

FORMA

EXCLUSIVE LAUNCH INCENTIVES

Limited Time Offer!

EXTENDED DEPOSIT STRUCTURE*

\$10,000 on signing
Balance to 5% in 30 days
5% in 180 days
2.5% in 360 days
2.5% in 540 days
5% on occupancy

FREE RIGHT TO ASSIGN*

+ Legal fees

RIGHT TO LEASE on OCCUPANCY*

+ Legal fees (upon request)

CAPPED DEVELOPMENT CHARGES*

\$15,000 for Studios to 1 Bed and 1 Bed + Den
\$18,500 for 2 Bed & 2 Bed + Den
\$21,000 for 3 Bed

Call Hodds Smith
RE-Location Advocate



* Some restrictions may apply. Please speak to Sales Representative for more details. Limited Time Only.
Prices, Incentives, and specifications are subject to change without notice E. & O.E. June 16, 2022.



FORMA

EXCLUSIVE LAUNCH PRICING

FORMA COLLECTION				
SUITE TYPE	APPROX. SUITE SIZE	STARTING FLOOR	VIEW	STARTING PRICE*
Studio	409	39	W	\$812,900
Studio	398	59	W	\$852,900
1B	564	9	E	\$975,900
1B+M	571	8	W	\$983,900
1B+M	580	9	W	\$985,900
1B+M	568	39	W	\$1,051,900
1B+M	578	50	W	\$1,073,900
1B+D	636	8	E	\$1,075,900
1B+D	628	7	E	\$1,078,900
1B+M	570	59	W	\$1,093,900
1B+D	654	7	E	\$1,103,900
1B+D	660	44	W	\$1,222,900
1B+D	786	39	E	\$1,449,900
2B+D	821	7	NE	\$1,518,900
2B+D	838	7	NW	\$1,548,900
2B+M	763	39	NW	\$1,562,900
2B+M	765	44	NW	\$1,572,900
2B+M	775	39	NE	\$1,580,900
2B+D	916	7	SE	\$1,695,900
3B+M	970	8	NW	\$1,727,900
3B+M	973	8	NE	\$1,727,900
3B+M	972	36	NW	\$1,783,900
3B+M	968	11	NW	\$1,792,900
3B+M	975	11	NE	\$1,792,900
3B+M	976	60	NW	\$1,890,900

<p>EXTENDED DEPOSIT STRUCTURE Limited Time Only</p> <p>\$10,000 on Signing Balance of 5 % in 30 days 5% in 180 days 2.5% in 360 days 2.5% in 540 days 5% due upon Occupancy</p> <p>Parking: Speak to sales representative</p>	<p>INTERNATIONAL DEPOSIT STRUCTURE</p> <p>\$10,000 on Signing Balance of 10% in 30 days 10% in 150 days 5% in 360 days 5% in 540 days 5% on Occupancy</p> <p>Lockers: Waitlist Speak to sales representative</p> <p>TAXES Estimated at approximately 1% of Purchase Price</p> <p><i>Prices Include H.S.T.</i></p>	<p>MAINTENANCE</p> <p>Approx. 76 cents per sqft/month (utilities metered separately)</p> <p>Approx. \$68/month Bulk Internet + Smart Home Services</p> <p>OCCUPANCY: Early 2028</p>
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EXCLUSIVE LAUNCH PRICING

GRAND COLLECTION				
SUITE TYPE	APPROX. SUITE SIZE	STARTING FLOOR	VIEW	STARTING PRICE*
Jr 1B	428	63	W	\$981,900
1B+D	560	63	W	\$1,108,900
1B+D	607	63	E	\$1,189,900
2B+M	979	63	W	\$1,851,900
2B+D	907	63	NE	\$1,887,900
2B+D	961	63	E	\$1,953,900
2B	1042	63	NW	\$2,063,900

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BUYING PROCEDURES

EXCLUSIVE AGENTS' WORKSHEET PROGRAM

1. All Worksheets must be submitted online starting today, June 16th. To submit a worksheet, please go to our Baker Broker Portal under "Request to Purchase" through: <https://mybaker.baker-re.com/projects/forma>
2. Please also provide a **copy/scan, or a photo of the initial bank draft (\$10,000)** for the worksheet to be processed.
3. The Initial Bank Draft must be dropped off at our Sales Office located at 266 King Street West within 24 hours of worksheet approval.
4. **Once your worksheet has been approved, the Agreement of Purchase and Sale will be signed through DOCUSIGN. In order to prepare the APS, we require the following:**
 - A completed and approved worksheet acknowledged by the administrative team
 - A completed identification verification by the purchaser(s) using YOTI (Your Online Trusted Identity)
 - A completed Buyer's profile. A link which will be sent to you, to complete your client's profile, which will include your client's name, contact information, occupation, and employer
 - A bank draft in the amount of \$10,000 must also be provided. **WIRE TRANSFERS ARE NOT ALLOWED. Please drop off the initial bank draft at our FORMA Experience Centre at 266 KING ST. W.** The balance of the post-dated cheques must be delivered to the Sales Office within the 10-day rescission period. Please ensure to include the suite number on both the envelope and on the memo line of the bank draft.

Cheques are payable to: HARRIS SHEAFFER LLP, IN TRUST

5. Once the Agreement has been sent to you and your clients via DocuSign, they will have **24 hours to sign**. Any suites that have not been signed and the initial deposit cheque not received within 24 hours will be returned to Developer inventory.
6. The executed copy of the APS along with the Condominium Documents and deposit schedule will be sent to you and your client to start the 10-day cooling period.
7. 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.
8. Your client(s) will need to verify themselves to their government issued ID as per the new Fintrac regulations and requirements. They will receive communication via email to complete this.
9. 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 Vendor.

Thank you for your support and co-operation. For any questions, please feel free to reach out to one of our Sales Representatives to book an in-person appointment.

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