROKER WORKSHEET PRICE LIST
(Lowest price shown. Price varies by view and location)

MODEL	TYPE	APPROX. SIZE	OUTDOOR SIZE	PRICES STARTING FROM*	DISCOUNT	EXCLUSIVE BROKER PRICES STARTING FROM**
3 BEDROOMS/2 BATHS						
3B-6/2 Storey	3 Bed/2 Baths	1010	Terrace 173	\$679,900	\$20,000	\$659,900
3B-5/2 Storey	3 Bed/2 Baths	1079	Terrace 202	\$709,900	\$20,000	\$689,900
3B-10/2 Storey	3 Bed/2 Baths	1297	Terrace 344	\$809,900	\$20,000	\$789,900
3B-8/2 Storey	3 Bed/2 Baths	1326	Terrace 323	\$839,900	\$20,000	\$819,900
3B-7/2 Storey	3 Bed/2 Baths	1359	Terrace 337	\$849,900	\$20,000	\$829,900
3 BEDROOMS/3 BATHS						
3B-4/2 Storey	3 Bed /3 Baths	1118	Terr + Bal 168	\$759,900	\$20,000	\$739,900
4 BEDROOM + DEN/2.5 BATHS						
4B-1/2 Storey	4 Bed + Den/2.5 B	1730	Terr + Bal 491	\$1,129,900	\$20,000	\$1,109,900

* Please speak to a Sales Representative for details. **This pricing is with the Special Opening Pricing discount under the Exclusive Broker Incentive program deducted. This pricing only applies to the units that are released.

<p>DEPOSIT STRUCTURE \$5,000 on Signing Balance to 5% in 30 days 5% in 150 days 5% in 380 days 5% on Interim Occupancy</p> <p>Parking: \$45,000 Parking is available for purchase on all units. Models 4B-1 and 3B-7 may purchase 2 parking. All other requests for 2nd parking will be waitlisted.</p> <p>Storage Locker: \$7,000</p>	<p>INTERNATIONAL DEPOSIT STRUCTURE \$5,000 on Signing Balance to 10% in 30 days 10% in 150 days 10% in 380 days 5% on Interim Occupancy</p> <p>Maintenance Fees: Approximately \$0.29/sq. ft.</p>	<p>TAXES Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T. ***</i></p> <p>Occupancy Commencing: July 15, 2021</p> <p>***As per the Agreement of Purchase and Sale.</p>
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Cindy Thai
cindythai@bakersales.info

Michael Chung
michaelchung@bakersales.info

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Telephone: 647-943-0175

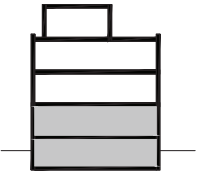
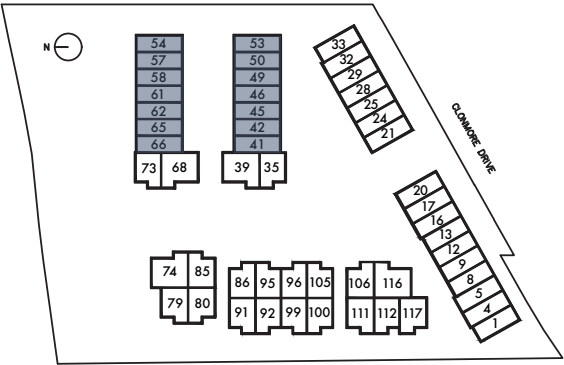
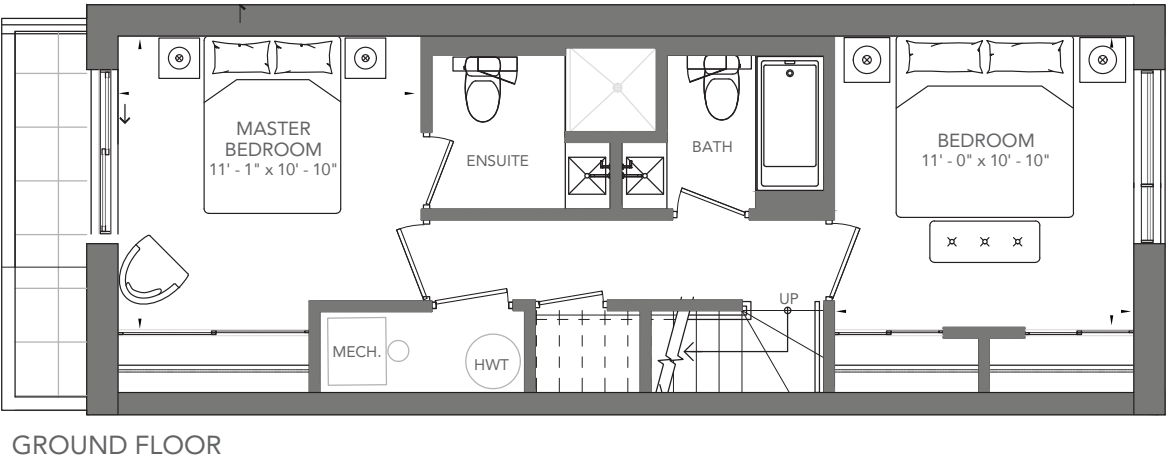
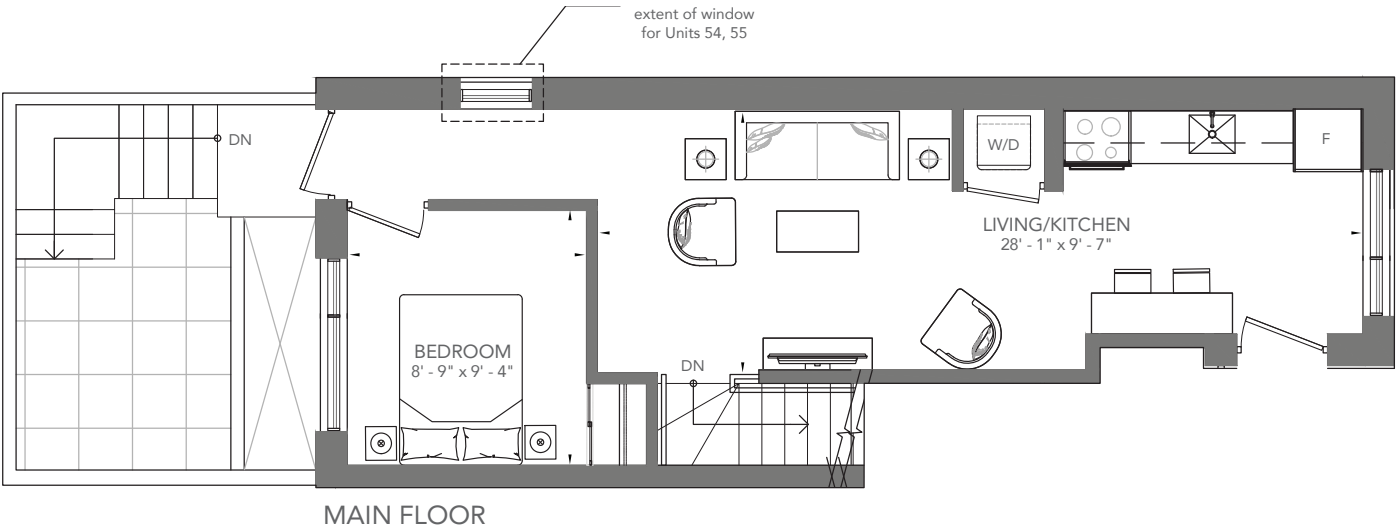
Please speak to Sales Representative for further details. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22.
June 4, 2019. **Exclusive Listing:** Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.



N^o. 41, 42, 45, 46, 49, 50, 53, 54,
57, 58, 61, 62, 65, 66

3 BEDROOM

Interior: 1,010 sq.ft. | Exterior: 173 sq.ft. | Total: 1,183 sq.ft.

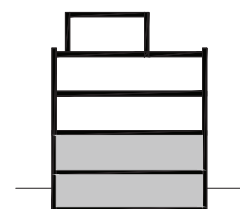
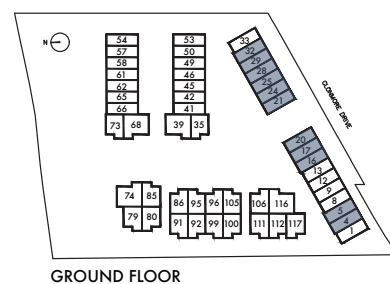
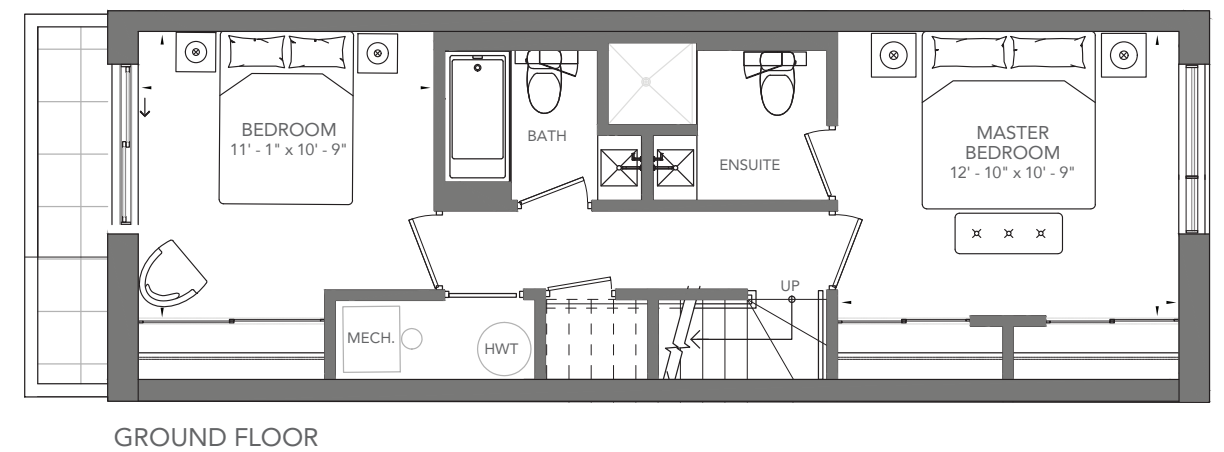
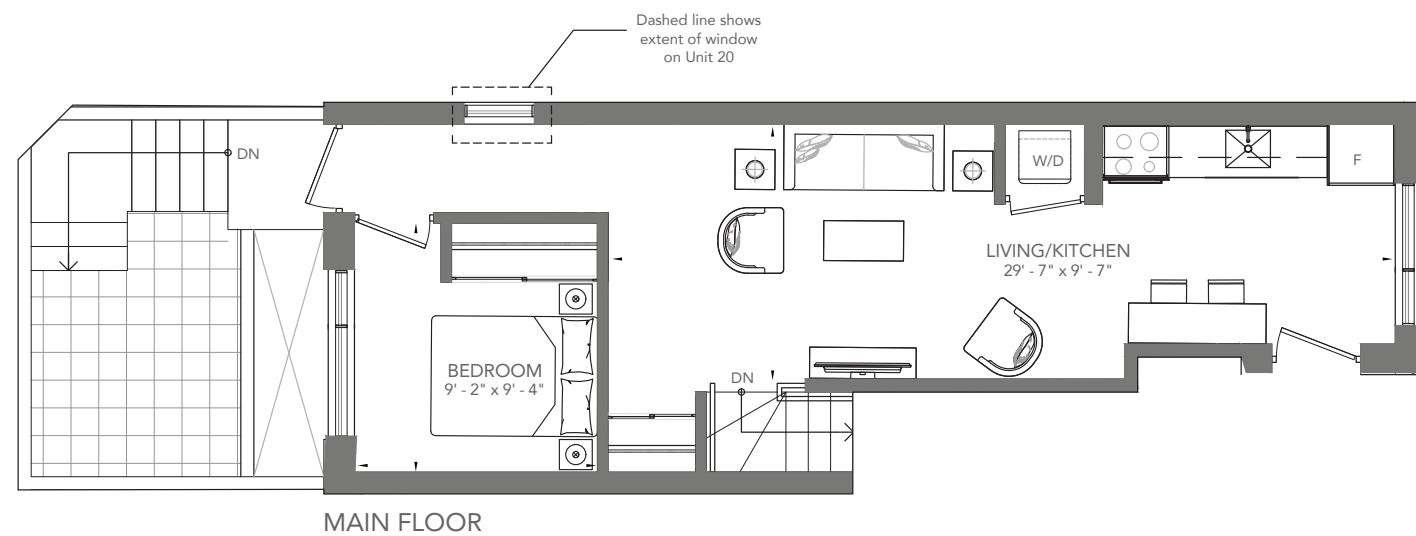


Materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

N^o. 4, 5, 16, 17, 20, 21
24, 25, 28, 29, 32

3 BEDROOM

Interior: 1,079 sq.ft. | Exterior: 202 sq.ft. | Total: 1,281 sq.ft.

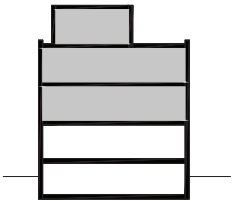
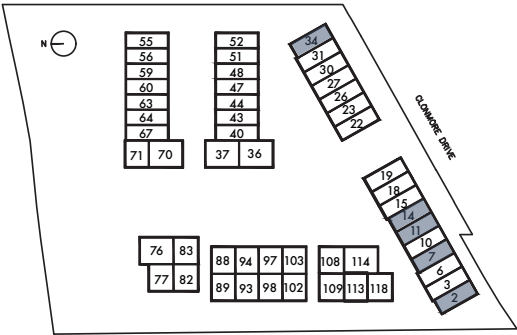
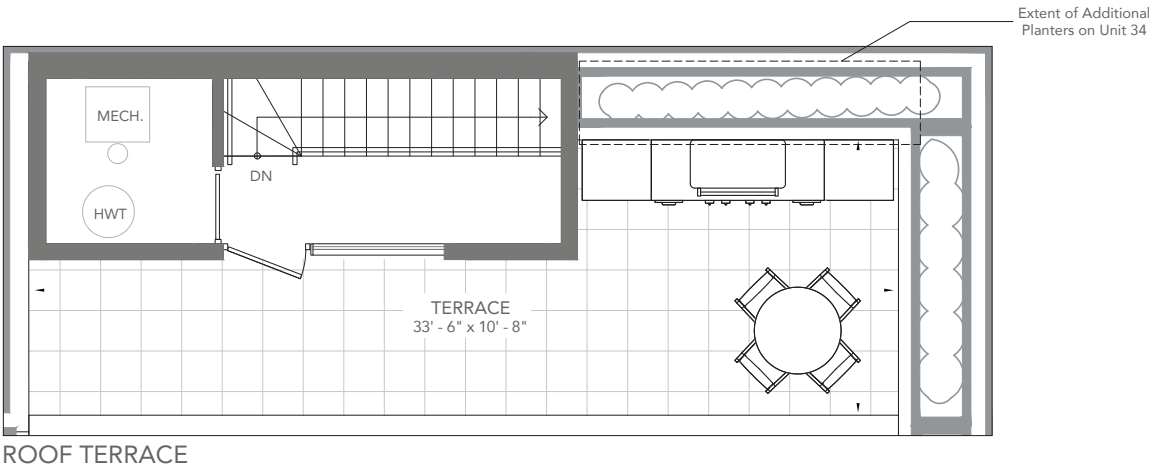
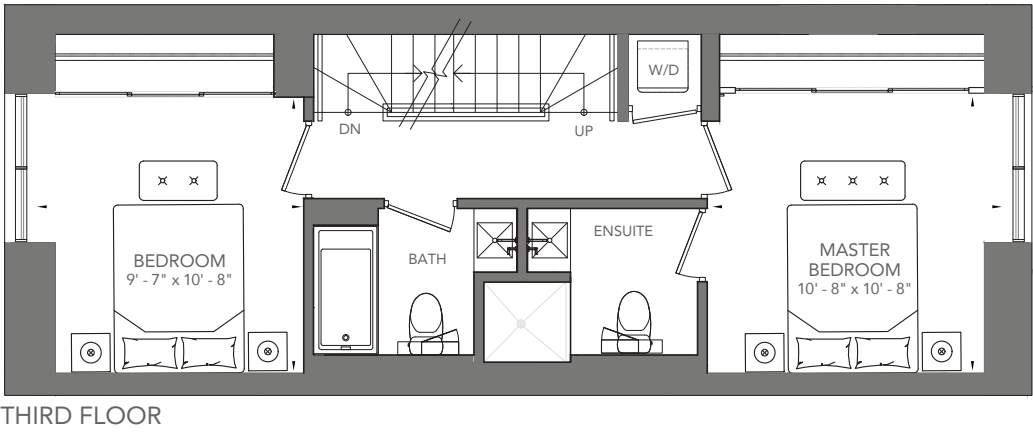
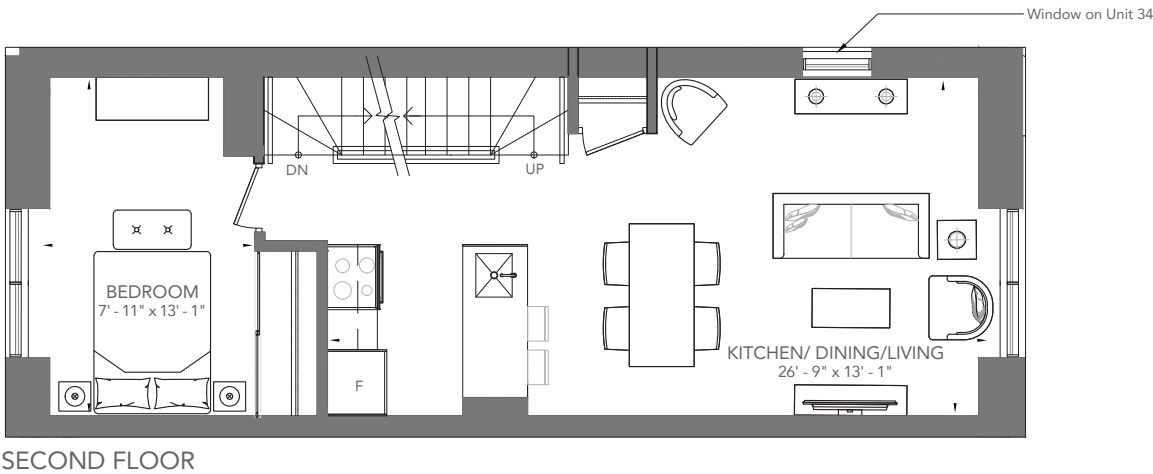
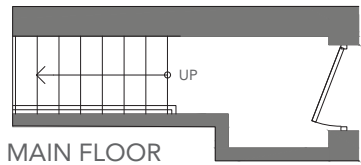


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Nº. 2,7,10,11,14,34

3 BEDROOM

Interior: 1,297 sq.ft. | Exterior: 344 sq.ft. | Total: 1,641 sq.ft.

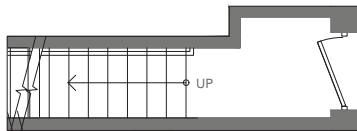


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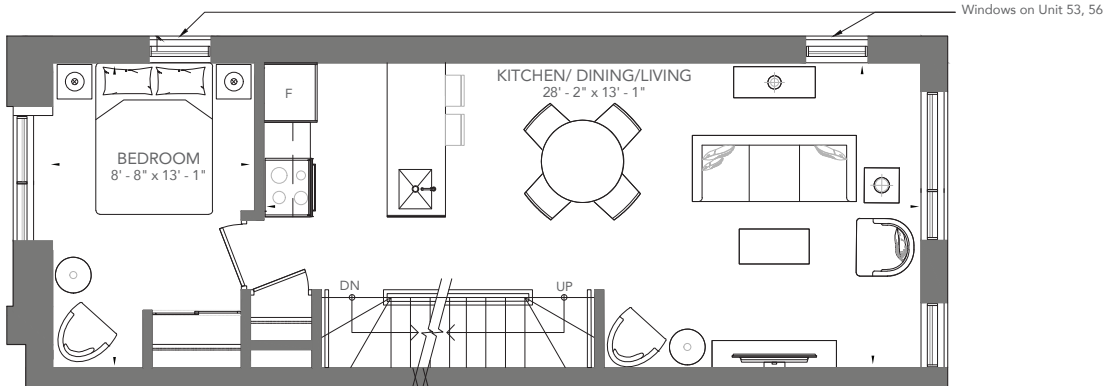
N^o. 40, 43, 44, 47, 48, 51, 52, 55,
56, 59, 60, 63, 64, 67

3 BEDROOM

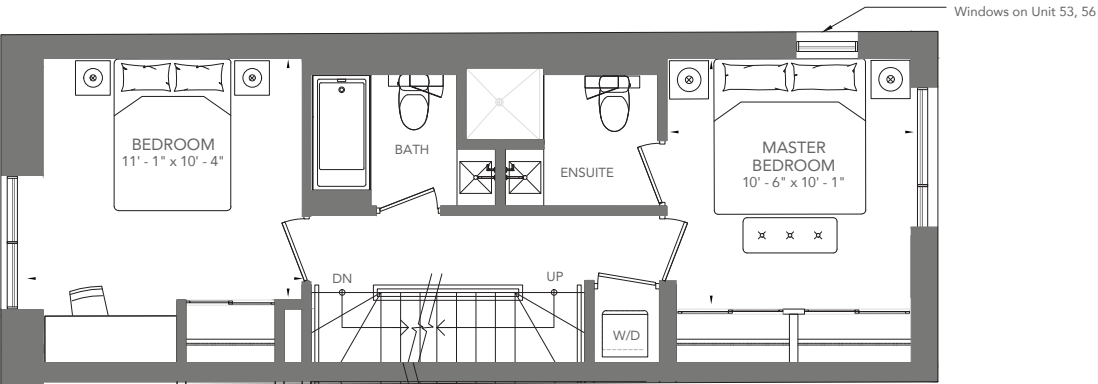
Interior: 1,326 sq.ft. | Exterior: 323 sq.ft. | Total: 1,649 sq.ft.



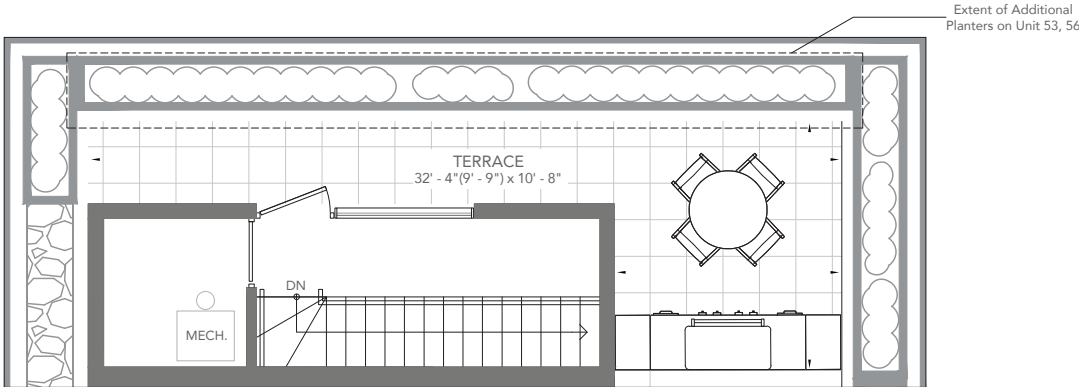
MAIN FLOOR



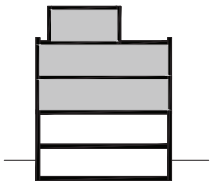
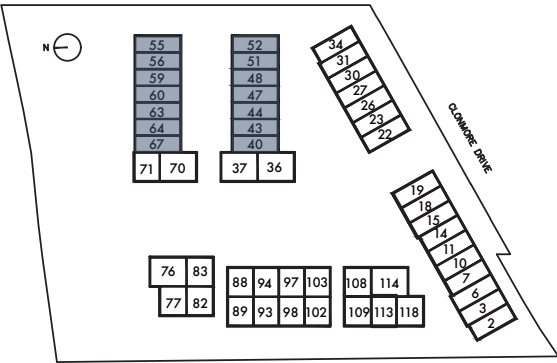
SECOND FLOOR



THIRD FLOOR



ROOF TERRACE

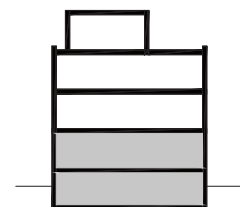
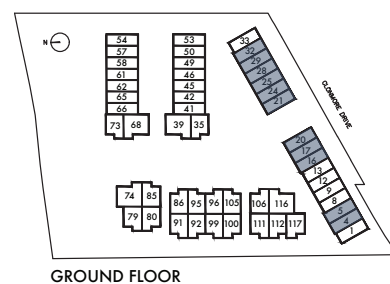
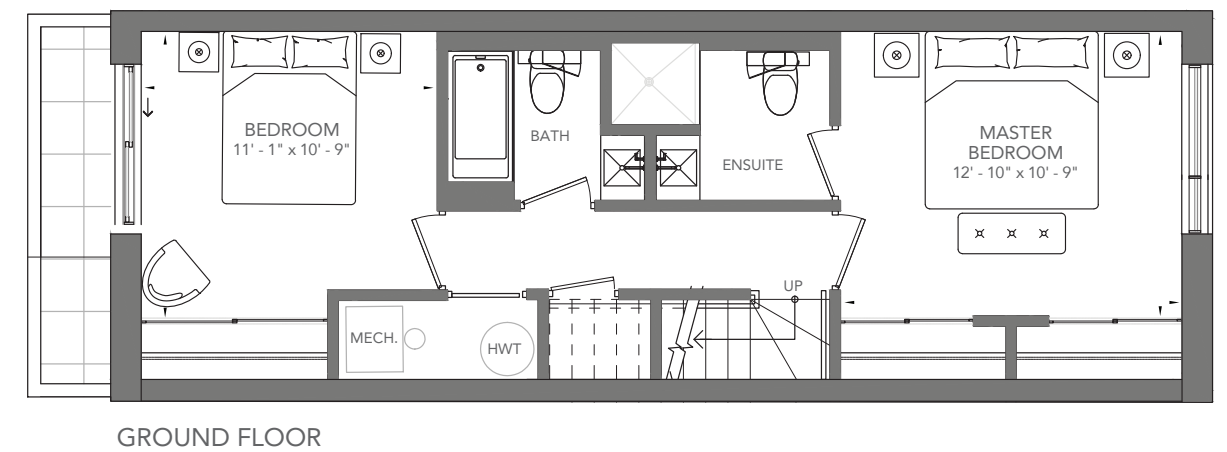
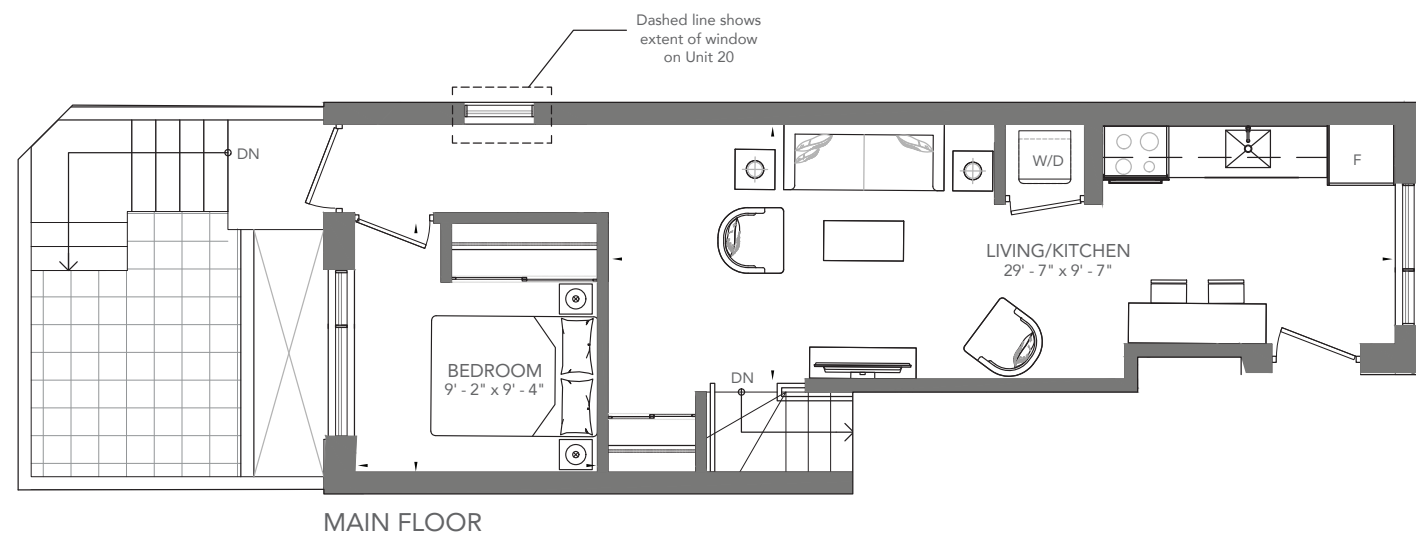


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N^o. 4, 5, 16, 17, 20, 21
24, 25, 28, 29, 32

3 BEDROOM

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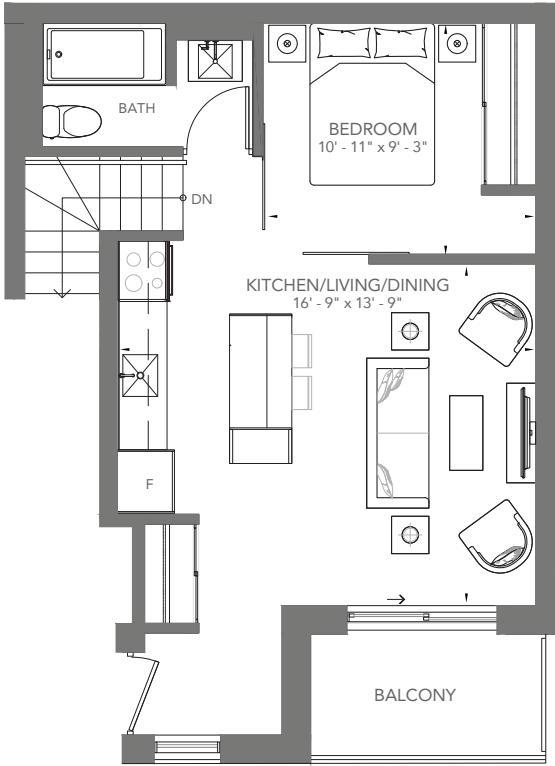


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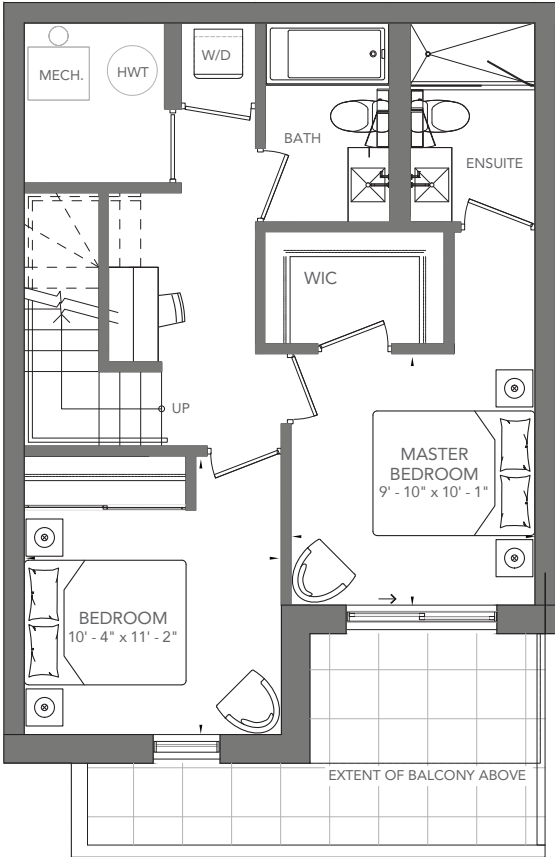
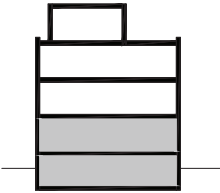
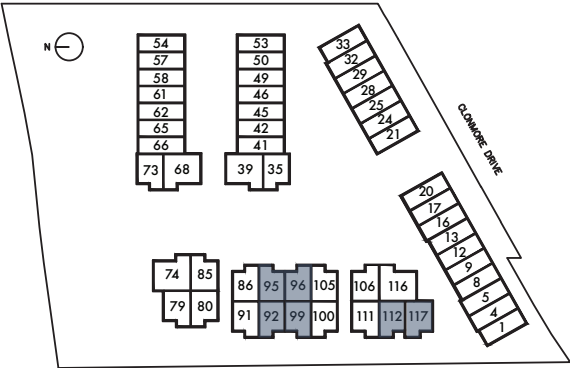
Nº. 92,95,96,99,112,117

3 BEDROOM + MEDIA

Interior: 1,118 sq.ft. | Exterior: 168 sq.ft. | Total: 1,286 sq.ft.



MAIN FLOOR



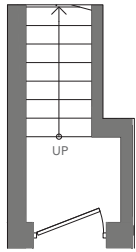
GROUND FLOOR

Materials, specifications, and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

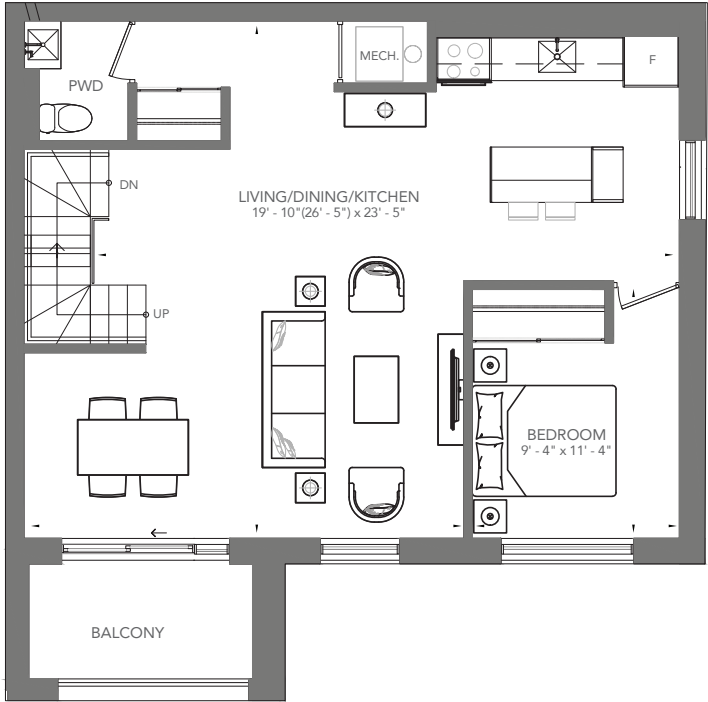
N^o. 36,37,70,76,114

4 BEDROOM + DEN

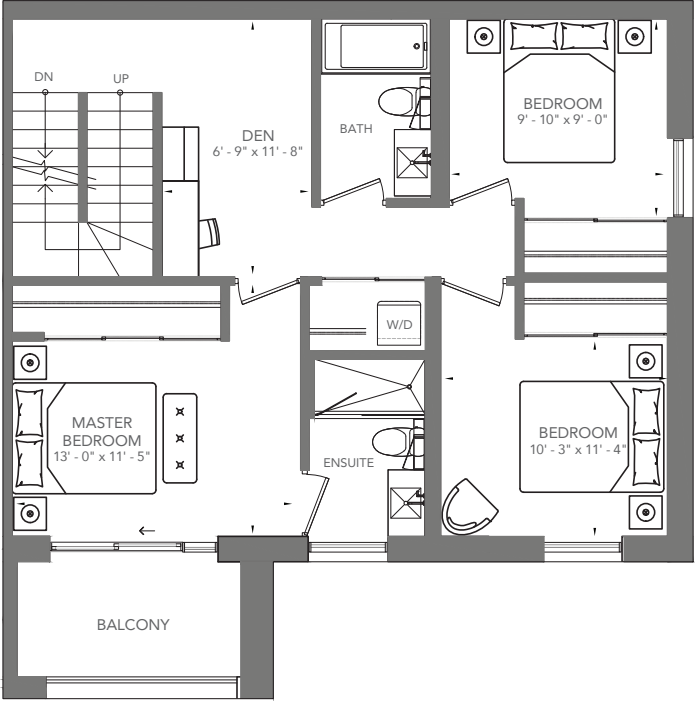
Interior: 1,730 sq.ft. | Exterior: 491 sq.ft. | Total: 2,221 sq.ft.



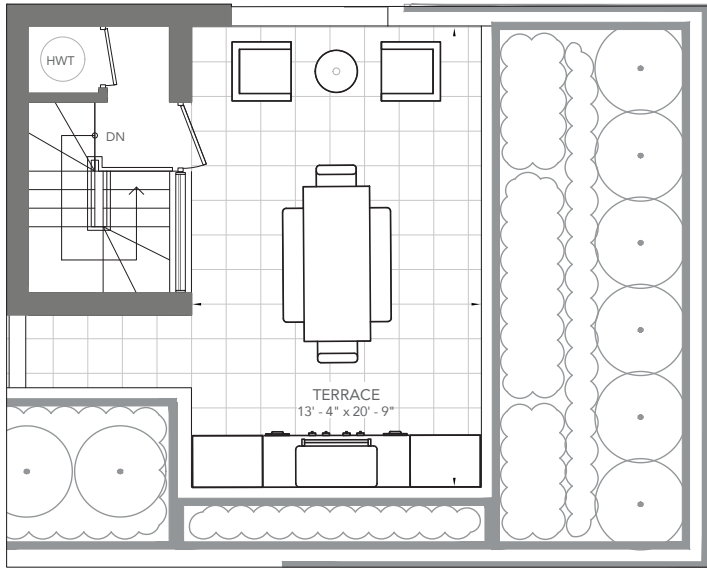
MAIN FLOOR



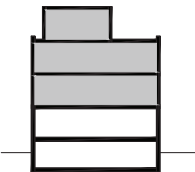
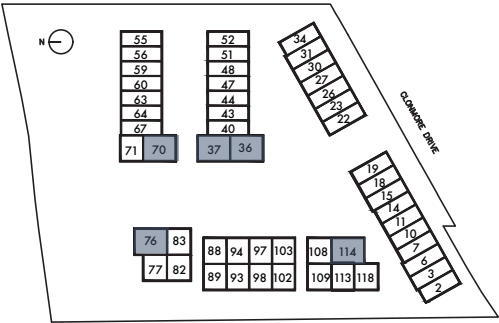
SECOND FLOOR



THIRD FLOOR



ROOF TERRACE



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