



TRIDEL® | ARKFIELD

Key Dates & Instructions

ELECTRONIC BROCHURE LINK

<https://www.tridel.com/6080yonge/media-assets/>

WORKSHEET DEADLINE: October 16, 2023 at 7pm

WORKSHEET REQUIREMENTS

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

- 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~~ **365 days** after signing

5% due ~~450~~ **3 years** after signing

PARKING

Regular Parking available for purchase at \$79,000* each

Electric Vehicle Parking available for purchase at \$94,000* each

Parking is available for purchase for 2 Bedroom suites or larger Terrace Collection suites include one Regular Parking

LOCKER

Regular locker available for purchase at \$7,500* each

Locker is available for purchase for suites priced \$1,000,000 and up

FINANCIAL APPROVAL

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

Please refer to *6080 Yonge's Financial Approval Guidelines and Procedures* for more details.

GRAND OPENING LIMITED TIME - LIMITED RIGHT OF ASSIGNMENT

One-time Limited Right of Assignment ~~at \$5,000~~ **Fee Waived**

*Prices and specifications subject to change without notice etc.

©Tridel 2023. @Tridel, "D" design, Tridel Built for Life®, and Tridel Built Green Built for Life® are registered trademarks of Tridel Corporation. Project Names and logos are trademarks of their respective owners. October 2023



TRIDEL® | ARKFIELD

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 prequalification.
- 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, Canadian Resident

- A Canadian resident may opt for 35% deposit, where the financing proof will not be required.

OPTION 3: Comfort Letter

- The Vendor will accept a comfort letter from a financial institution indicating that the Purchaser has the financial resources to complete their purchase on final closing.
- Comfort letters must reference both the community name/address of the community and the suite number of the unit being purchased, as well as the purchase price. The Lender is not required to provide the Purchasers' net worth.
- The comfort letter must be in the personal name(s) of the Purchaser(s) on the title. For suites purchased under Company name, the comfort letter should be in the name of the Personal Guarantor, NOT the Company

*Prices and specifications subject to change without notice etc.

©Tridel 2023. ®Tridel, "D" design, Tridel Built for Life®, and Tridel Built Green Built for Life® are registered trademarks of Tridel Corporation. Project Names and logos are trademarks of their respective owners. October 2023