



## V.I.P. AGENTS' INCENTIVE PROGRAM

### For Clients

#### Exclusive V.I.P. Agent Pricing

\$0 Assignment Fee (Reduced from \$5,000)\*\*

Connection/Meter Charges capped at \$875

Development/Levies Charges capped at  
\$5,500 1B/1B+D  
\$7,500 2B/2B+D

Extended Deposit Structure, 20% Down  
\$5,000 on signing, Balance of 5% in 30 days  
5% in ~~90~~ days extended to 120 days,  
5% in ~~150~~ days extended to 240 days,  
5% in ~~360~~ days extended to 390 days  
0% at Occupancy

Upgrade to laminate flooring in the Bedroom(s) at no cost

A Free TTC Metropass for One Year Included with each suite

**Brochures are available for pick up at the Sales Centre  
Sheppard Avenue East, across from Fairview Mall, Toronto  
Monday-Thursday, 11:00 am-6:00 pm  
Saturday and Sunday, 12:00 am-5:00 pm**

**Telephone: 416-492-0001**

**Fax: 416-492-9375**

\*\* Subject to Vendor's conditions for Assignments being met. Please see Sales Representative for details.

Programs and incentives are subject to change without notice. E. & O.E. Valid for sales made on or before November 2, 2013 only.



PREVIEW PRICING  
EXCLUSIVE TO V.I.P. AGENTS

| SUITE NAME | LEVEL | APPROXIMATE SUITE SIZE | SUITE TYPE:                       | EXPOSURE            | V.I.P. AGENT** PRICING FROM: |
|------------|-------|------------------------|-----------------------------------|---------------------|------------------------------|
| Palm       | 2-13  | 495 square feet        | 1 Bedroom                         | North               | \$248,900                    |
| Ash        | 2-13  | 506 square feet        | 1 Bedroom                         | North               | \$252,900                    |
| Aspen      | 1-6   | 516 square feet        | 1 Bedroom                         | East                | \$259,900                    |
| Cottonwood | 1-6   | 525 square feet        | 1 Bedroom                         | East                | \$259,900                    |
| Hawthorn   | Patio | 529 square feet        | 1 Bedroom/Patio                   | West                | \$288,900                    |
| Beech      | 1-6   | 534 square feet        | 1 Bedroom                         | East                | \$266,900                    |
| Olive      | 1     | 544 square feet        | 1 Bedroom                         | North               | \$265,900                    |
| Birch      | 1-6   | 564 square feet        | 1 Bedroom + Den                   | West                | \$278,900                    |
| Cherry     | 2-13  | 581 square feet        | 1 Bedroom + Den                   | East                | \$280,900                    |
| Chestnut   | Patio | 583 square feet        | 1 Bedroom + Den/Patio             | West                | \$279,900                    |
| Chestnut   | 1-6   | 583 square feet        | 1 Bedroom + Den                   | West                | \$291,900                    |
| Elm        | 2-6   | 585 square feet        | 1 Bedroom + Den                   | West                | \$295,900                    |
| Larch      | Patio | 588 square feet        | 1 Bedroom + Den/Patio             | North-West          | \$264,900                    |
| Larch      | 1-6   | 588 square feet        | 1 Bedroom + Den                   | West                | \$291,900                    |
| Fir        | 1-6   | 590 square feet        | 1 Bedroom + Den                   | West                | \$291,900                    |
| Sycamore   | 1-6   | 595 square feet        | 1 Bedroom + Den                   | West                | \$291,900                    |
| Redwood    | 1     | 596 square feet        | 1 Bedroom + Den                   | West                | \$291,900                    |
| Hickory    | 2-13  | 601 square feet        | 1 Bedroom + Den                   | West                | \$298,900                    |
| Maple      | 2-6   | 602 square feet        | 1 Bedroom + Den                   | West                | \$293,900                    |
| Oak        | 7-13  | 609 square feet        | 1 Bedroom + Den                   | South               | \$317,900                    |
| Alder      | Patio | 610 square feet        | 1 Bedroom + Den/Patio             | West                | \$286,900                    |
| Apple      | Patio | 614 square feet        | 1 Bedroom + Den/Patio             | North               | \$276,900                    |
| Cypress    | Patio | 614 square feet        | 1 Bedroom + Den/Patio             | West                | \$274,900                    |
| Dogwood    | 3-6   | 657 square feet        | 1 Bedroom + Den                   | South               | \$311,900                    |
| Holly      | 1     | 709 square feet        | 1 Bedroom + Den                   | North-West          | \$334,900                    |
| Pine       | 2-13  | 745 square feet        | 2 Bedroom/2 Bath                  | North-East          | \$368,990                    |
| Lilac      | 1     | 746 square feet        | 1 Bedroom + Den                   | North               | \$349,900                    |
| Cedar      | 2     | 778 square feet        | 2 Bedroom/2 Bath/Terrace          | North-West          | \$429,900                    |
| Cedar      | 3-13  | 778 square feet        | 2 Bedroom/2 Bath                  | North-West          | \$379,900                    |
| Spruce     | 3-13  | 792 square feet        | 2 Bedroom/2 Bath                  | South-East          | \$385,900                    |
| Magnolia   | 1     | 800 square feet        | 2 Bedroom/2 Bath                  | North-East          | \$379,900                    |
| Willow     | 1-6   | 817 square feet        | 2 Bedroom/2 Bath                  | South/East/<br>West | \$429,900                    |
| Locust     | 7     | 840 square feet        | 2 Bedroom + Den/2<br>Bath/Terrace | South-West          | \$489,900                    |
| Locust     | 8-13  | 840 square feet        | 2 Bedroom + Den/2 Bath            | South-West          | \$439,900                    |

\*(Subject to availability). Premiums apply to floors, balconies, terraces and views. Please see a Sales Representative for details.

\*\* Valid only on sales made on or before November 2, 2013. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E.

Note: All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22. Actual living area may vary from floor area stated.

October 16, 2013



**Suite Finishes**

Ceiling heights of approximately 9 ft. throughout the suites.\*  
 Selection of laminate flooring in Living/Dining Room, Kitchen, Den, Media and Foyer including Foyer closet.\*\*  
 Selection of flat paneled contemporary cabinets and finishes with designer appointed quartz or granite countertops.\*\*  
 Fully-integrated appliances including refrigerator and dishwasher  
 Electric cook top and built-in oven.  
 Stacked full-sized washer and dryer.  
 Contemporary vanity with below sink storage and a selection of finishes in the Bathroom.\*\*

**Building Features**

Welcoming ground floor lobby with concierge services, an elegant sitting area and mail room.  
 Spectacular Biyu amenities featuring stunning indoor pool and whirlpool, his and hers private change rooms and showers, his and hers sauna and an equipped fitness centre with cardio and weights.  
 Media room complete with casual lounge seating.  
 Beautifully designed party room complete with a private dining room and a common lounge with access to the outdoor terrace.  
 Professionally landscaped outdoor terrace with comfortable lounge seating, a barbeque area and outdoor dining pavilion.  
 Secured bike parking is available for residents.

\* In areas where bulkheads or dropped ceilings are required, the ceiling height may be less than specified.  
 \*\*From Vendor's standard samples. As per plan.

|   |  |  |
|---|--|--|
| <p><b>Deposit Structure</b><br/> <b>20% Total</b><br/>         \$5,000 with signing of Agreement<br/>         Balance of 5% in 30 days<br/>         5% in 90 120 days<br/>         5% in 150 240 days<br/>         5% in 360 390 days<br/>         \$0 on Occupancy</p> <p><b>Taxes</b><br/>         Estimated at approximately 1 % of purchase price</p> <p><b>Occupancy Commencing</b><br/>         June 16, 2016</p> | <p><b>International Deposit Structure</b><br/> <b>35% total</b><br/>         \$5,000 with signing of Agreement<br/>         Balance of 5% in 30 days<br/>         5% in 90 days<br/>         10% in 270 days<br/>         10% in 540 days<br/>         5% on Occupancy</p> | <p><b>Maintenance</b><br/>         \$0.55 per square foot<br/>         Hydro metered separately<br/>         Parking Maintenance fee - \$45.95/month<br/>         Locker Maintenance - \$15.95/month</p> <p><b>Parking</b><br/> <b>\$30,000 per parking space</b><br/>         (Parking is available for all suites)</p> <p><b>Locker</b><br/> <b>\$2900 per locker</b></p> <p>All prices quoted include HST</p> |
|---|--|--|

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 Please see a Sales Representative for details. Valid only on sales made on or before November 2, 2013.





# WORKSHEET

FAX: 416-492-9375 EMAIL: biyucondos@bakersales.info

|                                   |                               |
|-----------------------------------|-------------------------------|
| <b>OFFICE USE ONLY</b>            |                               |
| Date Received: _____              | BASE PURCHASE PRICE \$ _____  |
| Baker Sales Representative: _____ | PARKING COST \$ _____         |
| <b>SUITE:</b> _____ (the Unit)    | LOCKER COST \$ _____          |
| <b>MODEL:</b> _____               | TOTAL PURCHASE PRICE \$ _____ |

**PLEASE FILL OUT THE FOLLOWING**

|           | MODEL | FLOOR |
|-----------|-------|-------|
| CHOICE #1 |       |       |
| CHOICE #2 |       |       |
| CHOICE #3 |       |       |
| CHOICE #4 |       |       |
| CHOICE #5 |       |       |

No. of Parking Spots to Purchase at \$30,000 \_\_\_\_\_

No. of Lockers to Purchase at \$2,900 \_\_\_\_\_

**PURCHASER INFORMATION : PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION**

| PURCHASER 1  |           | PURCHASER 2                |           |
|--|-----------|----------------------------|-----------|
| First Name:  |           | First Name:                |           |
| Last Name:   |           | Last Name:                 |           |
| Address:   |           | Address:                   |           |
| Suite #  |           | Suite #                    |           |
| City:  | Province: | City                       | Province: |
| Postal Code:   |           | Postal Code:               |           |
| Main Phone:  |           | Main Phone:                |           |
| Alternate Phone:                                     |           | Alternate Phone:           |           |
| Date of Birth:                                       |           | Date of Birth:             |           |
| S.I.N. #   |           | S.I.N. #                   |           |
| Driver's Licence #                                   |           | Driver's Licence #         |           |
| Expiry Date:   |           | Expiry Date:               |           |
| Email:   |           | Email:                     |           |
| <b>PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)</b> |           |                            |           |
| Did you register through the Web?                    |           | How did you hear about us? |           |
| Profession:  |           | Marital Status:            |           |
| How many dependents?                                 |           | Ages?                      |           |
| End User or Investor                                 |           |                            |           |

**Co-operating Broker: Please enclose Agent's business card.**

Name: \_\_\_\_\_

Brokerage: \_\_\_\_\_

Address: \_\_\_\_\_

Mobile: \_\_\_\_\_

Office: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

