

QUEEN CHURCH



Design	View	Description	Starting Floor	Approx. Size (sf)*	Starting Price*	Maintenance Fee**	Property Tax***
Studio							
S1	N	Studio with 1 Bathroom	8th	412	\$719,000	\$334	\$379
S2	N	Studio with 1 Bathroom	8th	420	\$729,000	\$340	\$384
1 Bedroom + Den							
1E+D	S	1 Bedroom plus Den and 1 Bathroom	8th	519	\$899,000	\$420	\$473
1F+D	S	1 Bedroom plus Den with 2 Bathrooms	8th	535	\$929,000	\$433	\$489
1G+D	S	1 Bedroom plus Den with 2 Bathrooms	9th	545	\$935,000	\$441	\$492
2 Bedrooms							
2A	NE	2 Bedrooms with 2 Bathrooms	10th	635	\$1,012,000	\$514	\$533
2G	NW	2 Bedrooms with 2 Bathrooms	14th	684	\$1,115,000	\$554	\$587
2K	SE	2 Bedrooms with 2 Bathrooms	8th	726	\$1,203,000	\$588	\$634
3 Bedrooms							
3A	SW	3 Bedrooms with 2 Bathrooms	15th	814	\$1,317,000	\$659	\$694

GRAND OPENING DEPOSIT STRUCTURE

- 5% due on signing
- 5% due 120 days after signing
- 5% due 270 days after signing
- 5% due 450 days after signing

TENTATIVE OCCUPANCY DATE Summer 2027

METERING Suites are individually metered for electricity, heating, cooling, hot & cold water

PARKING Available for purchase for 3 Bedroom units at \$125,000 each*

* Prices and Specifications subject to change without notice, E. & O.E., June 21, 2022

** Excludes parking maintenance and \$48.40 plus HST Rogers monthly internet service

*** Based on 2022 Property Tax Rates by the City of Toronto. Estimated property tax amounts are monthly and subject to change without notice.

Dimensions may exceed the useable floor area. Sizes and specifications subject to change without notice, and the Vendor shall have no liability for any resulting variance(s) between the actual final area(s) thereof and the stated area(s) outlined above. Façade variations may apply, contact a sales representative for further details. E. & O.E. Tridel®, Tridel Built for Life® and Tridel Built Green Built for Life® are registered trademarks of Tridel and used under license. ©Tridel 2022. All rights reserved. May 2022

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Key Dates & Instructions



WORKSHEET REQUIREMENTS

Please ensure that the Worksheet is completely filled out with the Purchaser(s)' & realtor's (if applicable) information

- **Worksheet MUST be completed fully and accurately with Purchaser(s) information and Realtor information (if applicable)**
- **Name changes WILL NOT be permitted within the rescission period**
- **NOT every worksheet will be allocated a suite**
- **All Realtors with an allocation MUST present a Buyer Representation Agreement for their respective client(s)**

GRAND OPENING LIMITED TIME DEPOSIT STRUCTURE

5% due on signing

5% due 120 days after signing

5% due 270 days after signing

5% due 450 days after signing

PARKING

Available for purchase at \$125,000 for 3 bedroom suites only

FINANCIAL APPROVAL

All suites with a binding Agreement of Purchase and Sale are required to provide acceptable financial approval.

Please refer to *Queen Church's Financial Approval Guidelines and Procedures* for more details.

LIMITED RIGHT OF ASSIGNMENT

One time Limited Right of Assignment at \$5,000

FINANCIAL APPROVAL GUIDELINES AND PROCEDURES

All suites with a binding Agreement of Purchase and Sale are required to provide an acceptable Financial Approval **within 30 days** of receipt of a fully executed Agreement of Purchase and Sale.

WHAT CONSTITUTES AN ACCEPTABLE FINANCIAL APPROVAL?

OPTION 1: Standard 20% Deposit Structure, Canadian Resident

- The Mortgage Approval **must** be a firm approval; and not a pre-approval or a pre-qualification.
- The Approval **must** include both the community name/address of the community and the suite number of the unit being purchased.
- The Mortgage Approval **must** include the names of all the Purchasers on the Agreement of Purchase and Sale.
- The expiry date on the Mortgage Approval **should** be 2 years or later from the date it is approved. It will be renewed providing circumstances does not change with the Purchaser(s).
- The Approval **must** reflect an amount at least equal to the purchase price; less all deposits, as per the Agreement of Purchase and Sale.
- Only Mortgage Approvals by major financial institutions, namely CIBC, BMO, TD Canada Trust, Scotiabank, RBC, HSBC, Canadian Western Bank, Laurentian Bank of Canada, National Bank of Canada, KEB Hana Bank and Simplii will be accepted.
- In addition to Tier 1 lenders, mortgage approvals will be accepted by **Intrend Mortgage Inc.** as a secondary source which offers mortgages from 20+ lenders with flexible solutions and mortgage options.

OPTION 2: 35% Deposit Structure, Non-Resident

- If the purchaser is a non-resident and provides deposits of 35% of the purchase price, then a Mortgage Approval will not be needed

* Ask a BMO representative for full details. Capped rate program may be withdrawn by BMO without notice.
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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

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