



PURCHASE PROCEDURE

EXCLUSIVE VIP BROKER'S WORKSHEET PROGRAM

1. All Worksheets must be submitted online. To submit a worksheet, please go to M2MCondos.com/Worksheet.
2. Submit your worksheets starting **today, September 9th after the VIP Broker Information Session**.
Deadline for Worksheet Submission is on **Tuesday, September 14th at 4 PM**.
3. Incomplete worksheets will not be accepted. Government-issued valid photo ID, such as a Driver's Licence, must be uploaded with your worksheet.
4. **There is no limit to the number of worksheets you may submit. However, to increase your chances of getting suite allocations, please submit a variety of worksheets with different bedroom/model types.**
5. The names you submit on your worksheets will be final. No name changes allowed. Worksheets solely under the name of a corporation will not be accepted.
6. **For every worksheet submitted, please provide at least 3 choices in order of your client's preference.**
7. You will be contacted by one of our Sales Representatives by telephone if your offer has been accepted. You will schedule a virtual signing appointment day, on which your client will receive the Agreement of Purchase and Sale (APS).
8. **All Agreements of Purchase and Sale will be signed through DOCUSIGN. There will be a designated number of Agreements sent out each day. To prepare the APS, we will require the initial deposit of \$10,000 made payable to HARRIS SHEAFFER LLP, IN TRUST. Please drop off the initial deposit cheque at our M2M Squared Sales Office located at 5915 Yonge Street at least 2 days prior to your approved signing day. Our office hours are Monday to Sunday from 12 PM to 6 PM. The balance of the post-dated deposit cheques must be delivered to the Sales Office within the 10-day rescission period. If an incorrect address appears on the cheque(s), please have the cheque provider cross out the incorrect address, initial beside it and add the current address. Please indicate the purchased unit number on both the envelope and on the memo line of the deposit cheque.**
9. Once the Agreement has been sent to you by DocuSign, you will have **24 hours to sign**. Any suites that have not been signed and initial deposit cheques not received within 24 hours will be returned to Developer Inventory.
10. All signings must be completed by **Tuesday, September 21st at 5 pm**. Any suites that have not been signed and initial deposit cheques not received by this date will be returned to Developer Inventory.

Notes:

1. To comply with FINTRAC requirements, Photo ID and Employment Information must be provided for all individuals named on the cheque(s) in the file. If cheque(s) are being issued by someone other than the Purchaser(s), Photo Identification, Relationship to the Purchaser(s) and Employment Information must also be provided for the cheque holder and anyone else named on the cheques they are providing. If an address appears on the cheque, it must match that on the Cheque Issuer's Photo ID.
2. The Broker Referral will be sent once the sale has gone firm, all deposit cheques have been received and an acceptable mortgage approval provided. Mortgage approvals will be verified with the Lender.

Thank you for your support and co-operation,

Sophie Chan
Sales Representative
C – 416-830-3682
E – sophiechan@bakersales.info

Cassy Serrano
Sales Representative
C – 416-877-7846
E – cassyserrano@bakersales.info

Kelly Liu
Sales Representative
C – 647-200-1178
E – kellyliu@bakersales.info

To book IN-PERSON APPOINTMENTS to VIEW the MODEL SUITE, please speak to any of our Sales Representatives

* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E. September 9, 2021. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

M2M Squared Sales Office is located at 5915 Yonge St, Toronto, Ontario, M2M 3T9.

Email: m2m@bakersales.info
Phone: 416-901-2720





EXCLUSIVE VIP BROKER'S PRICE LIST*

SUITE TYPE	APPROX. SUITE SIZE (Square Feet)	STARTING FLOOR	PRICES STARTING FROM
JUNIOR 1 BEDROOM	443 – 460	6 and up	High \$500,000
1 BEDROOM	490 – 525	3 and up	Mid \$600,000
1 BEDROOM + DEN	504 – 628	6 and up	Mid \$600,000
2 BEDROOM	628 – 782	6 and up	Low \$800,000
2 BEDROOM + DEN	696 – 861	3 and up	High \$800,000
3 BEDROOM AND UP	855 – 1015	7 and up	\$1.1 MIL AND UP

*Premiums may apply. Prices include Appliances & HST.

INCENTIVES SUMMARY (LIMITED TIME ONLY)

EXTENDED DEPOSIT STRUCTURE

\$10,000 on signing
Balance to 5% in 30 days
2.5% in ~~60~~ 90 days.
2.5% in ~~120~~ 180 days
2.5% in ~~270~~ 370 days
2.5% in ~~365~~ 420 days
2.5% in ~~420~~ 540 days
2.5% in ~~540~~ 720 days
1% on Occupancy

INTERNATIONAL 36% DEPOSIT

STRUCTURE
10% on signing
10% in 120 days
10% in 270 days
5% in 400 days
1% on Occupancy

PARKING

~~\$85,000~~ \$78,000

Parking currently available for 2 BEDROOM and up, 1 BEDROOM and 1 BEDROOM + DEN will be waitlisted
EV upgrade, additional \$7,500

CAPPED DC AND LEVIES

Junior 1B/1B/1B+D - \$15,900
2B/2B+D/3B/3B+D - \$17,900

LOCKER

~~\$8,000~~ \$2,000

OCCUPANCY COMMENCING

2026

FREE ASSIGNMENT

~~\$5,000~~ \$0**

MAINTENANCE FEE

Approx. \$0.59 per square foot
(Suite, common element maintenance, and gas, excludes hydro and water)

PARKING MAINTENANCE

\$49.95 per month

LOCKER MAINTENANCE

\$14.54 per month

**Legal fees may apply

ALL CHEQUES TO BE MADE PAYABLE TO: Harris Sheaffer LLP, In Trust

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