

PRICES & INCENTIVES



Residences of
UPPER EAST
A LEASIDE | VILLAGE | COMMUNITY

*#Call
Todd
Smith*
RE-Location Advocate

CLIENT INCENTIVE PROGRAM*

EXTENDED DEPOSIT STRUCTURE

\$25,000 on Signing
Balance to 5% in 60 Days
15% on Occupancy

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

UPGRADE FINISHES PACKAGE

Engineered Wood Wide Plank Flooring
Porcelain Large Slab Format Kitchen Backsplash
30" Electric Cooktop, Convection Oven & Refrigerator

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.

**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. August 4th, 2022.

Exclusive Listing Brokerage to Barberrry (D.P.) Inc.: Pivot Real Estate Group. Brokers Protected.

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THE TOWER COLLECTION					
MODEL	FLOORS	TYPE	SQ. FT.	VIEW	STARTING PRICE*
GREENWICH III	8	2B	940	W	\$1,379,900
MURRAY	9 – 11, 13	2B	1,160	E	\$1,592,900
FULTON	8	2B+D	1,185	E	\$1,612,900
MALCOLM	2	2B+D	1,445	NW	\$1,799,900
LEXINGTON	17, 18	2B+D	1,530	NW	\$2,083,900
BOWERY TERRACE	16	3B	1,560	NE	\$2,202,900
BOWERY	17, 18, 20	3B	1,560	NE	\$2,153,900
ESSEX	16, 17, 19, 20	2B+F	1,740	SW	\$2,383,900
PLAZA	16, 18 – 20	2B+D	1,750	SE	\$2,383,900
PH02	PH02	3B	1,980	SW	\$2,970,900
PH01	PH01	2B+D	2,045	SE	\$3,069,900

THE TOWNHOUSE COLLECTION					
MODEL	UNIT	TYPE	SQ. FT.	VIEW	STARTING PRICE*
THE VANDERHOOF	TH12	3B+D	2,059	S	\$2,084,900
THE BRENTCLIFF	TH13	3B+D	2,011	S	\$2,084,900
THE LEASIDER TOWN	TH08	3B+F	2,280	SE	\$2,443,900

<p>Deposit Structure*</p> <p>\$25,000 on Signing Balance to 5% in 60 Days 15% on Occupancy</p>	<p>International Deposit Structure*</p> <p>\$25,000 on Signing Balance to 5% in 30 Days 10% in 60 Days 10% in 90 Days 10% on Occupancy</p>	<p>First Tentative Occupancy Date* August 22, 2022</p> <p>Parking** \$80,000+HST Deposit: \$10,000 on Signing</p> <p>Locker** \$7,500+HST Deposit: \$1,500 Signing</p> <p>Taxes* Estimated at 0.62 % of the Purchase Price per annum as per City of Toronto 2022 Rate</p>	<p>Maintenance Fees*</p> <p>Approx. \$0.59/sf per month Excludes: water, hydro, gas, cable, phone, internet</p> <p>Parking: Approx. \$74.90/ month</p> <p>Locker: Approx. \$21.20/ month</p>
<p>Cheques made payable to OWENS WRIGHT LLP IN TRUST</p>			



* 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. July 17, 2022.
 Broker Protected, E. & O.E. | Consultant: Barberrry (D.P.) Inc.

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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. Upper East Village 939 Eglinton Avenue East 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 August 2022
10. The expiry of the approval/letter should be approximately August 2022
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. Upper East Village, 939 Eglinton Avenue East 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 August 2022
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 August 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

*The Vendor reserves the right to change or supplement this information or requirement at any time. E. & O.E. July 26th, 2022
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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@uppereastvillage.com.

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

todd@calltoddsmith.ca