

# EXS

## INCENTIVE PROGRAM\*

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### LIMITED TIME OFFER\*

**FREE ASSIGNMENT\*\* (Regular price \$5,000)**

**PERMISSION TO LEASE DURING OCCUPANCY\*\*\***

### **DEVELOPMENT CHARGES**

For 1 Bedroom & 1 Bedroom + Den: \$13,000 +HST

For 2 Bedroom: \$16,000 +HST

\*Limited time offer, subject to change without notice.

\*\*Assignment is subject to an additional \$1,200 plus HST for Vendor's solicitor fees and processing fees and subject to conditions at Vendor's sole discretion – LIMITED TIME OFFER.

\*\*\* Right to lease during interim occupancy is subject to \$500 plus HST administrative fee and subject to conditions at Vendor's sole discretion – LIMITED TIME OFFER.

Programs and Incentives are subject to change without notice. Vendor reserves the right to withdraw or change any programs and incentives at its own discretion. See Sales Representative for details, July 11<sup>th</sup>, 2022.



Broker Protected, E. & O.E. | Consultant: Barberry (D.P.) Inc.

*#Call  
Todd  
Smith*  
RE-Location Advocate

# EXS

## PRICELIST

MODEL	TYPE	SQ. FT.	VIEW	PRICE*
OSLO	1B	562	N	\$844,900
DUBLIN	1B	562	N	\$845,900
BORDEAUX	1B+D	555	S	\$873,900
HONOLULU	2B	749	E	\$1,141,900
DUBROVNIK	2B	749	W	\$1,161,900
AMALFI	2B	886	SE /SW	\$1,263,900
LYON	2B	888	NE	\$1,293,900
HELSINKI	2B	888	NW	\$1,333,900

<p><b>Deposit Structure*</b></p> <p>\$10,000 on Signing Balance to 5% in 30 Days 5% on July 31, 2023 10% at First Tentative Occupancy</p> <p>Cheques made payable to <b>OWENS WRIGHT LLP IN TRUST</b></p>	<p><b>International Deposit Structure*</b></p> <p>\$10,000 on Signing Balance to 5% in 30 Days 10% in 90 Days 10% in 180 Days 10% in 365 Days</p>	<p><b>First Tentative Occupancy Date*</b></p> <p>June 27, 2024</p> <p><b>Parking</b> \$80,000+HST Deposit: \$8,000 on Signing; \$8,000 in 30 Days</p> <p><b>Locker**</b> \$8,000+HST Deposit: \$2,000 on Signing Available for units 749 sf and larger</p> <p><b>Taxes*</b> Estimated at 0.80 % of the Purchase Price per annum as per City of Mississauga 2021 Rate</p>	<p><b>Maintenance Fees*</b></p> <p>Approximately \$0.66/sf per month Excludes: water, hydro, gas, cable, phone</p> <p><b>Parking:</b> Approx. \$79.00/ month</p> <p><b>Locker:</b> Approx. \$31.00/ month</p> <p><b>High Speed Internet + Smart Access:</b> Approx. \$35.00/ month + HST</p>
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\*Based on lowest floor available at time of publication \*\*Available for select units. Unit prices, programs and incentives are subject to change without notice. Vendor reserves the right to withdraw or change any programs and incentives at its sole discretion at any time. E. & O.E. August 19, 2022.  
Exclusive Listing Brokerage to Barberrry (D.P.) Inc.: Pivot Real Estate Group. Brokers Protected.

# EXS

## MORTGAGE APPROVAL REQUIREMENTS

Please find below the Vendor's Mortgage Approval Requirements information. This is meant to assist you and your financial institution. Your mortgage approval must confirm that you have obtained a valid mortgage commitment and that such mortgage commitment is valid until a specified date. This is a requirement of the Agreement of Purchase and Sale. Note: The Vendor reserves the right to request an updated mortgage approval on or prior to Interim Occupancy Date at the Vendor's sole discretion.

In order to complete this Agreement of Purchase and Sale, you must provide a valid mortgage approval. You will need to contact your financial institution immediately as written mortgage approval is required within the 10-day rescission period.

All mortgage approvals must contain the following information:

1. Project Name/Building Address (e.g. Exchange District, EXS, 181 City Centre Drive Suite # \_\_\_, Mississauga, ON)
2. Suite No. (e.g. Suite 301)
3. Unit No. (e.g. Unit 1)
4. Level No. (e.g. Level 3)
5. Purchaser(s) Name (e.g. John Smith) **PLEASE NOTE: The name(s) on the Agreement of Purchase and Sale MUST be the same on the mortgage approval.**
6. Purchase Price (e.g. \$579,900) **PLEASE NOTE: This amount must include the price of Parking + Locker if applicable.**
7. Mortgage Approval Amount (e.g. \$463,920) **PLEASE ENSURE THE APPROVAL AMOUNT REFLECTS THE TOTAL PURCHASE PRICE (INCLUDING PARKING & LOCKER PRICE IF APPLICABLE MINUS THE TOTAL DEPOSITS.)**
8. Interest Rate (e.g. 3.5%) **PLEASE NOTE: This rate must be capped for at least 24 months.**
9. Closing Date June 27, 2024
10. Term of Mortgage (e.g. 5 years)
11. Name of Financial Institution & Lender (e.g. CIBC, RBC, TD) Please refer to the list of Approved Lenders. If you are working through a Mortgage Broker, we also require proof from the bank/lender.
12. Contact name and phone number of mortgage representative at financial institution issuing the mortgage approval:

\_\_\_\_\_  
Name Bank Phone Number

### **IF YOU DO NOT PROVIDE A MORTGAGE APPROVAL AS ABOVE,**

The Vendor requires a reference letter from your bank to include the following information:

1. The number of years that you have been a client with your current financial institution.
2. Your bank must indicate/demonstrate that you have the financial ability to cover the purchase price as written on the first page of the Agreement of Purchase and Sale.
3. The expiry of the approval/letter should be approximately June 2024

### **ADDITIONAL INFORMATION**

All of the information required for your mortgage approval can be found on the first page of the Agreement of Purchase and Sale. Please take your APS along with this checklist to your financial institution when making your mortgage arrangements. Please note that these items are all minimum requirements of the Vendor. If you or your financial institution have any questions, please feel free to contact the Sales Office at (905) 306-1881 or email us at sales@theexchangedistrict.com.

\*The Vendor reserves the right to change or supplement this information or requirement at any time. E. & O.E. July 26<sup>th</sup>, 2022

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# EXS

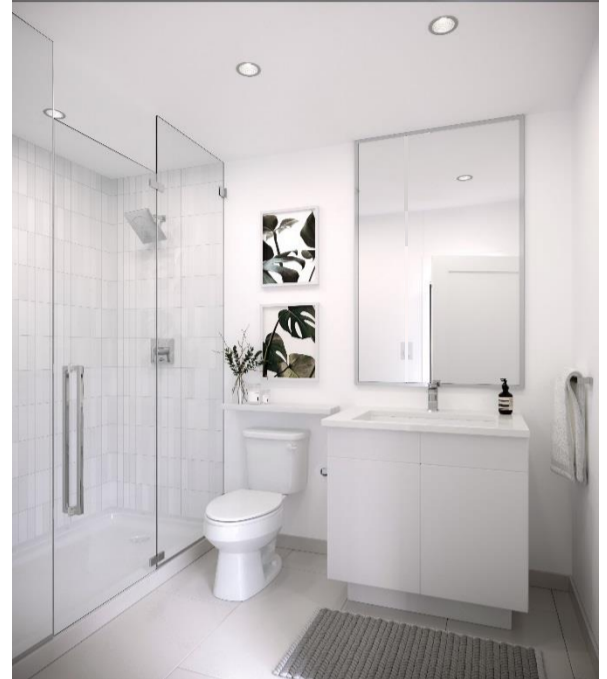
## Acceptable Mortgage Provider

- RBC
- BMO
- TD
- CIBC
- HSBC
- Scotiabank
- Laurentian Bank of Canada
- Desjardins
- National Bank of Canada
- Manulife Bank of Canada
- Industrial and Commercial Bank of China
- Bank of China
- Korea bank of Canada
- KEB Hana Bank of Canada
- Shinhan Bank of Canada
- B2B Bank
- Equitable Trust
- First National Bank
- First Line Mortgages
- Tangerine Bank
- Meridian Credit Union
- Duca Bank
- State Bank of India Canada
- Street Capital
- ICICI Bank

# COLLECTION 001



EXCHANGE  
DISTRICT



## DESCRIPTION

### 1. Laminate Plank Flooring

Rugged Tan Plank

### 2. Kitchen Backsplash

Arctic White

### 3. Kitchen Countertop

Eggshell White

### 4. Kitchen Cabinetry

Factory White w/ Grey Interiors

### 5. Bathroom Countertop

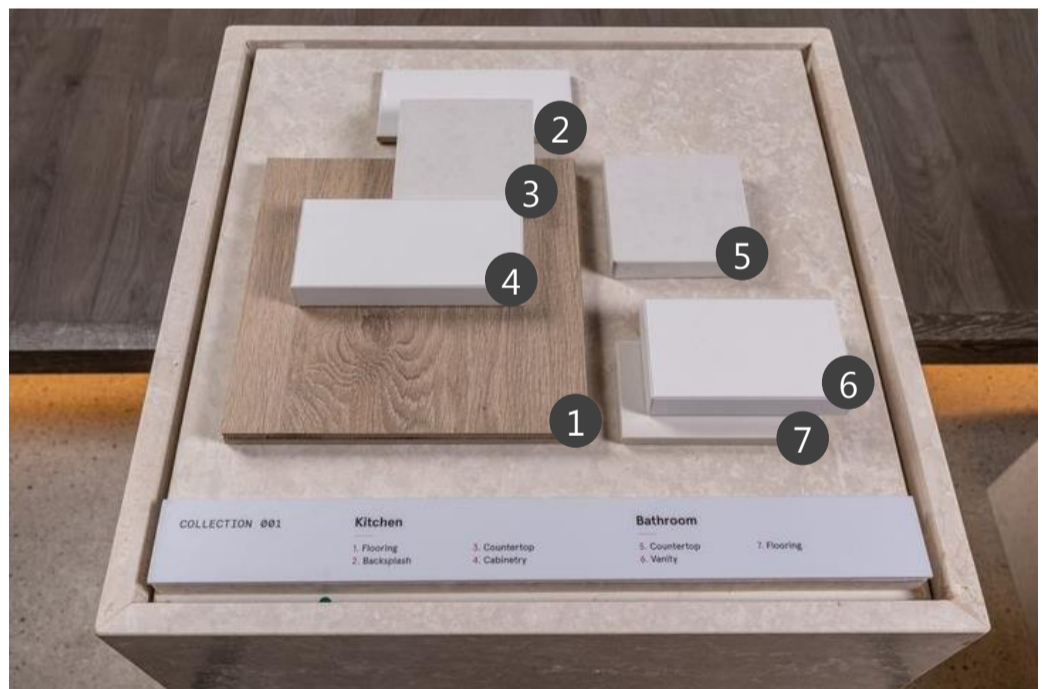
Eggshell White

### 6. Bathroom Cabinetry

Factory White

### 7. Bathroom Floor & Wall Tile

Tan White



The photographs and images represented here are for reference purposes only and do not reflect the exact colour, size or materials included in your suite. Please note that images displayed on a computer screen and/or printed materials may differ in color due to differences in resolution, DPI, ink used, color settings and brightness of computer monitors.

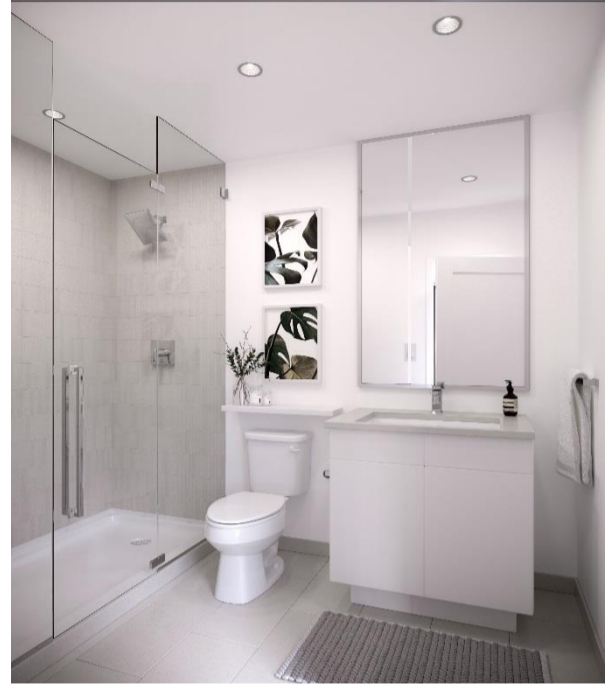
Please contact your Exchange District Design coordinator representative for details. Colours, finishes and materials set out herein and/or shown in the sales office may not match the exact colours, finishes and materials eventually installed in the suites due to variances in manufacturing or supply and all materials specified herein are subject to the terms set out in the Agreement of Purchase and Sale. Names of materials do not reflect manufacturers names and are for marketing purposes only. \*Please see page 2 for additional terms and conditions



# COLLECTION 002



EXCHANGE  
DISTRICT



## DESCRIPTION

### 1. Laminate Plank Flooring

Woodcraft Ash

### 2. Kitchen Backsplash

Tender Grey

### 3. Kitchen Countertop

Exchange Grey

### 4. Kitchen Cabinetry

Factory White w/ Grey Interiors

### 5. Bathroom Countertop

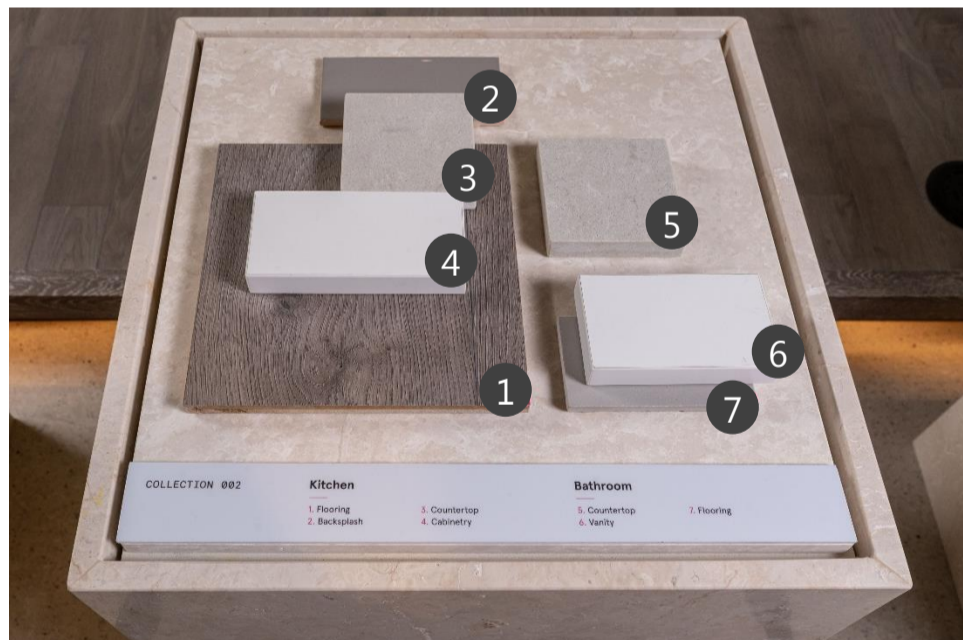
Exchange Grey

### 6. Bathroom Cabinetry

Factory White

### 7. Bathroom Floor & Wall Tile

Light Grey



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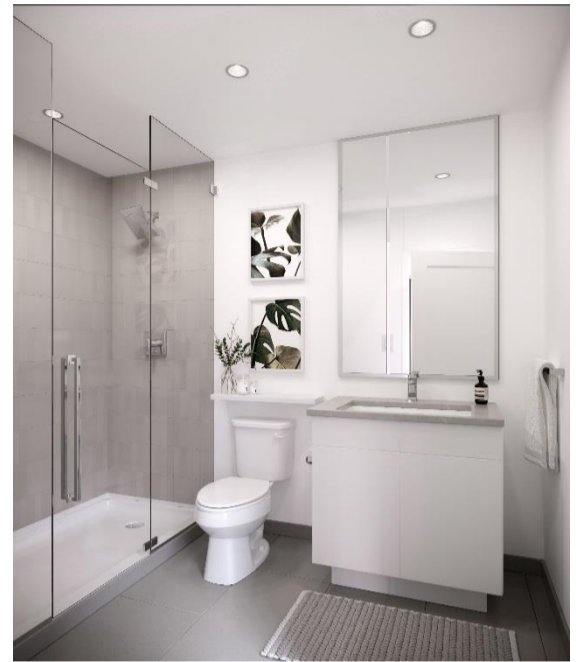
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# COLLECTION 003



EXCHANGE  
DISTRICT



## DESCRIPTION

### 1. Laminate Plank Flooring

Chocolate Oak

### 2. Kitchen Backsplash

Taupe Grey

### 3. Kitchen Countertop

Orchestra Grey

### 4. Kitchen Cabinetry

Factory White w/ Grey Interiors

### 5. Bathroom Countertop

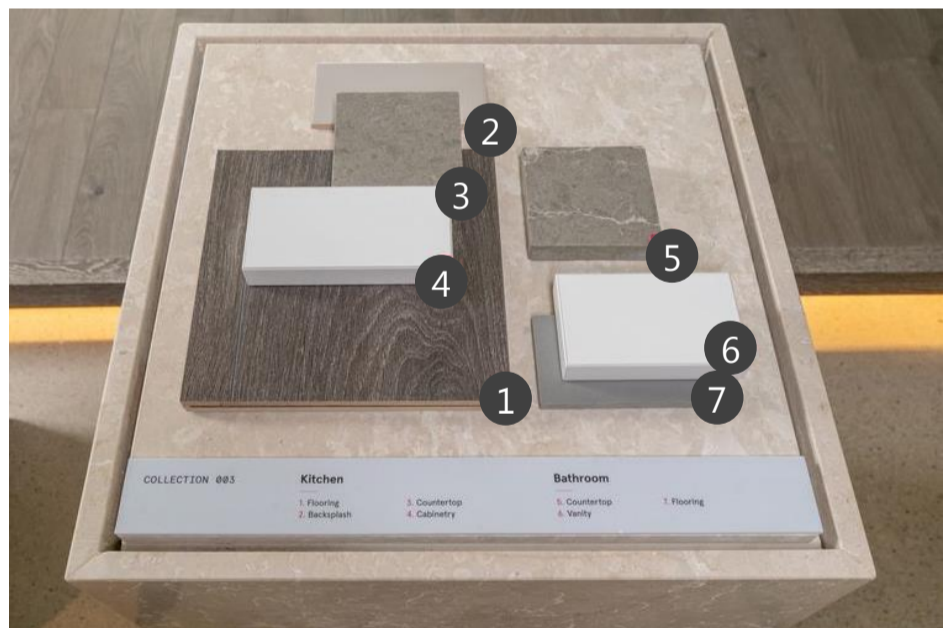
Orchestra Grey

### 6. Bathroom Cabinetry

Factory White

### 7. Bathroom Floor & Wall Tile

Dark Grey



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# Why PreCon



*Calltoddsmith.ca*  
I'll Be Your  
RE-Location Advocate

Todd Smith, REALTOR®  
Civil Engineering Technologist  
ABR | SRS | CNE | SRES | SRS | RENE



Uniquely licensed salesperson with all three independently owned & operated brokerages above. For more information email: [todd@calltoddsmith.ca](mailto:todd@calltoddsmith.ca)

[todd@calltoddsmith.ca](mailto:todd@calltoddsmith.ca)