

THE
FREDERICK
| CONDOMINIUMS |

CLIENT INCENTIVE PROGRAM*

CASHBACK ON CLOSING

1 Bedroom + Den & Smaller: \$30,000

For 2 Bedroom & Larger: \$50,000

PARKING** CASHBACK

\$15,000

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

PERMISSION TO LEASE DURING OCCUPANCY****

CAPPED DEVELOPMENT CHARGES

For 1 Bedroom + Den & Smaller: \$12,500 +HST

For 2 Bedroom & Larger: \$17,500 +HST

*Limited time offer, subject to change without notice.

** Parking available for units 725 sf and larger only.

***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, E. & O.E. February 3, 2022.



Exclusive Listing Brokerage to Barberry (D.P.) Inc.: International Home Marketing Group Realty Inc., Brokers Protected.

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THE TOWER COLLECTION

MODEL	TYPE	SQ. FT.	VIEW	STARTING PRICE*
THE COUPLES	1B	498	N	\$779,900
THE HIGHMORE	1B+D	546	E	\$859,900
THE COLE	1B+D	562	E	\$859,900
THE GLADSTONE	1B+FLEX	614	S	\$919,900
THE MERCURY	2B	715	NW, NE	\$969,900
THE BANTING	2B	725	SE	\$1,029,900
THE PERRY	2B	825	W	\$1,109,900
THE ASTAIRE	2B	997	SW	\$1,389,900

THE PODIUM COLLECTION

MODEL	TYPE	SQ. FT.	OUTDOOR SQ. FT.	FLOORS	VIEW	STARTING PRICE*
THE COUPLES	1B	498	44 – 140	3 - 9	N	\$776,900
THE HIGHMORE	1B+D	546	47 – 152	3 - 9	E	\$856,900
THE COLE	1B+D	562	47 – 152	3 - 9	E	\$857,900
THE GLADSTONE	1B+FLEX	614	44 – 140	3 - 9	S	\$916,900
THE MERCURY	2B	715	46 – 335	3 - 9	NW, NE	\$987,900
THE BANTING	2B	725	335	3 - 9	SE	\$1,052,900
THE PERRY	2B	825	94 – 254	3 - 9	W	\$1,107,900
THE FELLINI	2B	862	328	2	S	\$1,219,900
THE SANFORD	2B	924	200	2	NW	\$1,249,900
THE TODD	2B	1,101	248	2	NE	\$1,349,900
THE ASTAIRE	2B	997	46 – 387	3 - 9	SW	\$1,387,900
THE CHOPIN	2B	1,027	455	2	SE	\$1,389,900
THE ARMISEN	2B	1,062	518	2	SW	\$1,439,900

Deposit Structure*

\$10,000 on Signing
Balance to 5% in 30 Days
2.5% on Jun 7, 2022
2.5% on Aug 6, 2022
2.5% on Feb 12, 2023
2.5% on May 3, 2023
5% on Apr 17, 2024

Cheques made payable to
OWENS WRIGHT LLP IN TRUST

International Deposit Structure*

\$10,000 on Signing
Balance to 5% in 30 Days
10% in 90 Days
10% in 180 Days
10% in 365 Days

First Tentative Occupancy Date*

September 30, 2025

Parking**

\$80,000+HST

Deposit: \$5,000 on Signing, \$5,000 on Jun 7, 2022
Available for units 725 sf and larger

Locker**

\$7,500+HST

Deposit: \$1,500 Signing
Available for units 621 sf and larger

Taxes*

Estimated at 0.62 %
of the Purchase Price per annum as per
City of Toronto 2022 Rate

Maintenance Fees*

Approx. \$0.69/sf per month
Excludes: water, hydro, gas,
cable, phone

Parking:

Approx. \$54.50/ month

Locker:

Approx. \$23.50/ month

High Speed Internet + Smart Access:

Approx. \$35.00/ month + HST



* Unit prices, programs and incentives are subject to change without notice. Based on lowest price available at time of publication **Available for select units.
Vendor reserves the right to withdraw or change any programs and incentives at its sole discretion at any time. E. & O.E. February 3, 2022.

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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. The Frederick 100 A Vanderhoof Avenue Suite # ____, Toronto, ON)
2. Suite No. (e.g. Suite 301)
3. Unit No. (e.g. Unit 1)
4. Level No. (e.g. Level 4)
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 September 2025
10. The expiry of the approval/letter should be approximately September 2025
11. Term of Mortgage (e.g. 5 years)
12. 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.
13. Contact name and phone number of mortgage representative at financial institution issuing the mortgage approval:

Name	Bank	Phone Number
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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. Project Name/Building Address (e.g. The Frederick, 100 A Vanderhoof Avenue Suite # ____, Toronto, ON)
2. Suite No. (e.g. Suite 301)
3. Unit No. (e.g. Unit 1)
4. Level No. (e.g. Level 4)
5. Purchase Price (e.g. \$579,900) **PLEASE NOTE: This amount must include the price of Parking + Locker if applicable.**
6. Closing Date September 2025
7. The number of years that you have been a client with your current financial institution.
8. 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 including parking and locker if applicable.
9. The expiry of the approval/letter should be approximately September 2025

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 (416) 966-0047 or email us at sales@thefrederick.ca.

*The Vendor reserves the right to change or supplement this information or requirement at any time E. & O. E. February 3, 2022

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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
- Certain B-Banks*

*Please contact the Sale Representative for more details.

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