



For a limited time
10% EXTENDED DEPOSIT
until occupancy*

DANIELS ON PARLIAMENT



PLATINUM AGENT SALES EVENT

SALE

SATURDAY, SEPTEMBER 24, 2022

BY APPOINTMENT

CLIENT INFORMATION PACKAGE

The Mortgage Commitment Requirement
Deposit Structure & Free Assignment Incentive
Parking & Locker Incentive • No Closing Costs Program
Get Ready to Make Your Purchase • What to Expect at our Sale
Initial Deposit Cheque • Contact Information

For any further enquiries, call 416.955.0559

Exclusive listing: The Daniels Realty Corporation, Brokerage. Brokers protected. Illustrations are artist's concepts and may not be representative of the final product.
*Additional 5% deposit due on occupancy. The advertised deposit program and sales launch incentives are available for a limited time only. Daniels HR Corporation reserves the right to modify this deposit program and the sales launch incentives at any time without notice. Prices and specifications are subject to change without notice. All brand names, logos, images, text, and graphics are the copyright of the owners, Daniels HR Corporation. Reproduction in any form, without prior written permission of Daniels HR Corporation, is strictly prohibited. E. & O. E.



DANIELS ON PARLIAMENT

THE MORTGAGE COMMITMENT REQUIREMENT

You will be asked to provide a **MORTGAGE COMMITMENT** that confirms you have been approved for the necessary funds to complete the closing of the home. THE MORTGAGE COMMITMENT MUST BE IN AN AMOUNT THAT TOTALS THE PURCHASE PRICE OF THE UNIT, LESS THE DEPOSITS.

ALL MORTGAGE COMMITMENTS MUST INCLUDE THE FOLLOWING INFORMATION:

☐ **PROPERTY ADDRESS:** 30 DREAMERS WAY, UNIT _____, TORONTO, ON

This letter will confirm that you qualify for a residential mortgage from _____ (lender's name) with the following terms and conditions:

☐ **SUITE NO.:** _____ **LEGAL UNIT NO.:** _____ **LEGAL LEVEL:** _____

☐ **APPLICANT NAME:** _____

Please note that the purchaser name(s) must be the same as shown on the Agreement of Purchase and Sale

☐ **MORTGAGE COMMITMENT PRINCIPAL AMOUNT:**

PURCHASE PRICE MINUS 15% DEPOSIT = _____

The mortgage commitment amount and the 15% deposit must add up to at least the purchase price of the unit.

For any Purchaser(s) who will have a lower mortgage amount as they will be providing additional deposit monies on final closing, the Purchaser(s) must provide verification of the funds to complete the purchase. This can be in the form of copies of the purchaser's bank account statements from a Canadian chartered bank, trust company or credit union and/or the purchaser's investment portfolio statements from a Canadian securities dealer, which demonstrate that the purchaser(s) has the funds available on deposit, or in liquid investments, to pay the total price. Alternatively, a letter can be provided from the above mentioned financial institutions.

☐ **FIXED ANNUAL INTEREST RATE:** _____ (e.g. 3.5% per annum)

☐ **PREPAYMENT OPTION:** _____ Closed to prepayment

☐ **TERMS OF MORTGAGE:** _____ 5 YEARS

☐ **AMORTIZATION:** _____ 30 YEARS

☐ **APPROVAL CONFIRMATION IS VALID UNTIL ANTICIPATED CLOSING DATE:** _____ December 2025

☐ **NAME, SIGNATURE AND CONTACT INFORMATION OF BANK ORGANIZATION PROVIDING MORTGAGE APPROVAL:**

NAME _____

SIGNATURE _____

BANK _____

PHONE NUMBER / EMAIL ADDRESS _____

PLEASE NOTE THAT WE DO NOT ACCEPT MORTGAGE PRE-APPROVALS. IF YOUR MORTGAGE LENDER CANNOT PROVIDE A MORTGAGE COMMITMENT, PLEASE DO NOT HESITATE TO CONTACT OUR RBC REPRESENTATIVES, AS THEY WILL PROVIDE MORTGAGE COMMITMENTS FOR OUR QUALIFIED BUYERS. THE MORTGAGE COMMITMENT MUST BE FROM THE LENDER, LETTERS FROM A MORTGAGE BROKER DO NOT FULFILL OUR REQUIREMENT.



DANIELS ON PARLIAMENT

For a limited time
10% EXTENDED DEPOSIT
until occupancy*

DEPOSIT STRUCTURE

Initial deposit of **\$10,000** upon signing your
Agreement of Purchase and Sale

Top up your deposit to **5%** of the purchase price in **30** days
from signing

Another deposit of **5%** in **200** days from signing

+

5% deposit due on Occupancy

30% DEPOSIT STRUCTURE

(Second purchase within the same household)**

Initial deposit of **\$10,000** upon signing
the Agreement of Purchase and Sale

The Balance to **10%** due in **30** days
from signing

10% due in 200 days from signing

10% due on Occupancy

35% DEPOSIT STRUCTURE

(Non-Canadian Residents)**

Initial deposit of **\$10,000** upon signing
the Agreement of Purchase and Sale

The Balance to **10%** due in **30** days
from signing

10% due in 200 days from signing

15% due on Occupancy

*Additional 5% deposit due on occupancy. The 10% Extended Deposit Until Occupancy Program and Sales Launch Incentives are available for a limited time only. Daniels HR Corporation reserves the right to modify this deposit program and the sales launch incentives at any time without notice. The 10% Extended Deposit Until Occupancy Program is not available for a second purchase within the condominium project or second purchase within the same household. It is not available for Non-Canadian Residents. E. & O. E.

All deposit cheques made payable to Brattys LLP in Trust.

Valid for purchases made Saturday, September 24, 2022

FREE ASSIGNMENT INCENTIVE

FREE ASSIGNMENT

(\$5,000 Value)

Vendor's Solicitor's fee of \$1,000 and disbursements plus taxes still apply

See Sales Representative for full details. Prices, specifications, incentives and programs are subject to change without notice. E & O. E.



DANIELS ON PARLIAMENT

PARKING & LOCKER INCENTIVE

ONE PARKING UNIT

(\$65,000 value)



ONE LOCKER UNIT

(\$7,500 value)

AVAILABLE FOR SUITES LARGER THAN 650 SQ.FT.

PLUS, A LIMITED NUMBER WILL BE AVAILABLE ON A FIRST COME - FIRST SERVED BASIS FOR 2 BEDROOM UNITS THAT ARE SMALLER THAN 650 SQ.FT.

\$49,900

FOR SUITES THAT DO NOT QUALIFY FOR PARKING: ONE LOCKER UNIT

(\$7,500 value)

CAN BE PURCHASED FOR

\$3,500

LIMITED NUMBER OF LOCKERS ARE AVAILABLE AND WILL BE
SOLD ON A FIRST COME - FIRST SERVED BASIS

**MAKE YOUR PARKING
ELECTRIC VEHICLE READY
WITH AN EV CHARGER*
FOR ONLY \$9,500**



Valid for purchases made Saturday September 24, 2022 ONLY.

*Cost of consumption component of the billing rate will be determined by the Condominium Corporation Board Members. Subject to the Condominium Corporation's requirements

See Sales Representative for full details. Prices, specifications, incentives and programs are subject to change without notice. E & O. E.



DANIELS ON PARLIAMENT



NO CLOSING COSTS PROGRAM

FOR A LIMITED TIME, ALL SALES QUALIFY FOR
OUR NO CLOSING COST* PROGRAM

The No Closing Costs program helps make closing on your home less stressful and removes any worry of needing to come up with extra funds that you may not have thought of.

We make it simple, and we save you money on closing.

ALL STUDIO & ONE-BEDROOM UNITS: \$0

ALL TWO-BEDROOM UNITS & LARGER: \$0

The following Fees and Charges are INCLUDED in the program:

Utility Connection Fees: \$1,500 + HST**

Transaction Levy Fees: \$65 +HST

Status Certificate: \$100 + HST

Development and Levy Charges for Studio & 1 Bedroom units: \$38,603

For 2 Bedroom & larger units: \$57,705

Cost of Registering Documents: \$77 + HST & \$150 + HST

Electronic Registration Fee: \$250 + HST

Wire Transfer Fee: \$250 + HST

Deposit Administration Fee: \$350 + HST

*Does not include the Tarion Enrolment Fee, HCRA fee, initial reserve fund contribution and realty taxes.

*Purchasers are advised that the Agreement contains other charges or adjustments which are in no manner limited by this Schedule.

**Utility Connection Fee is capped at \$1,500 (it may be less).

See Sales Representative for full details. Prices, specifications, incentives and programs are subject to change without notice. E & O. E.



DANIELS ON PARLIAMENT

GET READY TO MAKE YOUR PURCHASE

Buying a home can be overwhelming. To help make it easier, our Homeownership 101 and Mortgage 101 videos provide insight and education on what you need to do in preparation for purchasing your new home.

If you haven't already, we encourage you to watch these videos ahead of your sales appointment to gain valuable information on everything from closing costs to property taxes, mortgage commitments and all the intricacies of the home buying process.

If you have any questions about purchasing your new home at Daniels on Parliament, please do not hesitate to connect with our friendly and knowledgeable Sale Team.



Daniels MORTGAGE 101





DANIELS ON PARLIAMENT

WHAT TO EXPECT AT OUR IN-PERSON SALE

Your Real Estate agent calls you to tell you that you have been allocated a suite and confirms your purchase appointment.

What to expect at your in-person Purchase appointment:

1. Purchase appointments commence at 9 AM on Saturday, September 24, 2022.
2. Purchase appointments will be held at the Daniels Regent Park Presentation Centre. Part of your appointment will take place in an on-site event tent. The event tent will be climate-controlled but we recommend dressing in layers.
3. We recommend you arrive 10 -15 minutes prior to your scheduled appointment time. Please arrive with your Real Estate Agent.
4. At check-in your suite details will be confirmed. A Daniels Sales Representative will be available to answer any questions you may have.
5. Your appointment will be with a Daniels Representative. Please allow approx. 45 minutes to complete the appointment.
6. A valid piece of photo identification is required to purchase. A driver's license, Ontario photo ID card, permanent resident card or passport is acceptable if it **has not expired**. If you use a driver's license, or Ontario photo ID card **the address must be your current place of residence** to be considered valid. Please speak to a Sales Representative if this does not apply to you.
7. You will need to provide a cheque or bank draft in the amount of \$10,000 payable to **Brattys LLP in Trust**.
8. You will receive your Agreement of Purchase and Sale along with the condominium documents electronically via USB.
9. A copy of your initial deposit cheque will be included in your Agreement of Purchase and Sale. Please speak with your Daniels Representative for details.
10. Once your purchase appointment is completed, your 10-day rescission period will begin.

For any questions or concerns, call 416.955.0559



DANIELS ON PARLIAMENT

INITIAL DEPOSIT CHEQUE

We will accept personal cheques and bank drafts.

We will not accept a cheque that is in your Real Estate Agent’s name.

For bank drafts we will ask for the originating account information. Please have this information available at your appointment.

To help prevent any necessary corrections please ensure the following:

The cheque is made payable to Brattys LLP in Trust

The cheque is dated

JANE SMITH
Address

Cheque Number 075

DATE September 24, 2022

PAY TO THE ORDER OF Brattys LLP in TRUST \$ 10,000.00

Ten Thousand XX / 100 DOLLARS

ROYAL BANK OF CANADA
Branch Address and Info

MEMO DOP – Suite #

Jane Smith

Add Daniels on Parliament [DOP]& your Suite # on the memo line

Sign the cheque

For any questions or concerns, call 416.955.0559



DANIELS ON PARLIAMENT

CONTACT INFORMATION

DANIELS REGENT PARK PRESENTATION CENTRE

500 Dundas Street East, Toronto ON



PRESENTATION CENTRE HOURS: September 25 – October 3, 2022

Sunday, September 25:	12 PM – 5 PM
Monday, September 26:	12 PM – 6 PM
Tuesday, September 27:	12 PM – 6 PM
Wednesday, September 28:	12 PM – 8 PM
Thursday, September 29:	12 PM – 6 PM
Friday, September 30:	12 PM – 5 PM
Saturday, October 1:	12 PM – 5 PM
Sunday, October 2:	12 PM – 5 PM
Monday, October 3 (Firm-up):	12 PM – 6 PM

PARKING ON SALE DAY (SATURDAY, SEPTEMBER 24TH):

Complimentary parking will be available in the OneCole Condominiums underground commercial parking lot. OneCole vehicle entrance is located on Regent Street, north of Dundas Street East.

DANIELSONPARLIAMENT.COM

danielsonparliament@danielscorp.com

416-955-0559

Daniels
love where you live™

