



Broker Event Instructions

- Sales will take place at the Presentation Gallery on Saturday, July 28 at 11:00 am.
- **This is a First-Come, First-Served Event.**
- You are welcome to bring clients to visit the Presentation Centre prior to the Event starting on Monday, July 16, with the following office hours:
Monday through Thursday: 1 pm to 7 pm
Friday: 1 pm to 6 pm
Saturday/Sunday: 11 am to 5 pm
- DocuSign agreements will NOT be permitted for this Event.
- All individuals purchasing and on title must be present to sign the Agreement of Purchase and Sale. **You must also be present on the day of signing.** No other agents will be permitted to attend in your place.
- Please bring government issued ID for all purchasers on title and 4 cheques made payable to ***Harris Sheaffer, LLP In Trust.***
- Mortgage pre-approvals are recommended for all purchasers, and mortgage approvals are required to be submitted within 10 days of purchase, and must be valid for a minimum of 36 months.
- Notarized Legal Power of Attorney will be accepted and must be accompanied with verification of identification by their lawyer.
- No Advertising of pricing is permitted on any open media.

Prices and specifications are subject to change without notice. Brokers Protected. E.&O.E. July 12, 2018. Exclusive Listing Brokerage: TFN Realty Inc.





BROKER EVENT

CLIENT BONUS:

Extended Deposit Structure:

\$10,000 on Signing

Balance to 5% in 30 Days

5% in ~~60~~ 90 Days

5% in ~~120~~ 365 Days

5% on Occupancy

Free Assignment Clause[^]

PLUS

Parking: \$18,000+HST (savings of \$17,000)

PLUS

Extended Length Parking^{^^}: \$21,000+HST (savings of \$24,000)

PLUS

Locker: \$2,500+HST (savings of \$2,500)

PLUS

Right to Lease During Occupancy (Savings of \$2,000)

PLUS

Cap Clause

Sales:

Naveen Chopra, Daniele Mothe** & Sherry Zahedi, Sales Representatives***

416-503-3328 | phoenix@empirecommunities.com

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BROKER PRICE LIST

Tower Suites:

Model Name	# of Bedrooms	Exposure	Floors	Sq. Ft.	Starting Price
Michael	1 Bedroom	North	28 – 29	525	\$419,990
Matthew	1 Bedroom	East	8 – 29	610	\$443,990
Amanda	2 Bedrooms	North / West	13 – 29	750	\$570,990
Emily	2 Bedrooms	North / East	9 – 25	750	\$552,990
Ashley	2 Bedrooms	South / East	9 – 22	790	\$599,990
Brittany	2 Bedrooms	South	27 – 29	745	\$673,990
Jennifer	2 Bedrooms	South / West	9 – 10	750	\$599,990
Lauren	2 Bedrooms	South / East	24 - 28	910	\$740,990

Podium Suites:

Model Name	# of Bedrooms	Exposure	Floors	Sq. Ft.	Starting Price
Anthony	1 Bedroom	North	3	575	\$419,990
Zachary	1 Bedroom + Den	East	3 – 4	710	\$499,990
Daniel	1 Bedroom	South	3 – 4	590	\$459,990
Sarah	2 Bedroom	South	4	660	\$529,990
Rachel	2 Bedrooms	North	4	750	\$539,990
Nicholas	1 Bedroom + Den	South	3	675	\$559,990
Nicole	2 Bedrooms	North / East	3 – 4	775	\$559,990
John	1 Bedroom + Den	South	3	700	\$569,990
Ryan	1 Bedroom + Den	South	3	700	\$569,990

FIRST TENTATIVE OCCUPANCY:	November 15, 2021
FLOOR PREMIUMS	Speak to a Sales Representative for Details^^
CEILING HEIGHTS^	2 nd floor 8', 3 rd to 10 th floors 8'6", 9' floors 1 and 11 to 29
UNDERGROUND PARKING	\$35,000 per standard parking space, limit of 1 parking per unit
LOCKER	\$5,000 per locker, limited number of lockers available
STANDARD FINISHES:	Laminate flooring throughout, excluding bathrooms & laundry room (as per plan); 12"x24" porcelain bathroom floor tiles; One-piece composite countertops with integrated sink & single-lever chrome faucet; Framed glass shower with one-piece shower pan, as per plan; Chrome wall mounted tub/shower controls with chrome rain showerhead, as per plan; polished granite kitchen countertops; ceramic tile kitchen backsplash; 24" Stainless Steel refrigerator with bottom-mounted freezer, 24" Stainless Steel smooth top electric range, 18" Integrated paneled dishwasher, 30" Stainless Steel over-the-range combination microwave hood fan; Composite stone countertops with undermount single-bowl stainless steel sink & single lever pull-down chrome faucet; stacked front loading white washer and dryer
MAINTENANCE/month:	Approx. \$0.54/sq.ft. (hydro & water separately metered)
DEPOSITS:	\$10,000 with Offer, Balance to 5% in 30 Days, 5% in 90 Days, 5% in 120 Days, 5% on Occupancy

Sales:

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All dimensions are approximate and are subject to normal construction variances. All finishes from Builder Standard Samples. ^^Standard floor premiums at \$1,000, \$10,000 premium from 10th to 11th floor, \$15,000 premium from floors 12 to 13 for Ashley plan. \$10,000 premium for wrap-around balconies on Northeast & Southwest plans. Additional Premiums May Apply. Please Speak to a Sales Representative for Details. *Broker. **Exclusive Listing Brokerage: TFN Realty Inc. Parking Maintenance: \$54.94 per month per parking space; Locker Maintenance: \$22.89 per month per locker unit. Incentive offerings are non-transferrable and cannot be redeemed for cash. ^Excluding dropped areas or areas where bulkheads are required. Prices, sizes, specifications and incentives are subject to change without notice. Brokers Protected. E.&O.E. July 12, 2018.



BROKER

2-STOREY GARDEN SUITES PRICE LIST

Suite	# of Bedrooms	Exposure	Sq. Ft.	Price
107	1 Bedroom + Den	East	810	\$599,990
106	2 Bedrooms	North / East	990	\$749,990
124	2 Bedrooms	South	990	\$759,990
105	2 Bedrooms + Den	North	1025	\$769,990
120	2 Bedrooms	South	1060	\$799,990
118	2 Bedrooms + Den	South	1310	\$1,000,000
116	2 Bedrooms + Den	South / East	1416	\$1,100,000
114	2 Bedrooms + Den	East	1490	\$1,100,000

FIRST TENTATIVE OCCUPANCY:	November 15, 2021
CEILING HEIGHTS[^]	9' on 1 st floor, 8' on 2 nd floor
UNDERGROUND PARKING	\$35,000 per standard parking space, limit of 1 parking per unit
LOCKER	\$5,000 per locker, limited number of lockers available
STANDARD FINISHES:	Laminate flooring on main and second floors, excluding bathrooms & laundry room (as per plan); Carpeted stairs with painted stringers and natural finished oak handrails with metal pickets, as per plan; 12"x24" porcelain bathroom floor tiles; One-piece composite countertops with integrated sink & single-lever chrome faucet; Framed glass shower with one-piece shower pan, as per plan; Chrome wall mounted tub/shower controls with chrome rain showerhead, as per plan; Polished granite kitchen countertops; Ceramic tile kitchen backsplash; 24" Stainless Steel refrigerator with bottom-mounted freezer, 24" Stainless Steel smooth top electric range, 24" stainless steel dishwasher (garden suites only), 30" Stainless Steel over-the-range combination microwave hood fan; Composite stone countertops with undermount single-bowl stainless steel sink & single lever pull-down chrome faucet; Kitchen islands with composite stone countertops, as per plan; Stacked front loading white washer and dryer
MAINTENANCE/month:	Approx. \$0.54/sq.ft. (hydro & water separately metered)
DEPOSITS:	\$10,000 with Offer, Balance to 5% in 30 Days, 5% in 90 Days, 5% in 120 Days, 5% on Occupancy

Sales:

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AGREEMENT TO CO-OPERATE

Level: _____ Unit: _____ Suite: _____ Model: _____ (the "Unit")

MANITOBA STREET RESIDENCES INC., (the "VENDOR") agrees to pay: _____ (the "BROKERAGE") a commission (the "Fee") of **Four Percent (4%)** of the purchase price (net of H.S.T.) of the Agreement of Purchase and Sale dated _____ ("Agreement") between the Vendor and the Purchaser listed below.

_____ a registered Salesperson/Broker with the Brokerage hereby confirms that he/she referred the Purchaser to the Vendor, in accordance with the Note below.

Applicable "Fee" will be paid as follows:

- a) **Two Percent (2%) OF THE NET PURCHASE PRICE PAYABLE 30 DAYS FOLLOWING** the expiry of the rescission period, applicable to the Agreement, and provided that all deposits totaling not less than ten percent (10%) of the purchase price have cleared the Vendor's Solicitor's Trust Account in accordance with the Agreement and
 - Purchaser has provided a mortgage approval with an expiry date of not less than 36 months following the execution of the agreement of purchase and sale and
 - Purchaser has provided their solicitor's information including contact information

- b) **Two Percent (2%) OF THE NET PURCHASE PRICE PAYABLE 30 DAYS FOLLOWING** final closing of the unit to the Purchaser named herein.

Purchaser(s) Name: _____

Purchase Price Net of HST (excluding any extras, parking and locker if applicable) \$ _____

Note: To be eligible for the Fee, the Purchaser(s) must be accompanied by the Salesperson/Broker on his/her first visit to sales office and both the Purchaser(s) and the Salesperson must register at sales office at that time; and the Purchaser(s) shall not have previously registered with the Vendor and has a valid Buyer Representation Agreement, failing which, the parties agree there shall be no Fee payable. It is further agreed that should this transaction not be completed any and all monies paid out in advance will be returned to the Vendor. The Vendor has the right to call for the Buyer Representation Agreement at any time, said Agreement shall be provided within 12 hours, failing which this Agreement to Cooperate shall be null and void. Commission as per b) above shall be forfeited where a mortgage approval satisfactory to the Vendor is not received within 10 days following execution of the Agreement by the Vendor. Brokerage must invoice the Vendor within 30 days following the Agreement of Purchase and Sale being firm and binding failing which this Agreement shall be deemed null and void and no commission shall be payable pursuant to this agreement.

Dated at Toronto this ___ day of _____, _____

Witness: Registered Salesperson / Broker

Dated at Toronto this _____ day of _____ 201__

MANITOBA STREET RESIDENCES INC.
Per: _____
Authorized Signing Officer

Please mail your invoices to:
MANITOBA STREET RESIDENCES INC. c/o Empire Communities, 125 Villarboit Cres., Vaughan, ON L4K 4K2

