

Y9825

SALES PROCESS FOR EXCLUSIVE VIP AGENTS

- Introduction
- Sales Procedure
- Incentives

Y9825

OUR SALES TEAM IS HERE TO ASSIST YOU

Baker Real Estate Sales Representatives are available to assist you and your clients virtually, either over video conference or by telephone.

Your assigned Baker Sales Representatives are here to guide you and your clients and answer any questions that may come up along the way.

Sales and marketing materials for Y9825 are available online on the broker portal. Please visit our Baker portal for renderings and assets: <https://mybaker.bakerrealtypartners.com/projects/y9825-coming-soon/>
<https://y9825.ca/building-explorer/>

As the co-operating Realtor, you are expected to be available to guide your clients through the sales process including the review and execution of the Agreement of Purchase and Sale. Please review all materials with your clients.

MY CLIENT IS READY TO PURCHASE

1. COMPLETING THE SUITE REQUEST FORM (WORKSHEET, ATTACHED LAST PAGE)

The attached worksheet should be completed for your Purchaser. Your Purchaser's photo ID must also be included with your worksheet (both sides of the Driver's Licence). Please email to Y9825@bakersales.info

PURCHASER INFORMATION

- Full legal name, as it appears on your client's Government issued photo I.D.
- Purchaser's Date of Birth
- Full legal address, as it appears on your client's Government issued photo I.D.
- Purchaser's Phone Number
- Purchaser's E-mail address
- Purchaser's Occupation and name of employer
- Copy of your client's valid Government issued photo I.D., a copy of their utility bill, a copy of the bank draft as the initial deposit cheque

UNIT SELECTION

- Indicate the client's unit selections in order of their preference

CO-OPERATING AGENT INFORMATION

- Realtor's Name
- Brokerage Name
- Address
- Brokerage Phone Number
- E-mail Address
- Photograph of Business Card

Y9825

2. Procedure for Buying: By DocuSign

1. You will be contacted by one of our Sales Representatives by telephone if your worksheet has been fulfilled. You will be scheduled an appointment day, on which your client will receive the digital Agreement of Purchase and Sale (APS).
2. DocuSign will be released to your client for signatures once we have confirmation of the following:
 - a) completed worksheet
 - b) valid government issued photo ID
 - c) a copy/scan, or a photo of the initial deposit. PAYABLE TO "BRATTYS LLP IN TRUST."
3. Once DocuSign is released to your client, our sales representative or administrator will provide further instructions on the procedure.
4. 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.
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. If the name of the worksheet submission is changed in any way, it will result in loss of allocation and/or a \$1,000 administration fee.*
6. Once the Agreement has been sent to you by DocuSign, you will have 12 hours to sign and return it. Any suites that have not been signed and initial deposit cheques not received within 12 hours will be returned to developer inventory. Please note, failure to execute the APS in a timely manner will result in loss of allocation.
7. Your client can expect to receive the Executed Agreement of Purchase and Sale and the Condo Documents from Y9825@bakersales.info
8. All worksheets must be submitted **one (1) week** from today. Any suites without worksheets and initial deposit cheques will be returned to Developer inventory.

3. DEPOSITS

The initial deposit is required as a bank draft, while all four post-dated deposits are to be provided by cheque, payable to the Vendor's solicitor, **BRATTYS LLP IN TRUST**. Please drop off the initial deposit cheque at our Y9825 Sales Office located at **9825 Yonge St, Richmond Hill, ON, L4C 1V2**. 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.

Please Note: The Vendor will not be executing your deal until we have confirmation of the initial deposit and all posted dated cheques received at the sales office.

4. FINANCIAL VERIFICATION

All purchasers are required to provide a qualified Mortgage Pre-Approval Letter from a Schedule A Bank within their 10-day rescission period. Metroview Developments and Baker Real Estate strongly recommends that your clients protect their purchase by obtaining a Mortgage Commitment that protects their investment until closing.

Y9825

CLIENT INCENTIVES LIMITED TIME OFFER

Parking at \$55,000*

(Value of \$60,000)

Free Assignment**

(Plus legal fees)

Lease During Occupancy**

(Plus legal fees)

Capped Development Fees

Studios and 1 Bedroom Suites capped at
\$10,000 + HST

2 Bedroom and larger capped at
\$12,000 + HST

EXTENDED DEPOSIT STRUCTURE LIMITED TIME OFFER

\$5000 on signing

Balance to 5% in **30** days

2.5% in **90** days

2.5% in **180** days

2.5% in **270** days

2.5% in **365** days

5% on Occupancy

**Eligible for suites 440 sq. ft. and larger*

***Legal fee will apply and remains subject to Vendor approval.*

Please speak to Sales Representative for further details. Some restrictions may apply.

Incentive Program is a limited time offer. Prices, Incentives, and specifications are subject to change without notice E. & O.E. September 15th, 2021.

Nikki Rad
Broker

Email: nikkirad@bakersales.info
Phone: 416-414-7944

Thai Trang
Sales Representative

Email: thaitrang@bakersales.info
Phone: 416-315-8110

METROVIEW
DEVELOPMENTS

Baker
Real Estate Incorporated

Y9825

**FOR AGENTS
LIMITED TIME
4% COMMISSION***

COMMISSION TO BE PAID OUT

2% UPFRONT

Metroview Developments will advance 2% of the Commissions within 60 days of the following terms:

1. 10% Deposit Cleared, including all post-dated cheques
2. Approved Mortgage Pre-Approval or Proof of Financing (satisfactory to Metroview Developments)
3. Brokerage Invoice Received
4. FINTRAC details such as Occupation/Employer, and 3rd Party Details provided (if applicable)

THE REMAINING **2%** WILL BE PAID ON FINAL CLOSING

Within sixty (60) days following the title transfer date.

*Commission is based on Purchase Price, Net of H.S.T. and subject to the terms of the Co-operative Broker Referral Agreement. Specifications are subject to change without notice E. & O.E.

Nikki Rad
Broker
Email: nikkirad@bakersales.info
Phone: 416-414-7944

Thai Trang
Sales Representative
Email: thaitrang@bakersales.info
Phone: 416-315-8110

METROVIEW
DEVELOPMENTS

Baker
Real Estate Incorporated

Y9825

Exclusive Broker Pricing

Model	Bed Type	Bath	Exposure	Approximate Sq. Ft.	Floor	Prices Starting From
5	1B	1	N	440	4	\$427,900
7	1B	1	S	461	3	\$454,900
27	1B+M	1	N	549	2	\$515,900
32	1B+D	1	N	555	4	\$531,900
36	1B+D	2	W	597	3	\$589,900
28	1B+F	2	N	563	4	\$533,900
T05	1B+F	1	S	474	15	\$538,900
53	2B	2	N	631	5	\$793,900
66	2B	2	NE	682	5	\$897,900

OCCUPANCY COMMENCING	TAXES
Fall 2025	Estimated at approximately 1% of Purchase Price Prices Include H.S.T
PARKING	LOCKER
\$55,000 (Value of \$60,000) <i>Parking eligible for 440 sq. ft. and larger.</i>	\$5,000 <i>Subject to availability.</i>
MAINTENANCE FEE	
<p>Approximately \$0.60/sf for Podium and Tower</p> <p>Utilities separately metered.</p> <p>Parking Maintenance: \$43.32/Month Locker Maintenance: \$12.35/Month</p>	
DEPOSIT STRUCTURE	
<p>LIMITED TIME OFFER! SPECIAL DEPOSIT STRUCTURE <i>(DOMESTIC)</i></p> <p>\$5000 on signing Balance to 5% in 30 days 2.5% in 90 days 2.5% in 180 days 2.5% in 270 days 2.5% in 365 days 5% on Occupancy</p>	<p>LIMITED TIME OFFER! SPECIAL DEPOSIT STRUCTURE <i>(INTERNATIONAL)</i></p> <p>\$5,000 on Signing Balance 10% in 30 days 10% in 120 days 5% in 365 days 10% in 540 days</p>

Please see Sales Representative for full details.

All prices, figures and materials are preliminary and are subject to change without notice.

All areas and stated room dimensions are approximate. Floor area measured in accordance with Tarion Bulletin #22.

Actual living area will vary from floor area stated. E. & O. E. September 15, 2021.



Y9825

OFFER WORKSHEET

EMAIL: Y9825@bakersales.info

Baker Agent: Nikki Rad
 Thai Trang

Date: _____ Time: _____

SUITE: _____	PURCHASER UNIT CHOICE(S)			
	CHOICE #1: _____	CHOICE #2: _____	CHOICE #3: _____	CHOICE #4: _____

- Parking Waitlist
- Locker Waitlist

\$	BASE PURCHASE PRICE
\$	PARKING
\$	LOCKER
\$	FINAL PURCHASE PRICE (including HST)

PLEASE FILL OUT PURCHASER(S) DETAILS

PURCHASER 1		PURCHASER 2	
FIRST NAME:		FIRST NAME:	
LAST NAME:		LAST NAME:	
FULL ADDRESS:		FULL ADDRESS:	
MOBILE PHONE #:		MOBILE PHONE #:	
EMAIL:		EMAIL:	
DATE OF BIRTH: YYYY / MM / DD		DATE OF BIRTH: YYYY / MM / DD	
S.I.N #:		S.I.N #:	
DRIVER'S LICENSE #:		DRIVER'S LICENSE #:	
DRIVER'S LICENSE EXPIRY DATE: YYYY / MM / DD		DRIVER'S LICENSE EXPIRY DATE: YYYY / MM / DD	
OCCUPATION: COMPANY:		OCCUPATION: COMPANY:	
AGENT / BROKERAGE		SOLICITOR'S INFORMATION	
AGENT NAME:		LAWYER'S NAME:	
AGENT CELL #:		FIRM:	
AGENT EMAIL:		SOLICITOR'S PHONE #:	
BROKERAGE NAME:		SOLICITOR'S FAX #:	
BROKERAGE PHONE #:		SOLICITOR'S ADDRESS:	
BROKERAGE FAX #:			

VENDOR'S OFFICE USE ONLY
 (all cheques must be made payable to Brattys LLP in Trust.)

CHECK LIST	DEPOSIT	AMOUNT	TERM	DATE
<input type="checkbox"/>	1 ST DEPOSIT	\$5,000	DUE ON SIGNING	(Date: YYYY / MM / DD)
<input type="checkbox"/>	2 ND DEPOSIT	Balance 5%	DUE IN 30 DAYS	(Date: YYYY / MM / DD)
<input type="checkbox"/>	3 RD DEPOSIT	2.5%	DUE IN 90 DAYS	(Date: YYYY / MM / DD)
<input type="checkbox"/>	4 TH DEPOSIT	2.5%	DUE IN 180 DAYS	(Date: YYYY / MM / DD)
<input type="checkbox"/>	5 TH DEPOSIT	2.5%	DUE IN 270 DAYS	(Date: YYYY / MM / DD)
<input type="checkbox"/>	6 TH DEPOSIT	2.5%	DUE IN 365 DAYS	(Date: YYYY / MM / DD)
<input type="checkbox"/>	7 TH DEPOSIT	5%	On Occupancy	

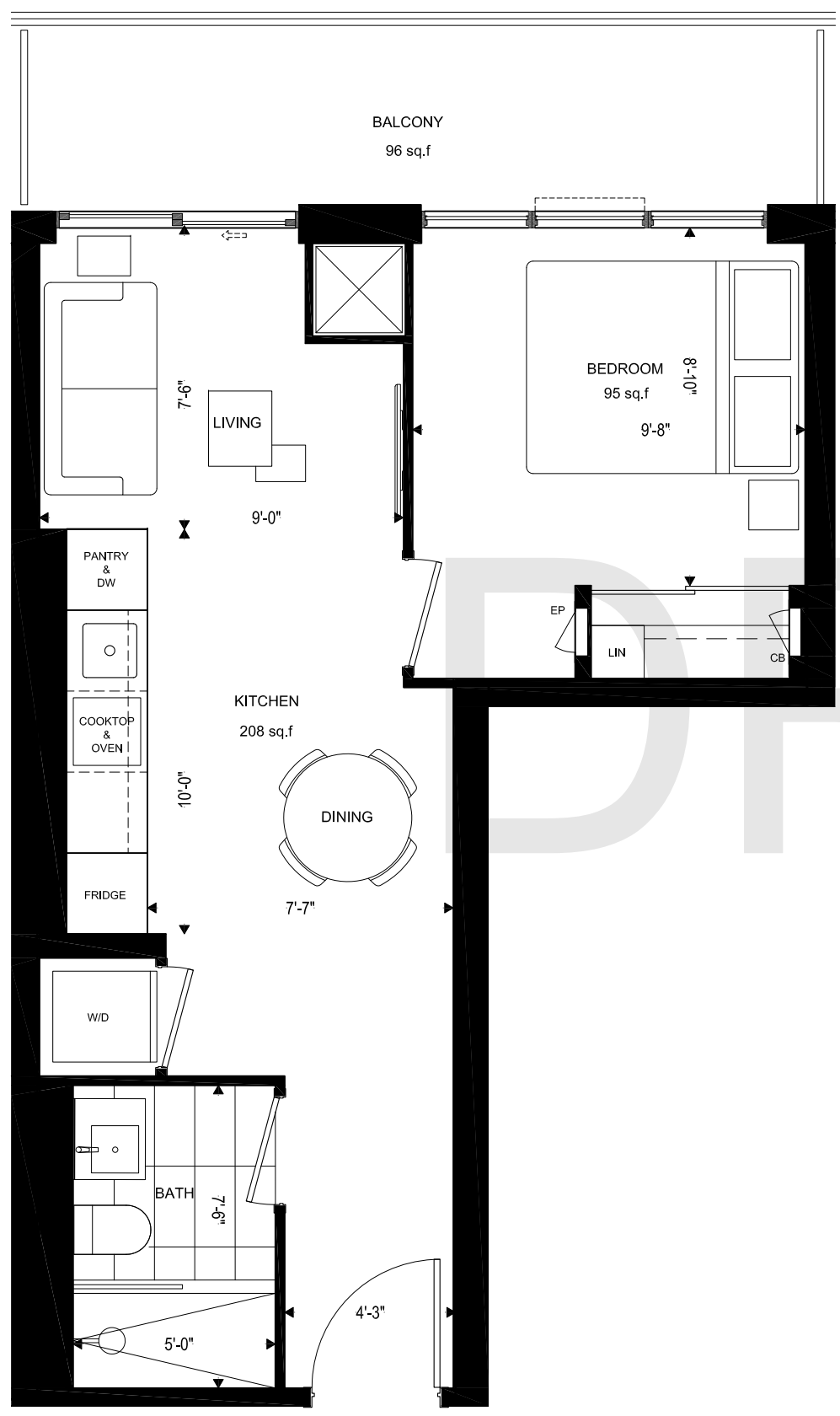


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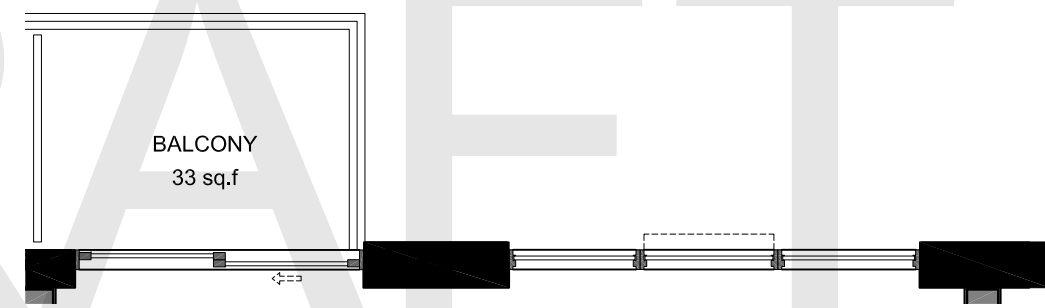
No.	Issuance	Date
1	Client Review	



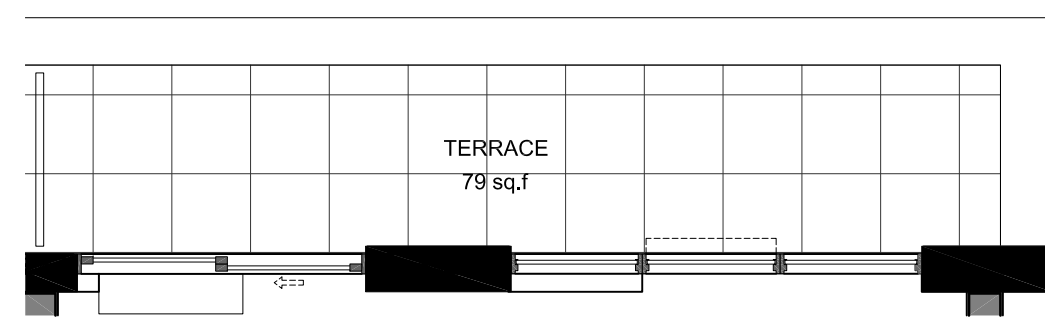
KEY PLAN - L03-05



PLAN - L04



PLAN - L05



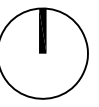
PLAN - L03

1BR
440 sq.f

WALLMANARCHITECTS

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 info@wallmanarchitects.com

project north



project

9825 YONGE STREET

RICHMOND HILL, ONTARIO

client

METROVIEW DEVELOPMENTS

title

1BR

project number

18-13

date

August 27, 2021

scale

1:48

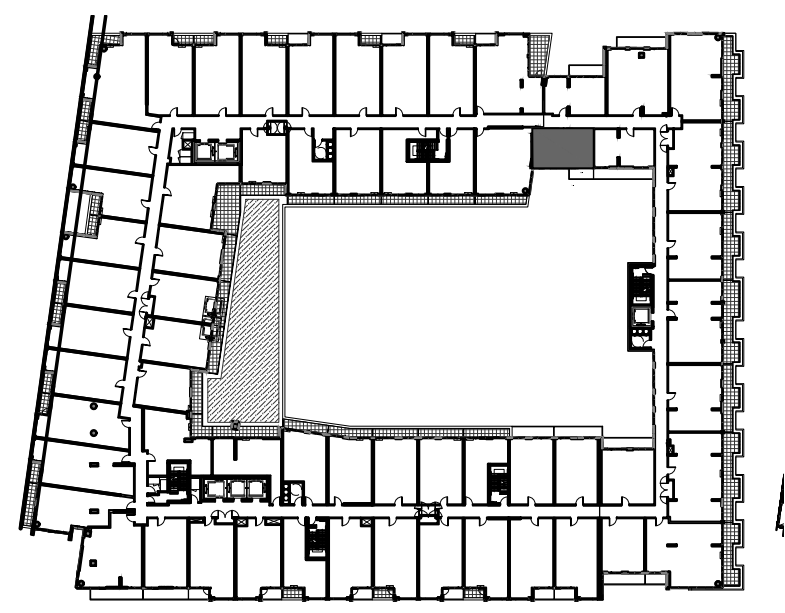
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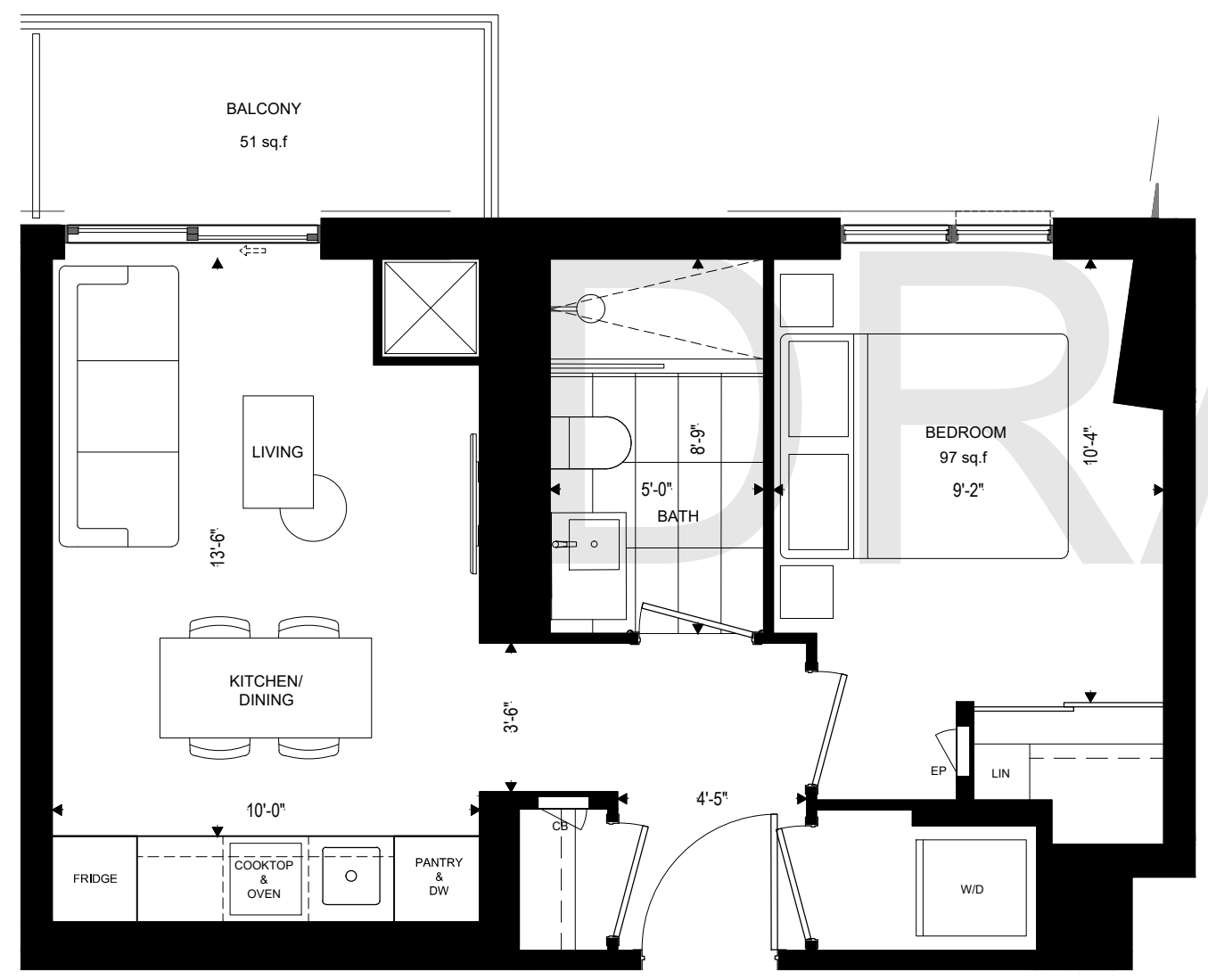
UNIT 05

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No.	Issuance	Date
1	Client Review	



KEY PLAN - L02-L03



PLAN - L02-03

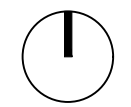
1BR
461 sq.f

DRAFT

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project north



project

9825 YONGE STREET

RICHMOND HILL, ONTARIO

client

METROVIEW DEVELOPMENTS

title

1BR

project number

18-13

date

September 02, 2021

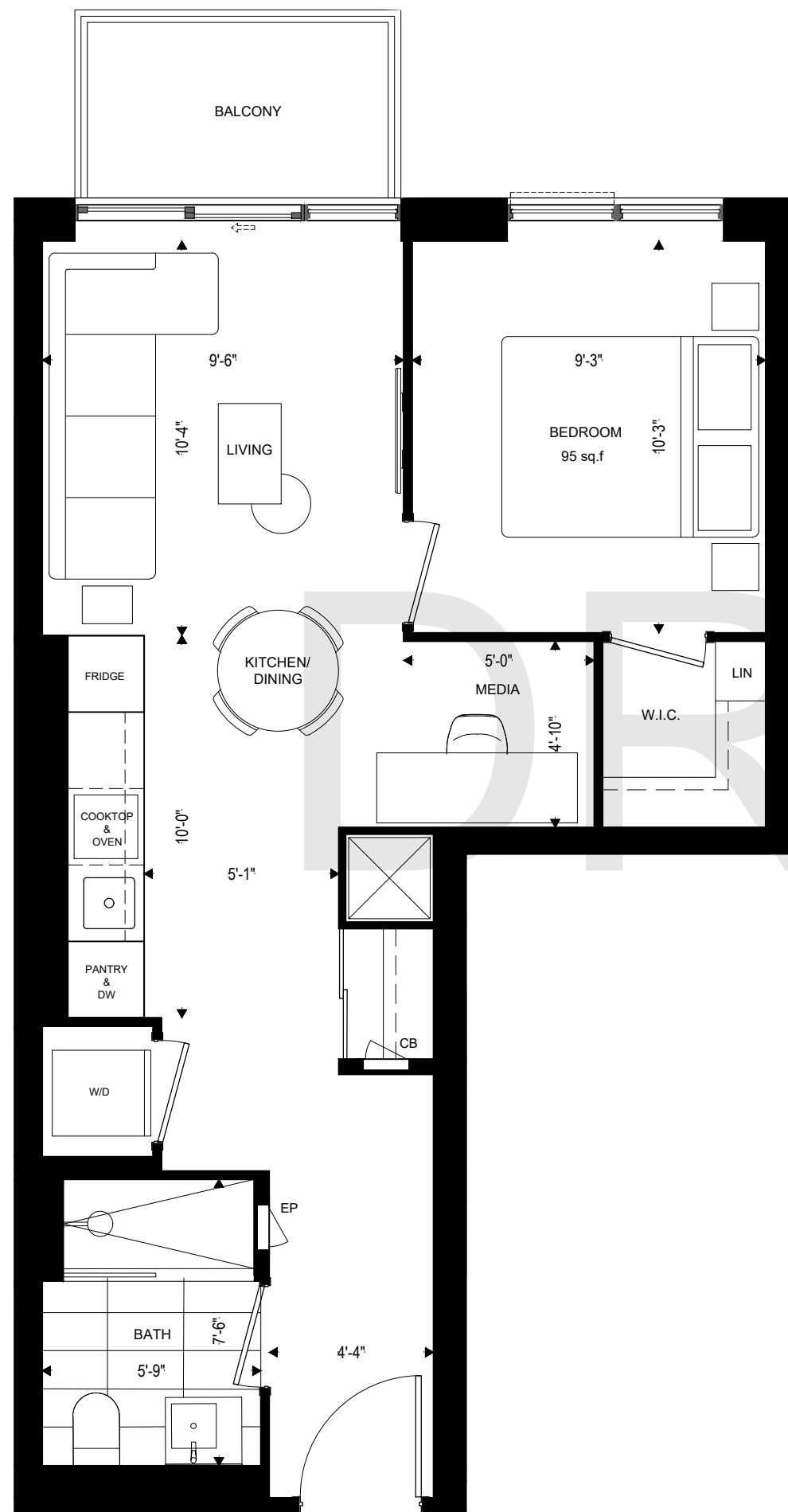
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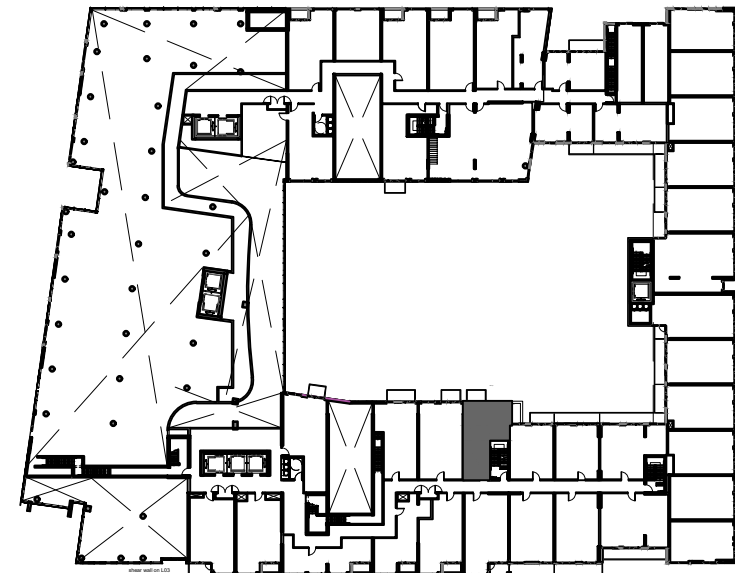
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UNIT 07



PLAN - L02



KEY PLAN - L02

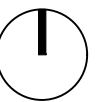
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client

METROVIEW DEVELOPMENTS

title

1BR+M

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18-13

date

August 27, 2021

scale

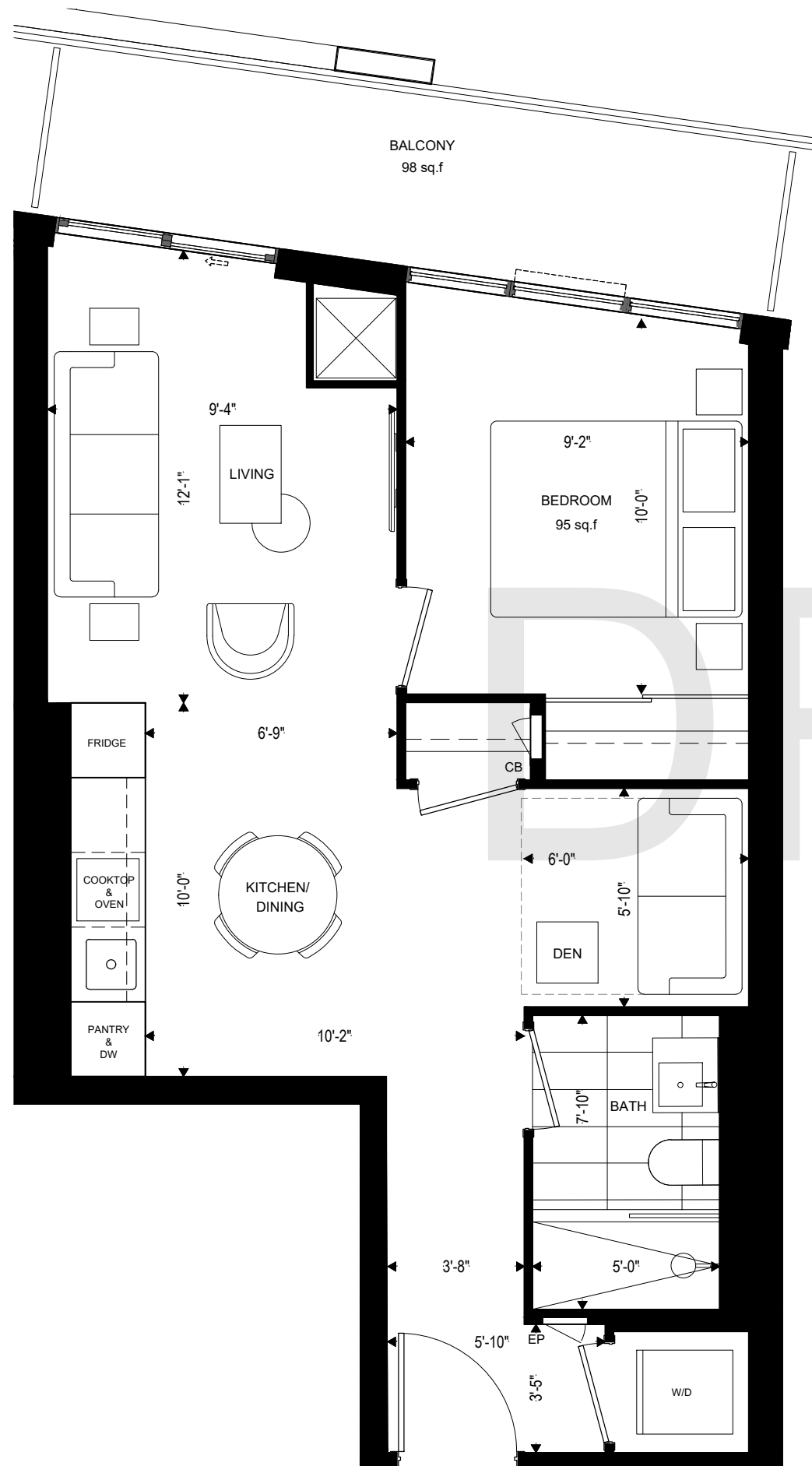
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drawn by

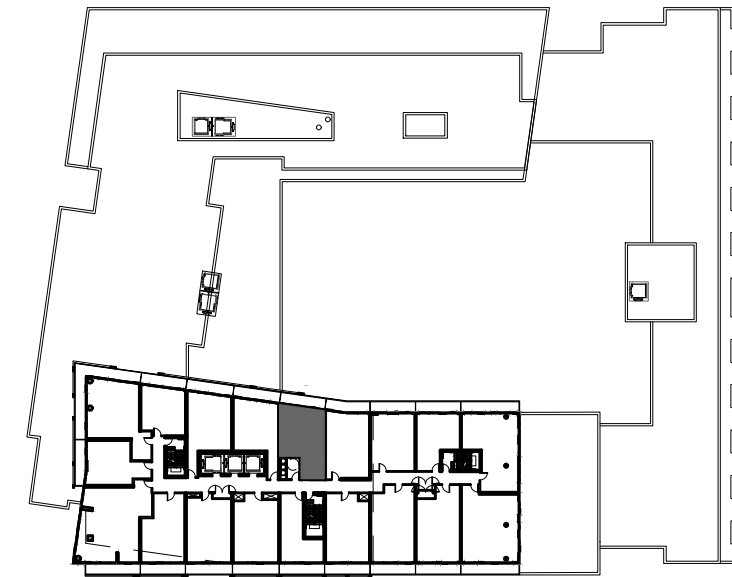
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1BR+M
549 sq.f

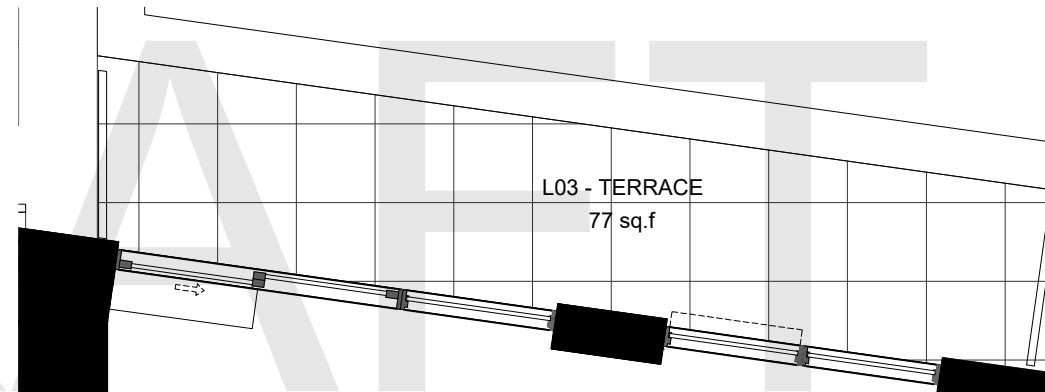
UNIT 27



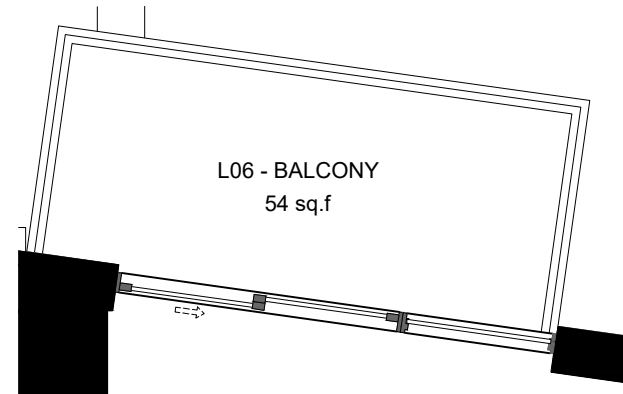
PLAN - L04-05, L08



KEY PLAN - L03-06, L08



PLAN - L03



PLAN - L06

1BR+D
548 sq.f

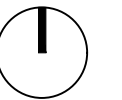
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project north



project

9825 YONGE STREET

RICHMOND HILL, ONTARIO

client

METROVIEW DEVELOPMENTS

title

1BR+D

project number

18-13

date

August 27, 2021

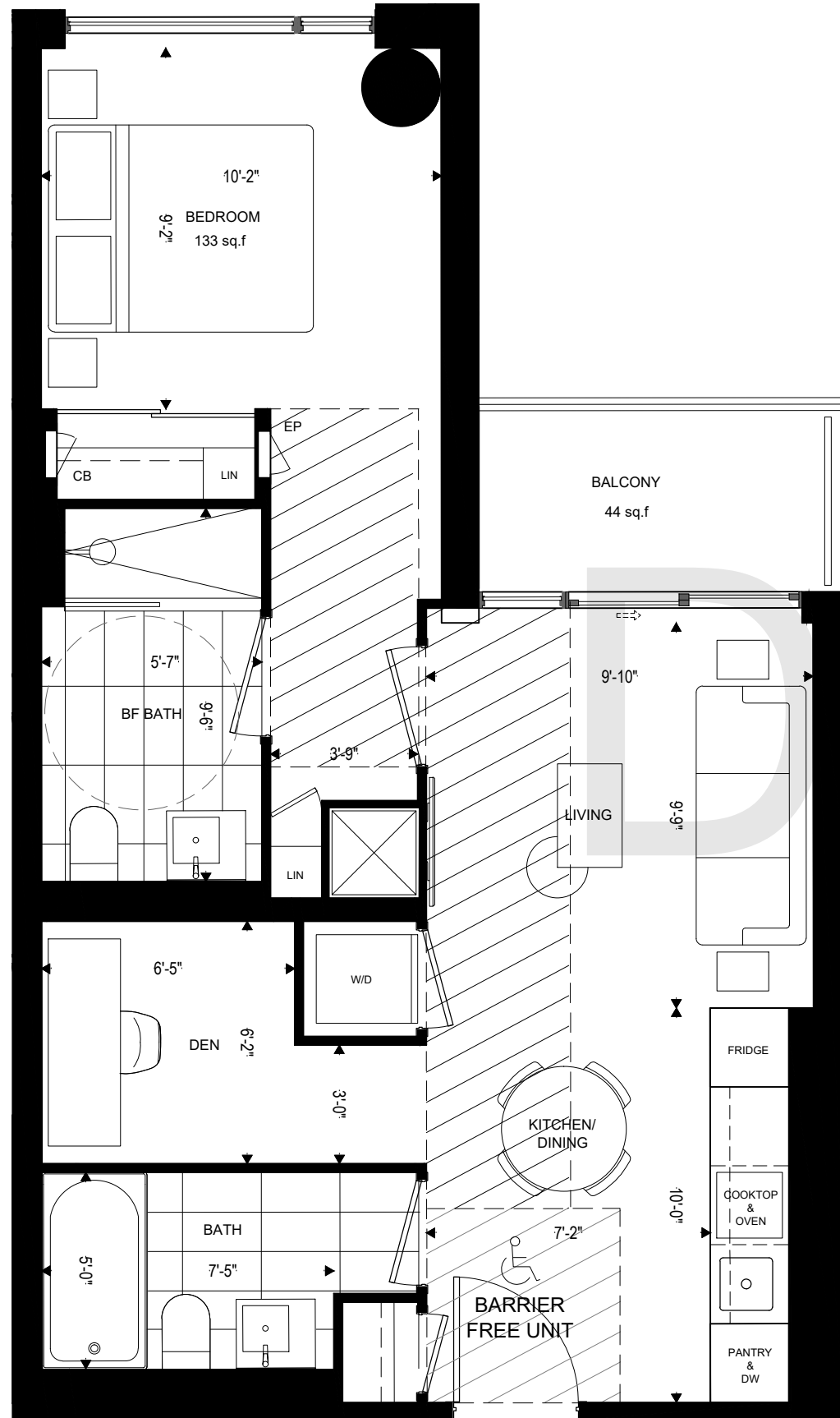
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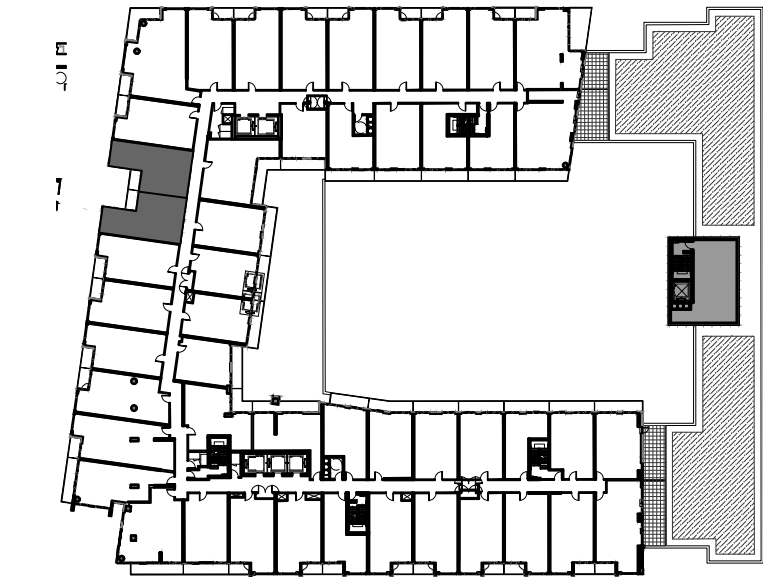
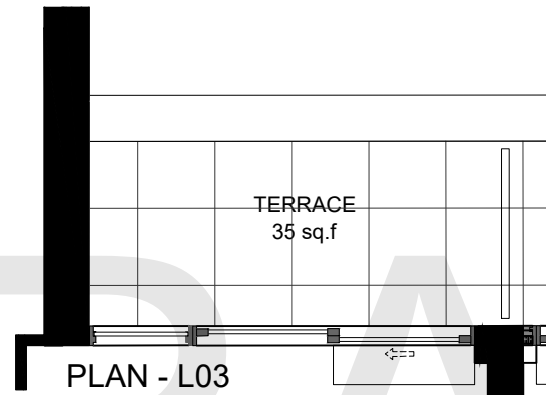
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UNIT 32



PLAN - L03-06



1BR+D
597 sq.f

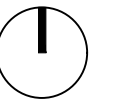
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project north



project

9825 YONGE STREET

RICHMOND HILL, ONTARIO

client

METROVIEW DEVELOPMENTS

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1BR+D

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scale

1:48

drawn by

sheet

UNIT 36 - BF

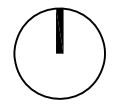
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client
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title
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project number
 18-13

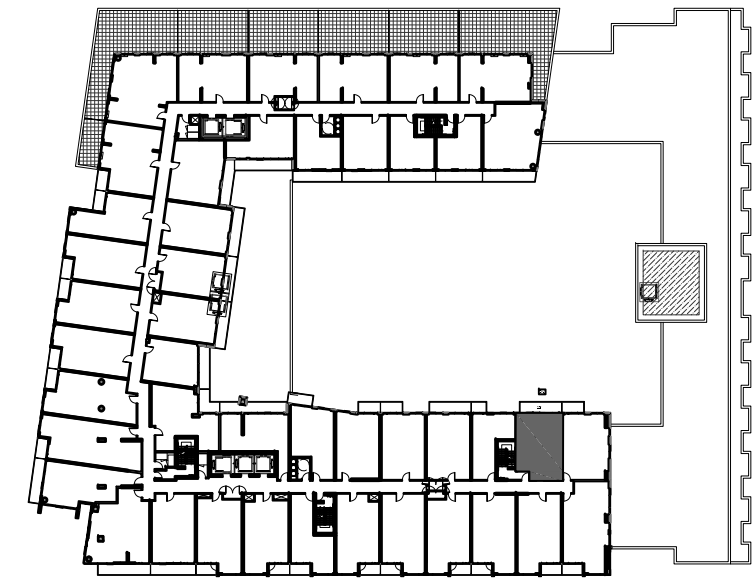
date
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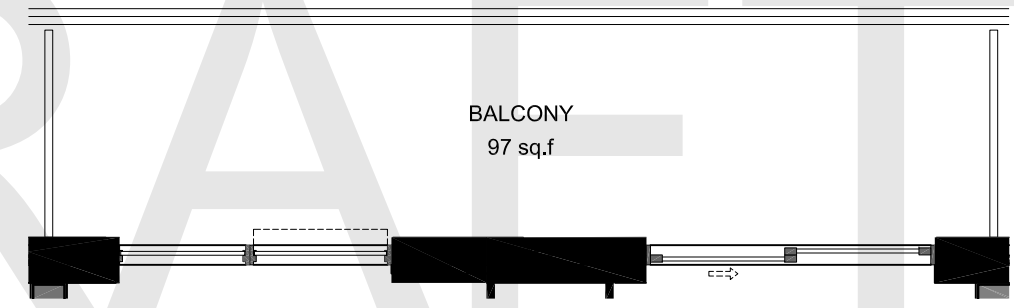
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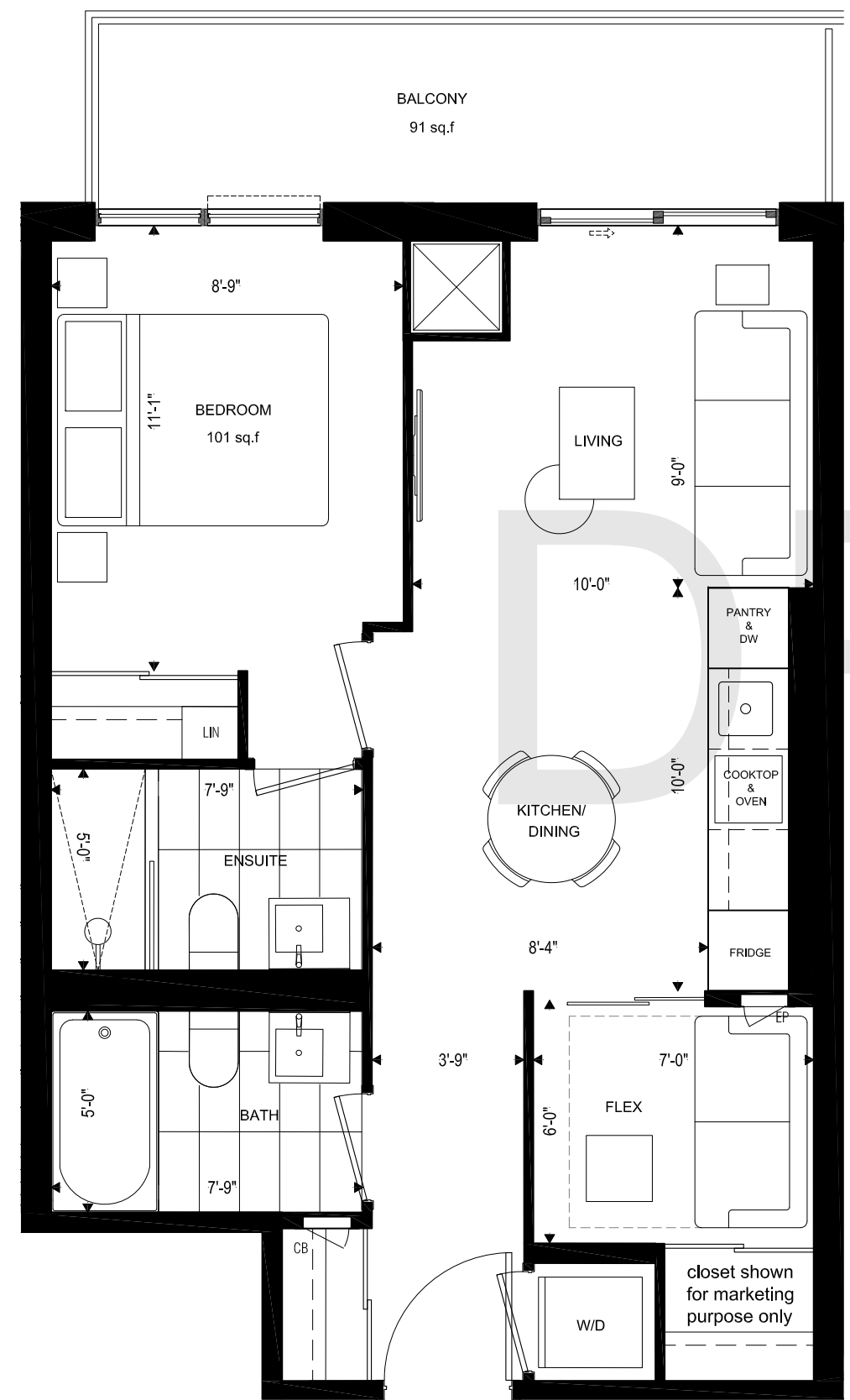
UNIT 28



KEY PLAN - L04-05

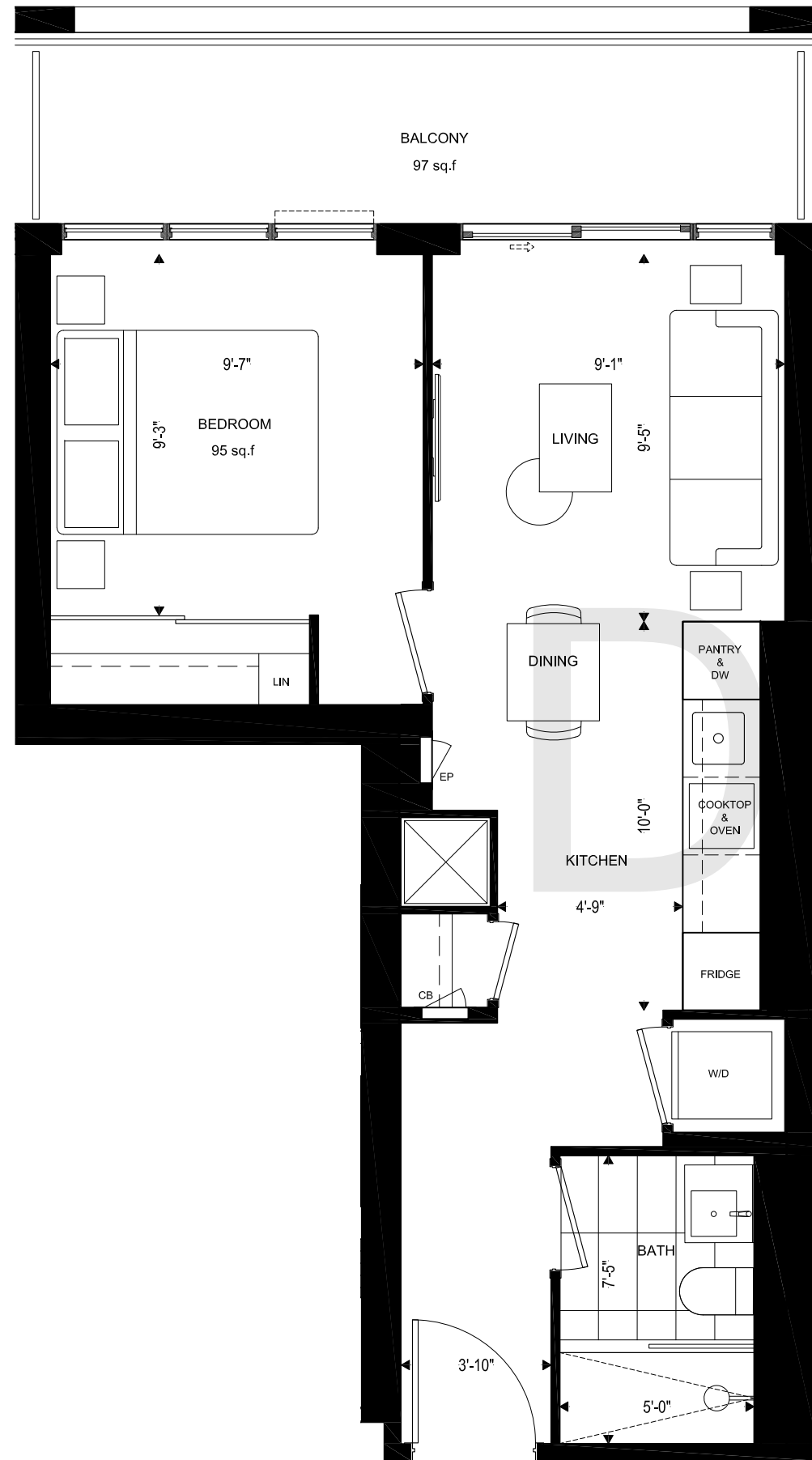


PLAN - L04

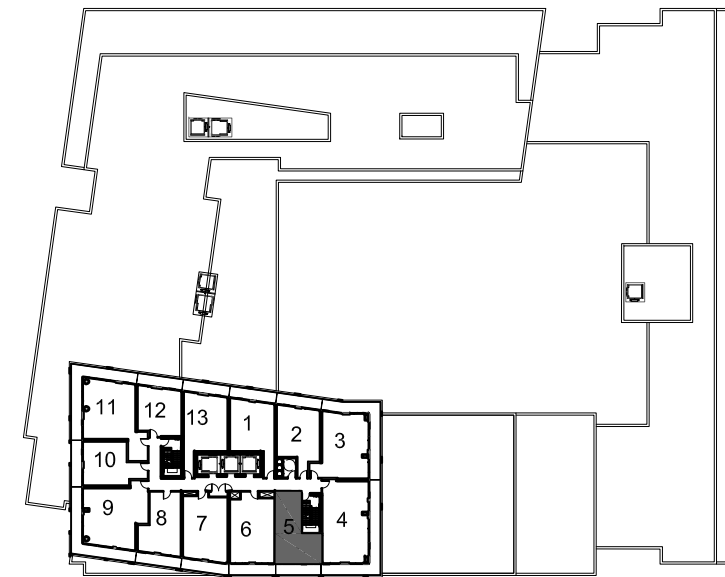


PLAN - L05

1BR+F
563 sq.f



PLAN - L10-22



KEY PLAN - L9-L22

DRAFT

1BR
474 sq.f

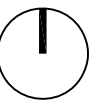
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No.	Issuance	Date
1	Client Review	

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project north



project

9825 YONGE STREET

RICHMOND HILL, ONTARIO

client

METROVIEW DEVELOPMENTS

title

1BR

project number

18-13

date

August 27, 2021

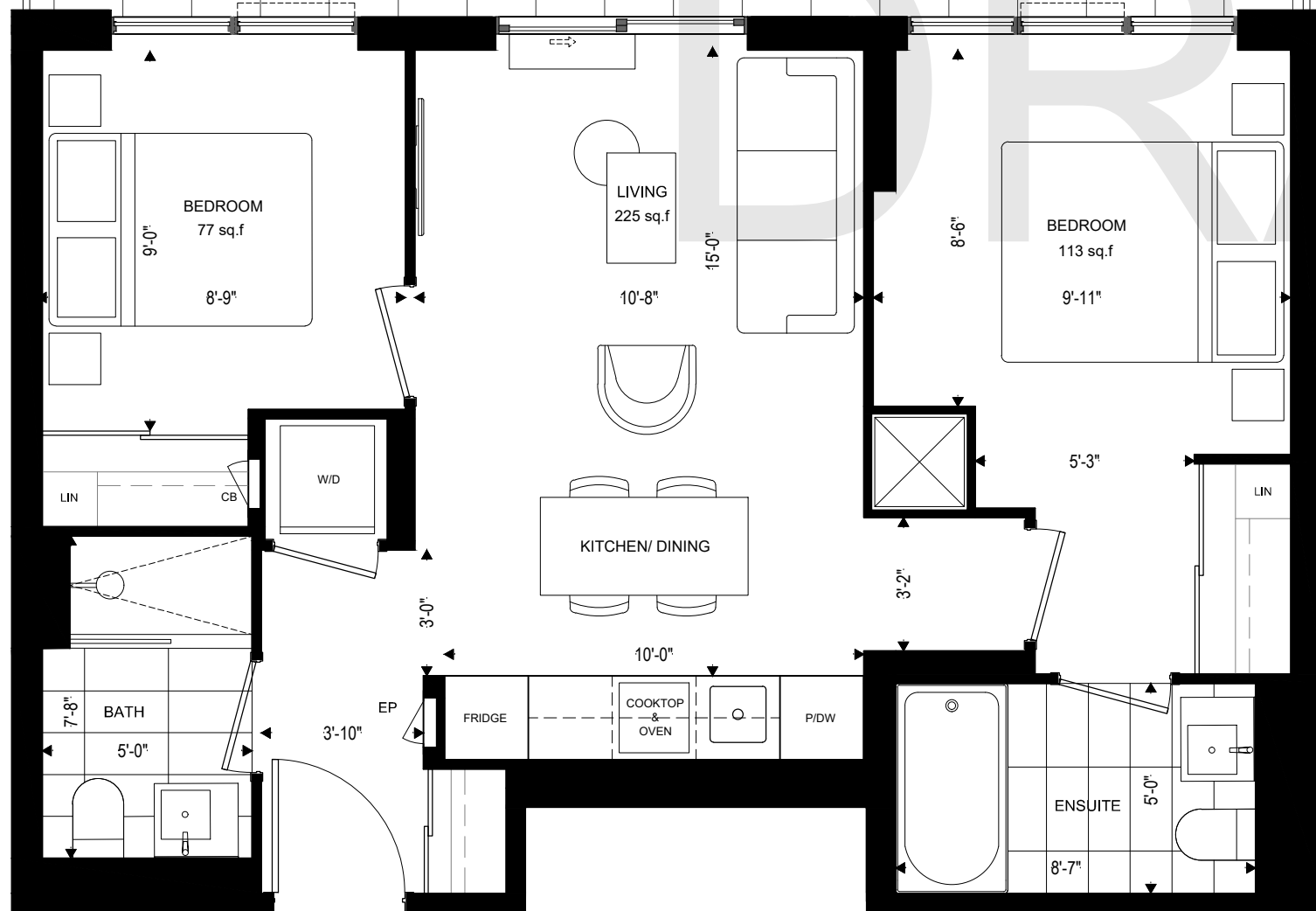
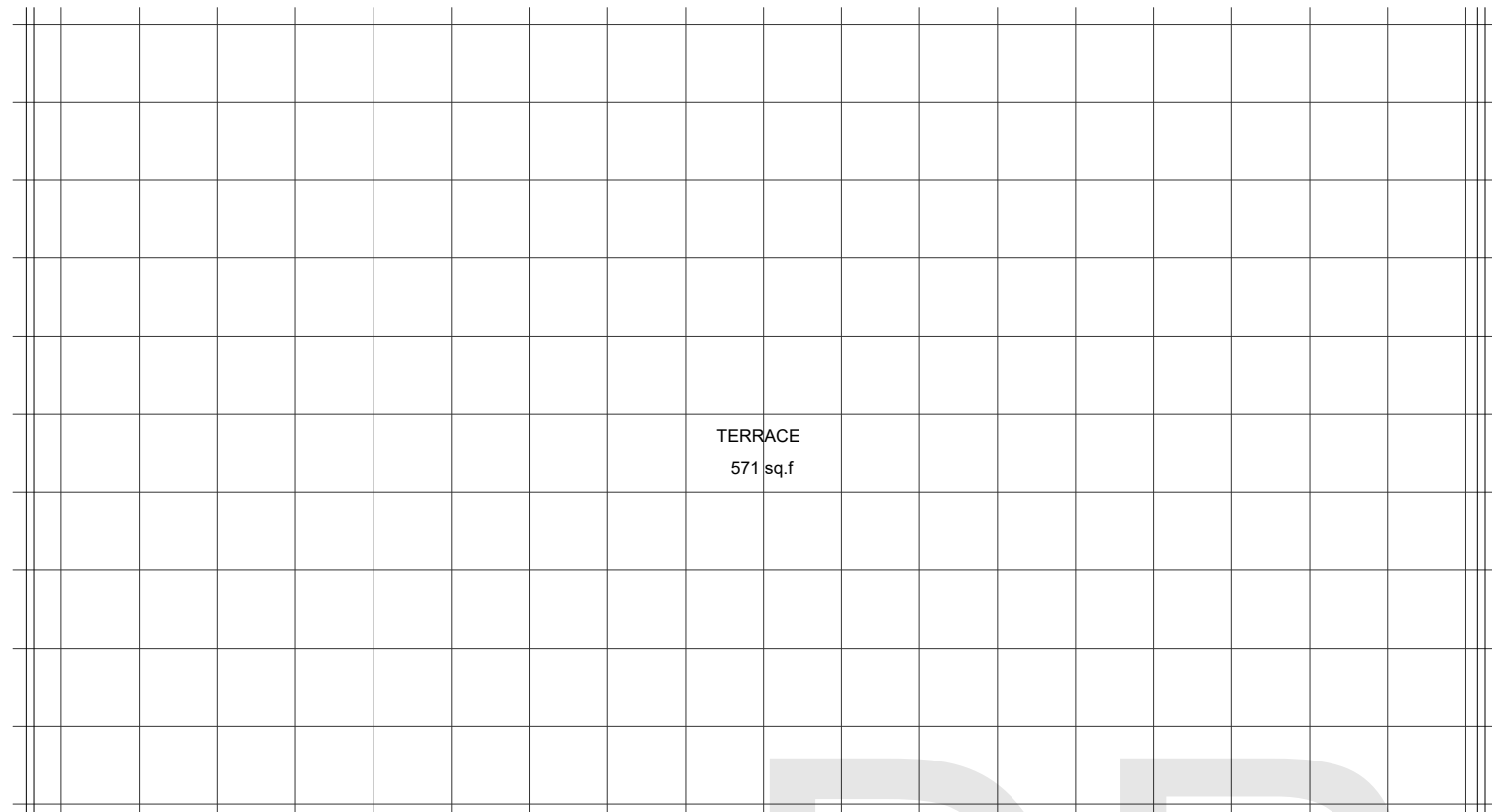
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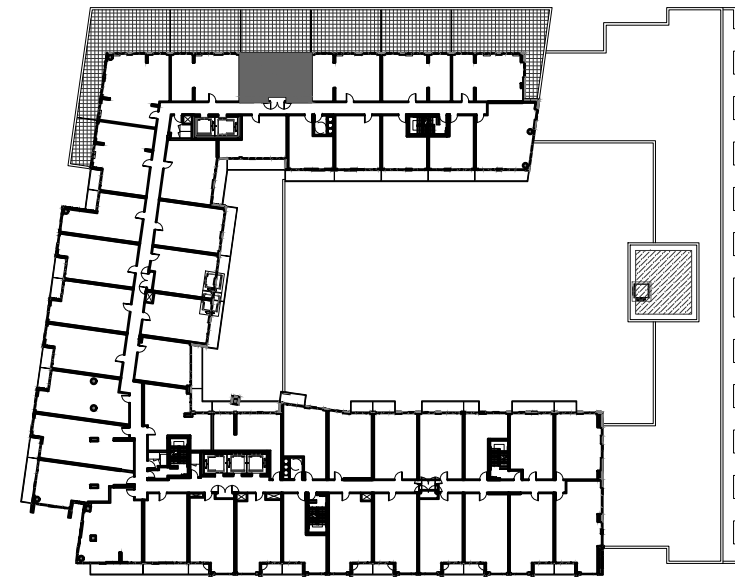
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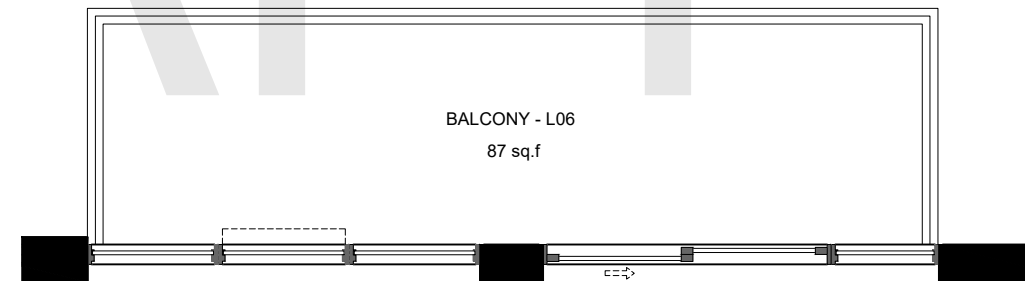
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PLAN - L05



KEY PLAN - L05 - L06



PLAN - L06

2BR
631 sq.f

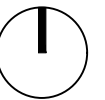
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No.	Issuance	Date
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project north



project

9825 YONGE STREET

RICHMOND HILL, ONTARIO

client
METROVIEW DEVELOPMENTS

title

2BR

project number

18-13

date

September 2, 2021

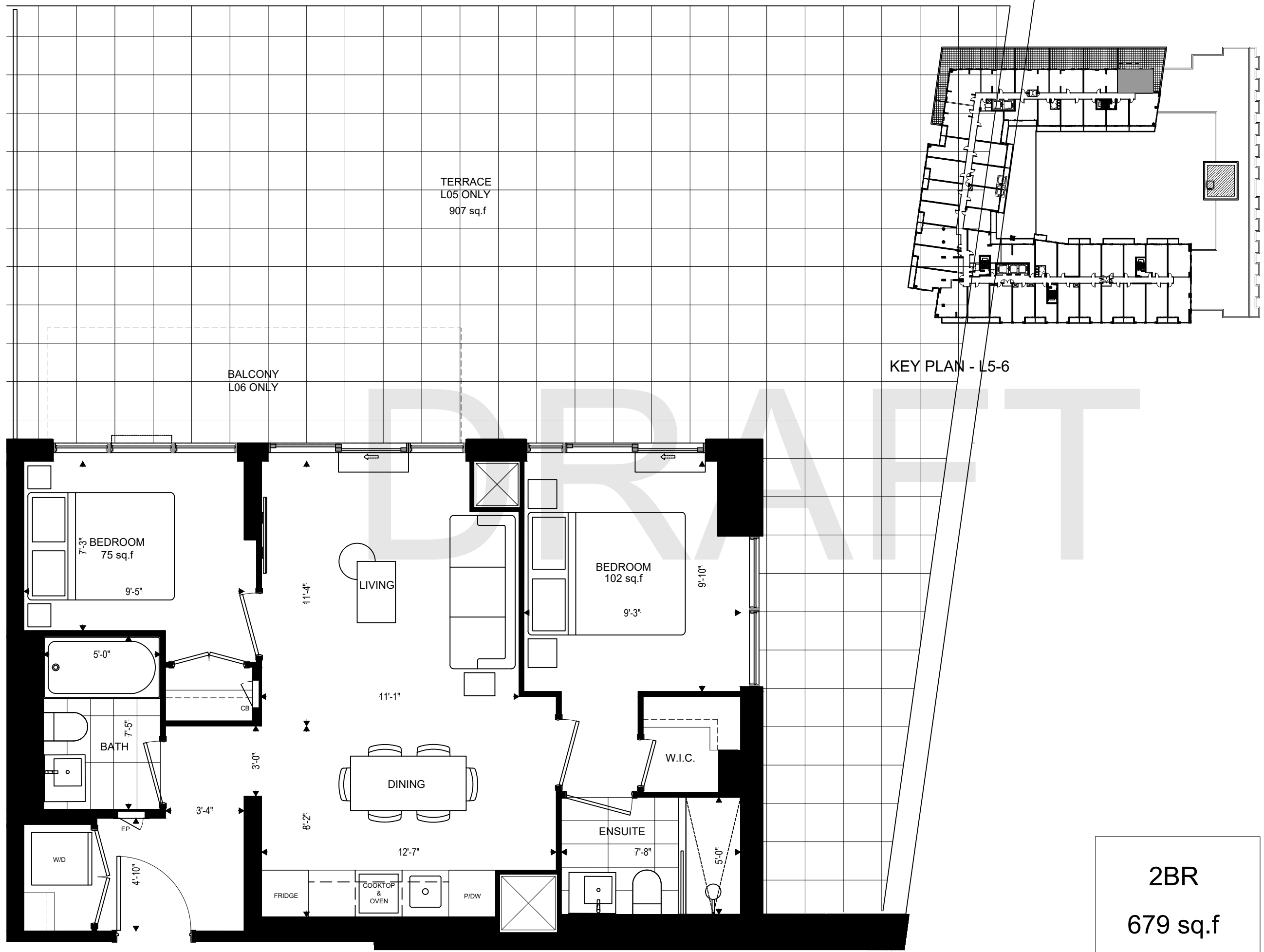
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UNIT 53



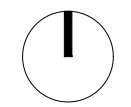
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No.	Issuance	Date
1	Client Review	

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project north



project

9825 YONGE STREET

RICHMOND HILL, ONTARIO

client

METROVIEW DEVELOPMENTS

title

2BR

project number

18-13

date

August 9, 2021

scale

1:48

drawn by

sheet

2BR
679 sq.f

UNIT 66