

THE PARK
RESIDENCES
AT PARKSIDE VILLAGE



All images and illustrations are artist's concept. E.&O.E

LIFEATPARKSIDE.COM





SPECIAL BROKERS SALES EVENT

STARTING: TUESDAY, MAY 3rd, 2011 AT 6:00 P.M SHARP.
-First come first served-

REFRESHMENTS WILL BE SERVED

Information Package

- Special Pricing
- Special Broker & Client Incentive Program
- Sales Procedures
- Model/Suite Choice Form

Worksheets, POA's, FINTRAC and Floor Plans
Can all be found on the **AGENTS ONLY** Broker Portal at:
www.lifeatparkside.com/broker

*****Please read your Sales Procedures carefully*****

Exclusive Listing Brokerage: **In2ition** Realty



SPECIAL BROKERS PRICE LIST (SUBJECT TO AVAILABILITY)

MODEL	DESCRIPTION	FLOORS	SQ. FT.	EXPOSURE	PRICED FROM:
Tulip	1 Bedroom	5 - 37	542 + 58 Balc.	S	\$235,900
Cardinal	1 Bedroom	2 - 37	528 + 112 Balc.	W	\$225,900
Walnut	1 Bedroom + Den	5 - 37	575 + 64 Balc.	E	\$251,400
Robin	1 Bedroom + Den	2 - 37	622 + 59 Balc.	W	\$268,900
Maple	1 Bedroom + Den	2 - 37	634 + 71 Balc.	N	\$276,400
Oak	1 Bedroom + Den	5 - 37	677 + 120 Balc.	SE	\$284,900
Blue Jay	2 Bedroom	4 - 37	779 + 58 Balc.	NE	\$333,900
Boxwood	2 Bedroom + Den	2 - 37	871 + 63 Balc.	NW	\$368,900
Birch	2 Bedroom + Den	4 - 37	884 + 101 Balc.	SW	\$382,400

** Floors 2 to 7 - 10' Ceilings, Floors 8 to 35 - 9' Ceilings, Penthouse Floors - 10' Ceilings
 ** Price increases vary per floor. Some premiums may apply. See Sales Representative for full details.

<p><u>DEPOSIT STRUCTURE</u></p> <p>\$2000 WITH OFFER BALANCE TO 5% IN 30 DAYS 5% IN 90 DAYS 5% IN 270 DAYS 5% ON OCCUPANCY</p>	<p>ONE PARKING & ONE LOCKER INCLUDED</p> <p>(EXTRA PARKING \$23,000 plus applicable taxes)</p> <p>TENTATIVE OCCUPANCY: <u>DEC 2013</u></p>
<p><u>ALTERNATE DEPOSIT STRUCTURE</u> 2 BED + DEN UNITS</p> <p>\$2000 WITH OFFER BALANCE TO 5% IN 30 DAYS 5% IN 90 DAYS 5% IN 270 DAYS</p>	<p>MAINTENANCE FEES APPROXIMATELY \$0.52 PER SQ. FT. (INCLUDES HEAT, AIR CONDITIONING, WATER, BUILDING INSURANCE AND UPKEEP OF COMMON ELEMENTS; HYDRO SEPARATELY METERED).</p> <p>(MAINTENANCE FEE APPROX. FOR PARKING/LOCKER \$45.00)</p>

All prices, figures and materials are preliminary and are subject to change without notice • All areas and dimensions are approximate • Cannot be combined with any other incentives or programs • Special Limited Time Offer and may be withdrawn at anytime without notice .April 27, 2011. E&O.E.



SPECIAL BROKER INCENTIVE PROGRAM

Tuesday, May 3rd, 2011

\$1,500 CASH BACK

STAINLESS STEEL APPLIANCES

20% Deposit Structure:

\$2,000 with offer

Balance to 5% in 30 days

5% in 90 days

5% in 270 days

5% Occupancy

15% Alternative Deposit Structure for 2 Bed + Den Units

\$2,000 with offer

Balance to 5% in 30 days

5% in 90 days

5% in 270 days

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E. & O.E. April 27.2011

AMACON
LIVE WELL

indition
IN2ITION REALTY | BROKERAGE



SPECIAL BROKERS SALES PROCEDURES

Tuesday, May 3rd, 2011

Procedures for Buying

1. The following items are to be brought with your clients to the sales office on the day of the event:
 - a. **Completed** Worksheet(s) for your client(s)
 - b. **Completed** Choice of Model/Suite Form
 - c. **Completed** Power of Attorney (if applicable)
 - d. Photocopy of Government Issued Photo ID
 - e. **Completed** FINTRAC Form.
2. A deposit cheque from a financial institution in the amount of \$2,000 made out to **HARRIS, SHEAFFER LLP in Trust** must be present at the time of purchase. **Counter cheques will not be accepted.**
3. Each agent may purchase up to a maximum of 3 suites including one for themselves.
4. If purchasing under a company name, please provide the following: Certificate of Incorporation, personal guarantor with valid photo I.D and proof of authority to sign articles of incorporation.
5. A mortgage approval and all remaining deposit cheques must be provided before the (10 day) rescission/expiry date.
6. This event is on a first come first served basis, please arrive promptly at 6:00 p.m. to avoid disappointment.

Thank you for your co-operation.



CHOICE OF MODEL/SUITE

Sales Representative: _____ Date: _____

Brokerage: _____ Contact #: _____

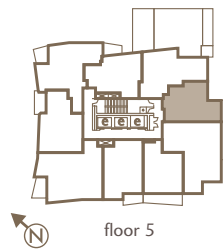
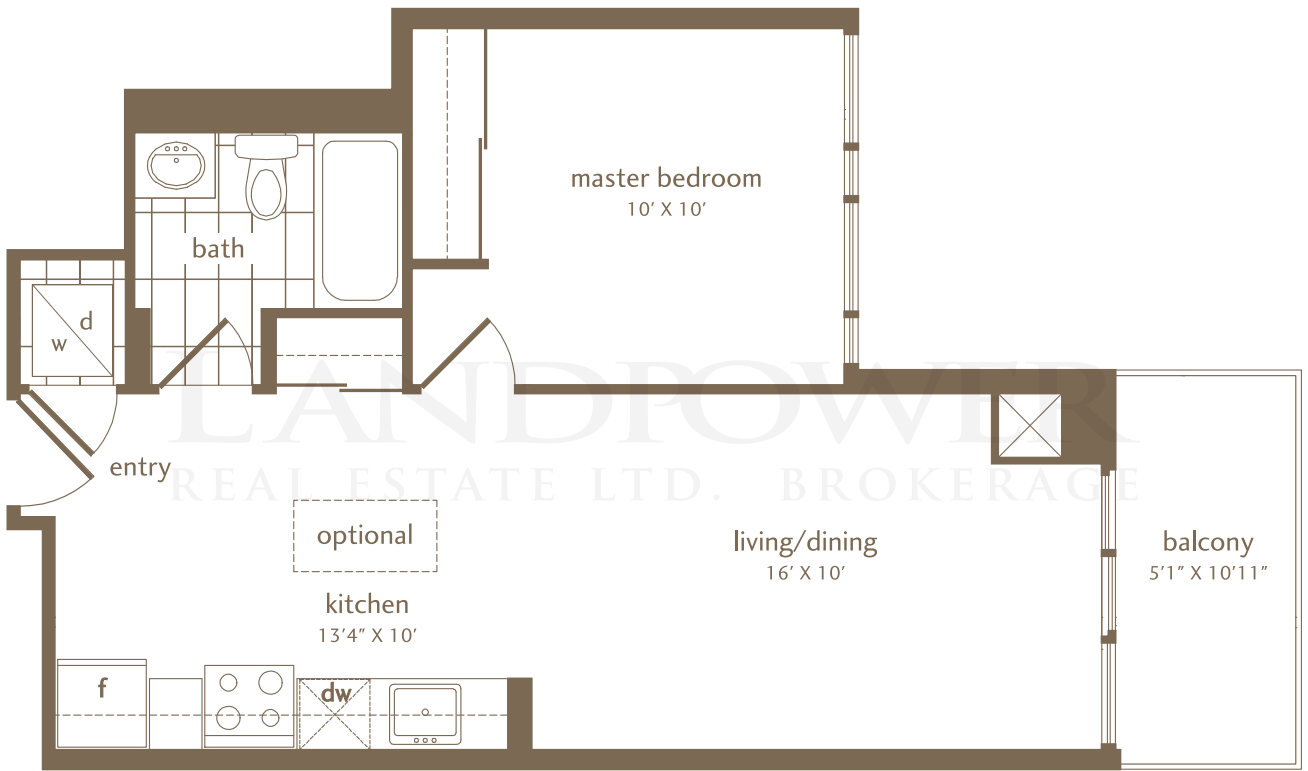
Name of Client: _____

Choice #	Suite #	Model Name
Choice #1		
Choice #2		
Choice #3		
Choice #4		
Choice #5		

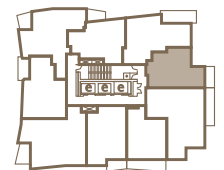
TULIP

1 BEDROOM 542 SQ FT BALCONY 58 SQ FT

TOTAL **600** SQ FT



floor 5



floors 6-35

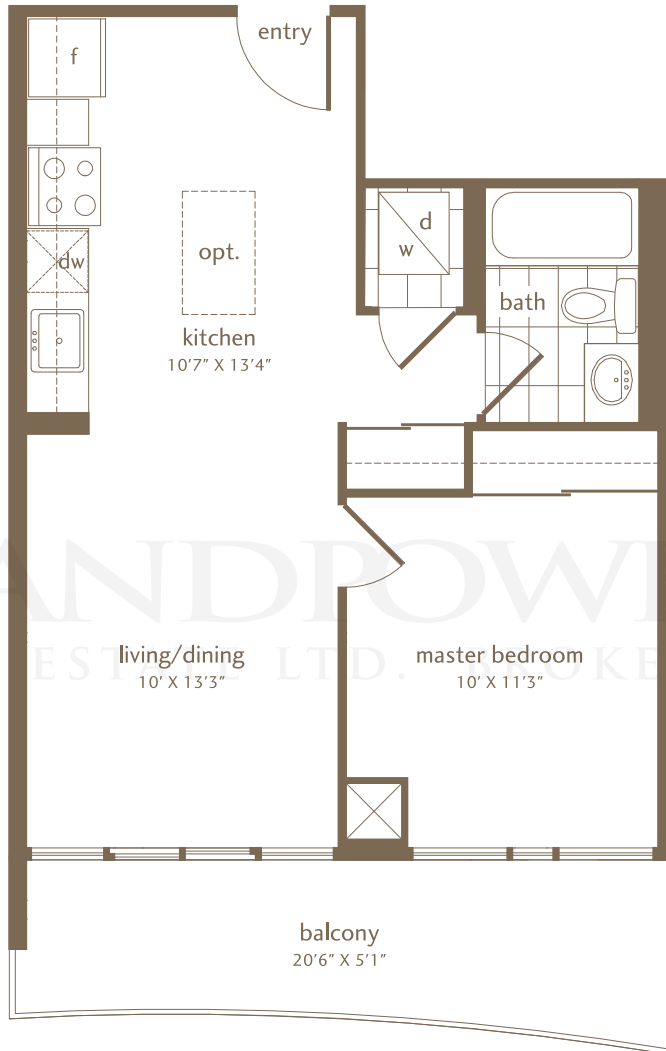
All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. All illustrations are artist's concept. Actual useable floor space may vary from the stated floor area. E.&O.E.



CARDINAL

1 BEDROOM 528 SQ FT BALCONY 112 SQ FT

TOTAL **640** SQ FT



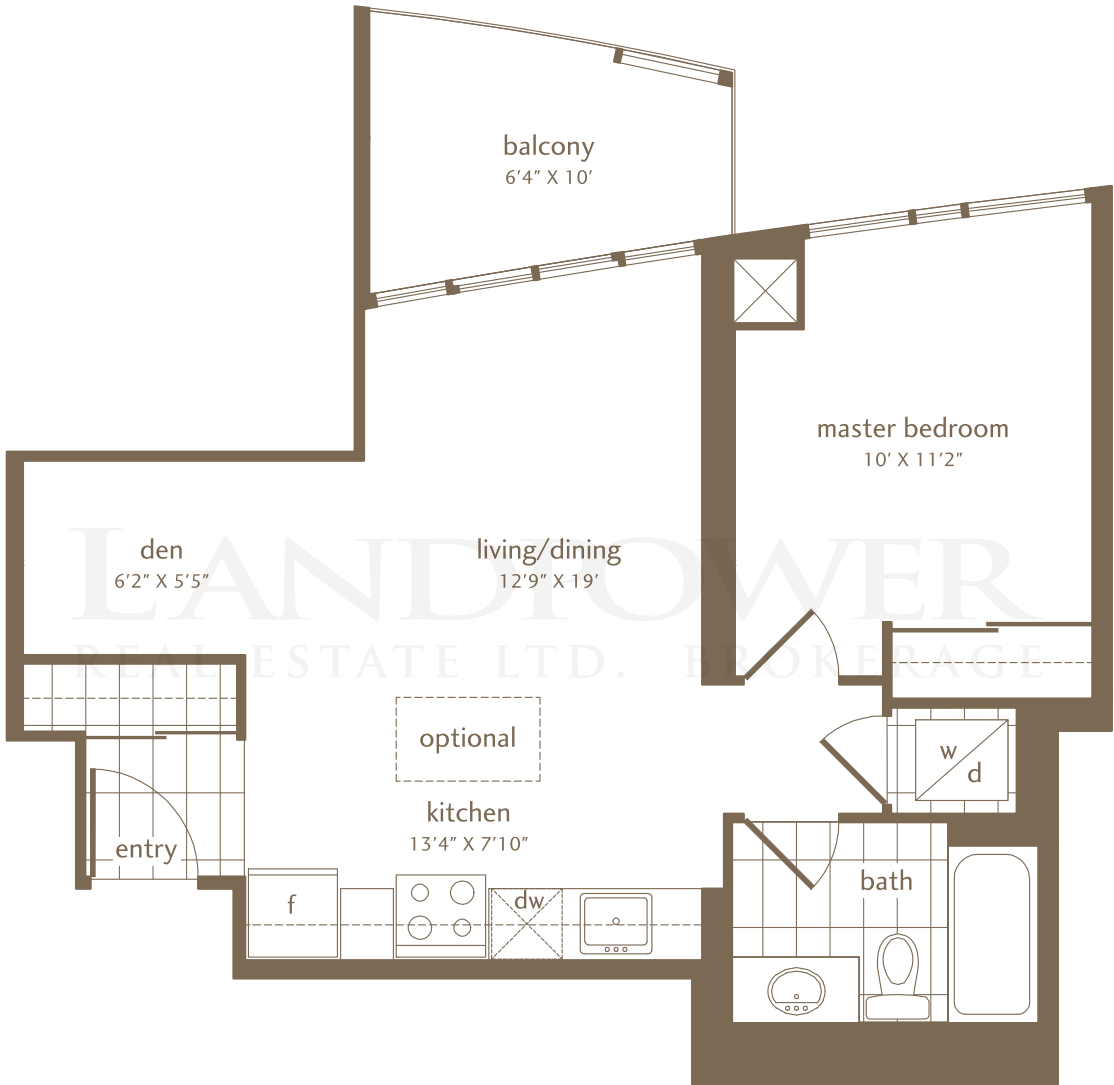
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WALNUT

1 BEDROOM + DEN 575 SQ FT BALCONY 64 SQ FT

TOTAL 639 SQ FT



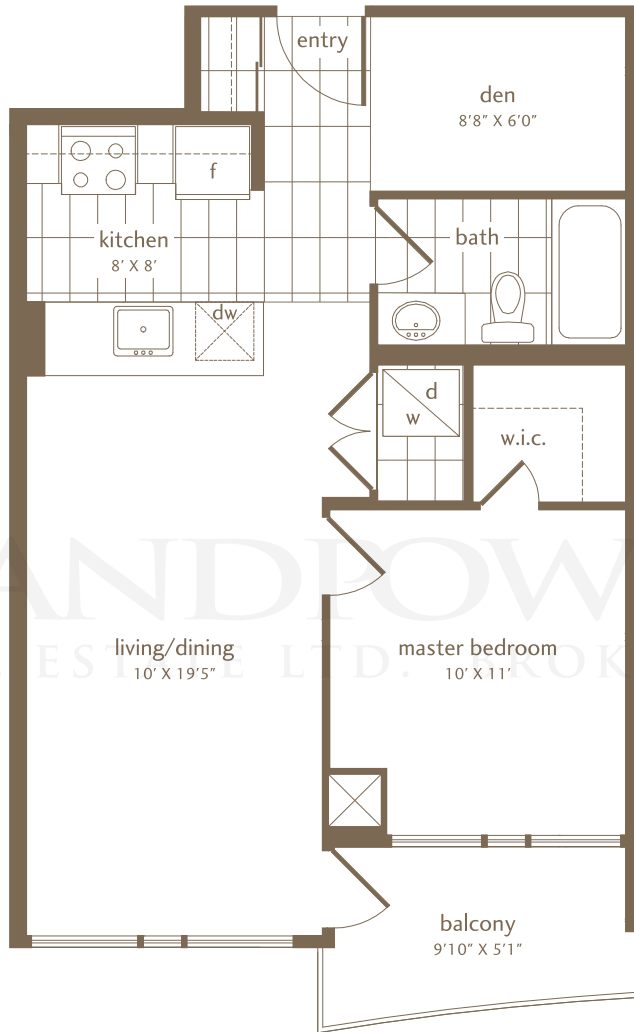
All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. All illustrations are artist's concept. Actual useable floor space may vary from the stated floor area. E.&O.E.



ROBIN

1 BEDROOM + DEN 622 SQ FT BALCONY 59 SQ FT

TOTAL **681** SQ FT



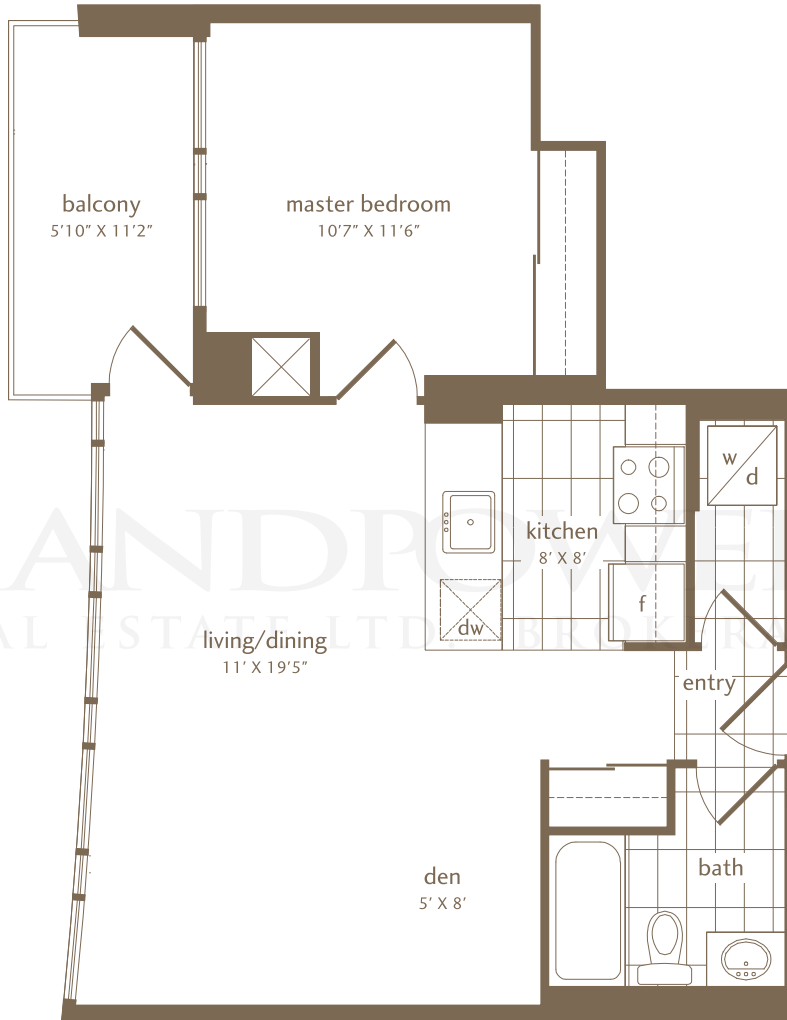
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MAPLE

1 BEDROOM + DEN 634 SQ FT BALCONY 71 SQ FT

TOTAL 705 SQ FT



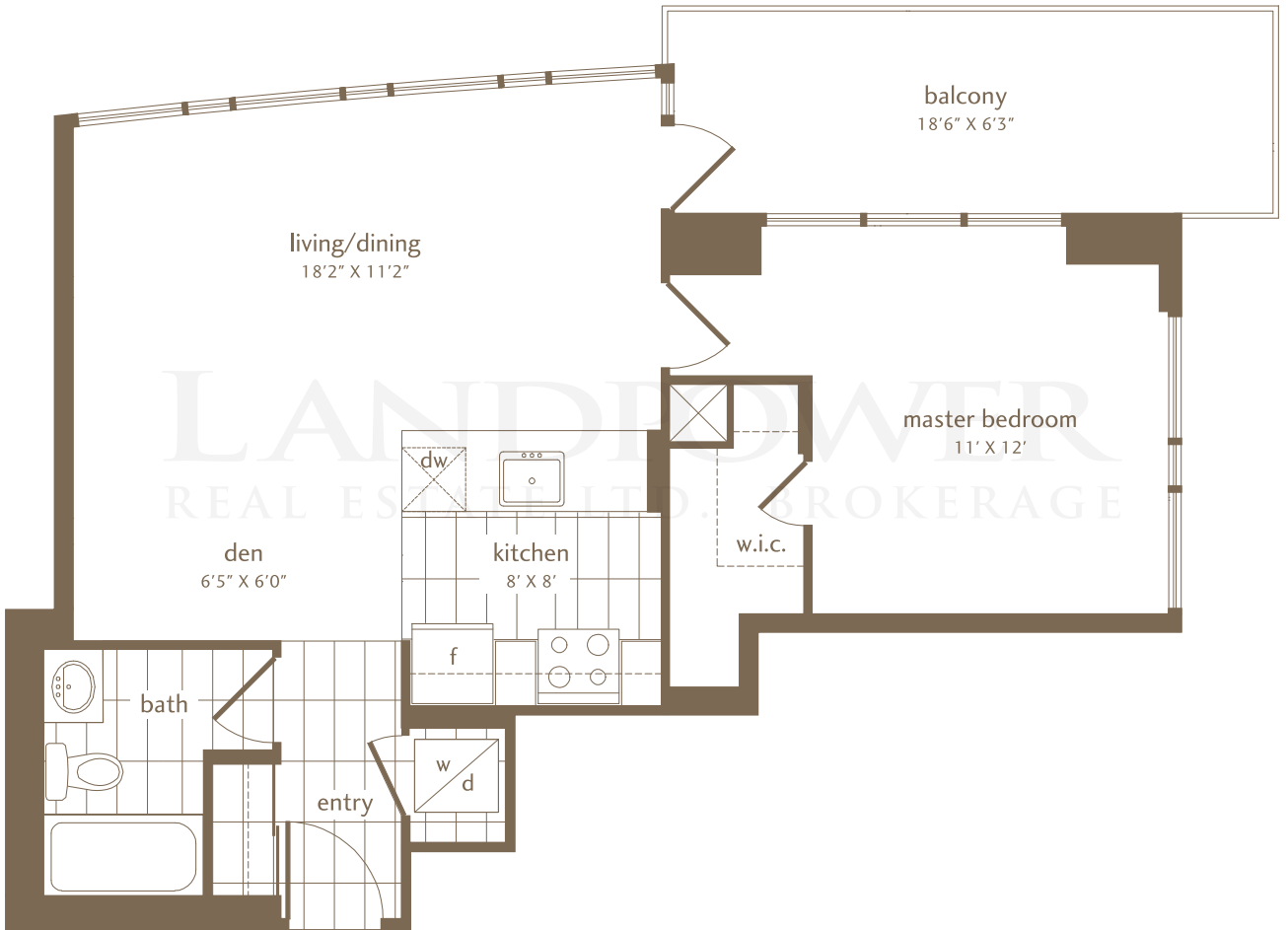
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OAK

1 BEDROOM + DEN 677 SQ FT BALCONY 120 SQ FT

TOTAL 797 SQ FT



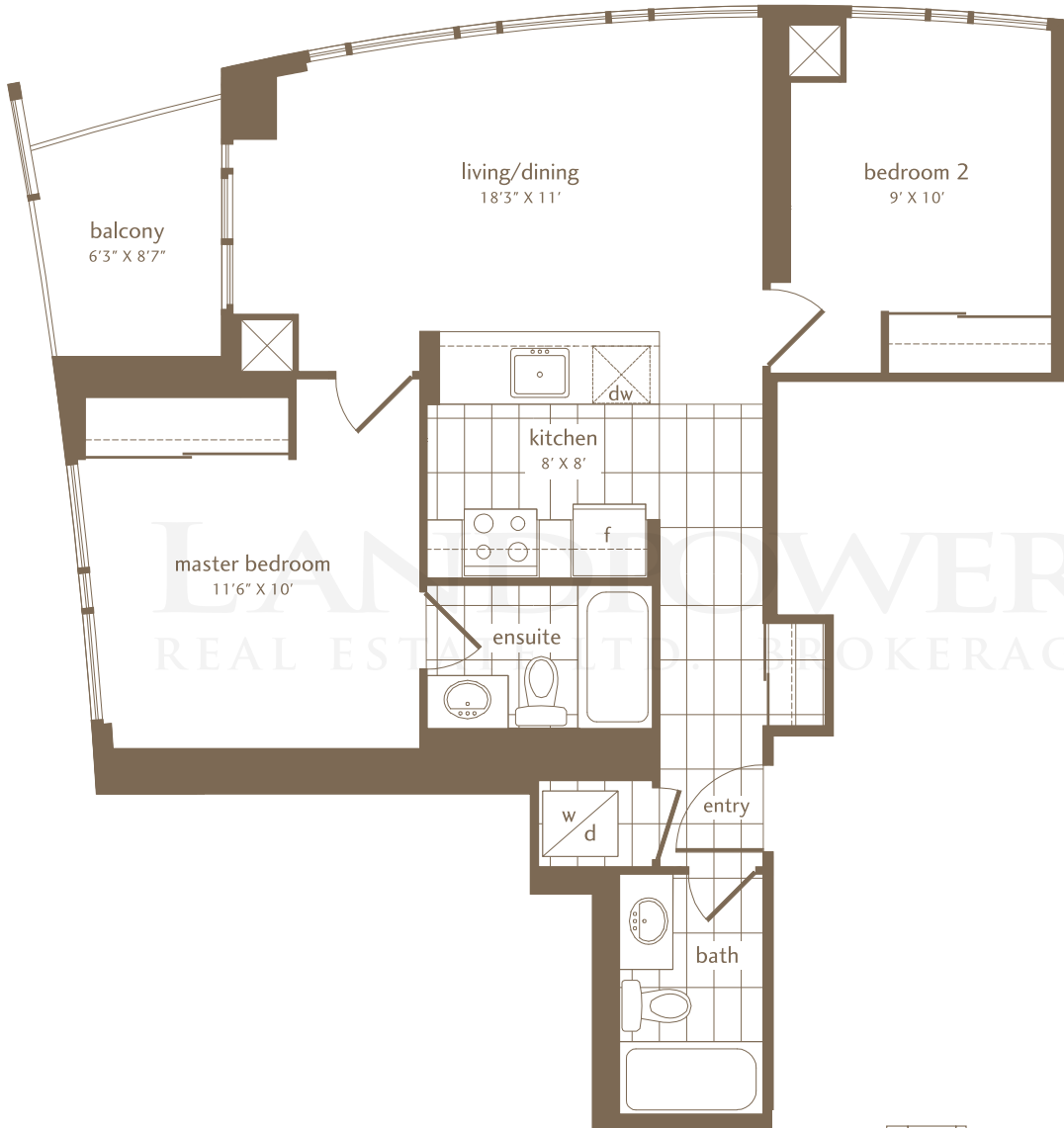
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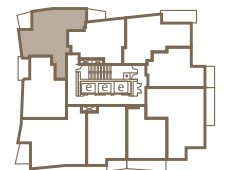
BLUE JAY

2 BEDROOM 779 SQ FT BALCONY 58 SQ FT

TOTAL 837 SQ FT



floor 5



floors 6-35

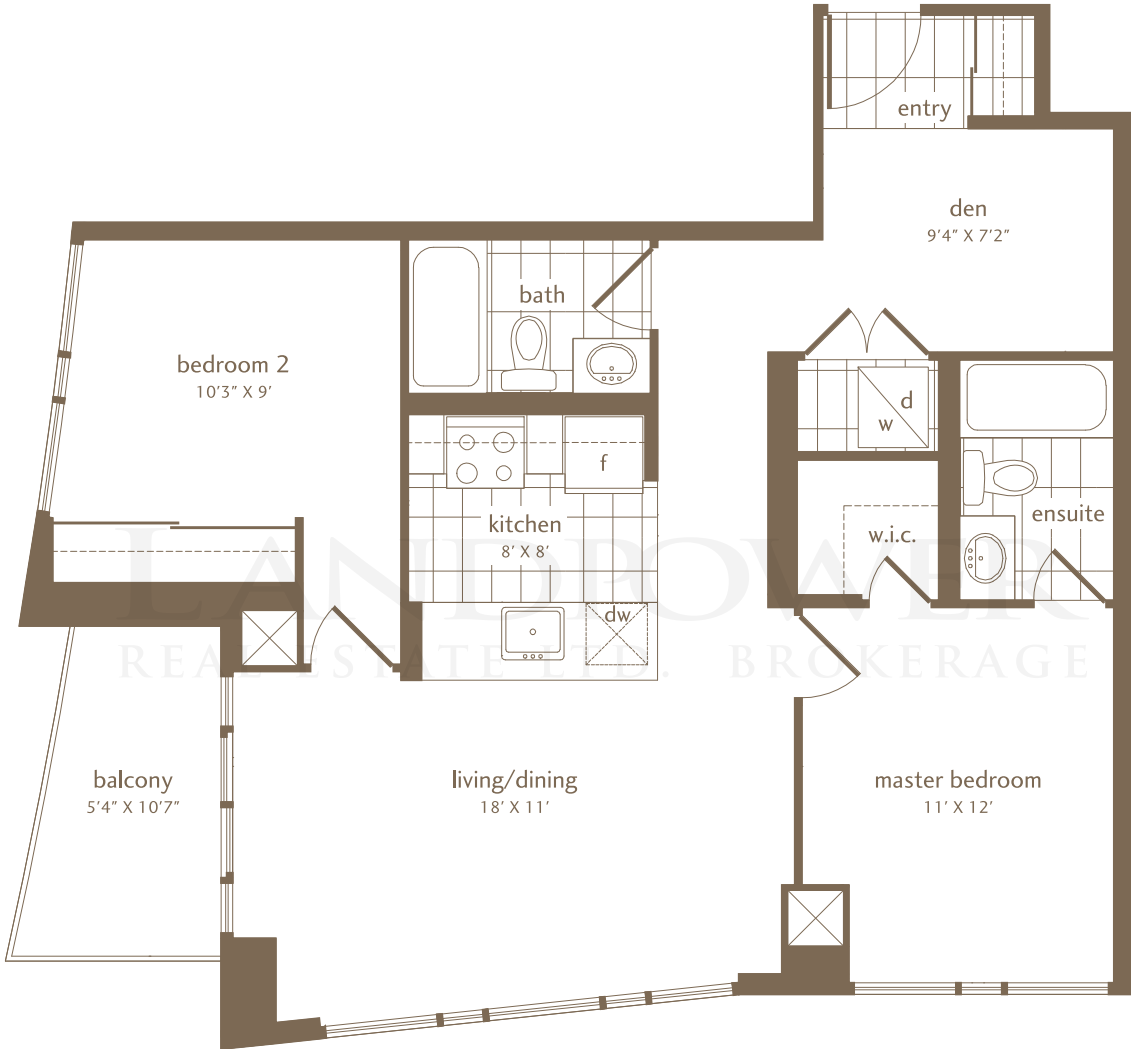
All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. All illustrations are artist's concept. Actual useable floor space may vary from the stated floor area. E.&O.E.



BOXWOOD

2 BEDROOM + DEN 871 SQ FT BALCONY 63 SQ FT

TOTAL **934** SQ FT



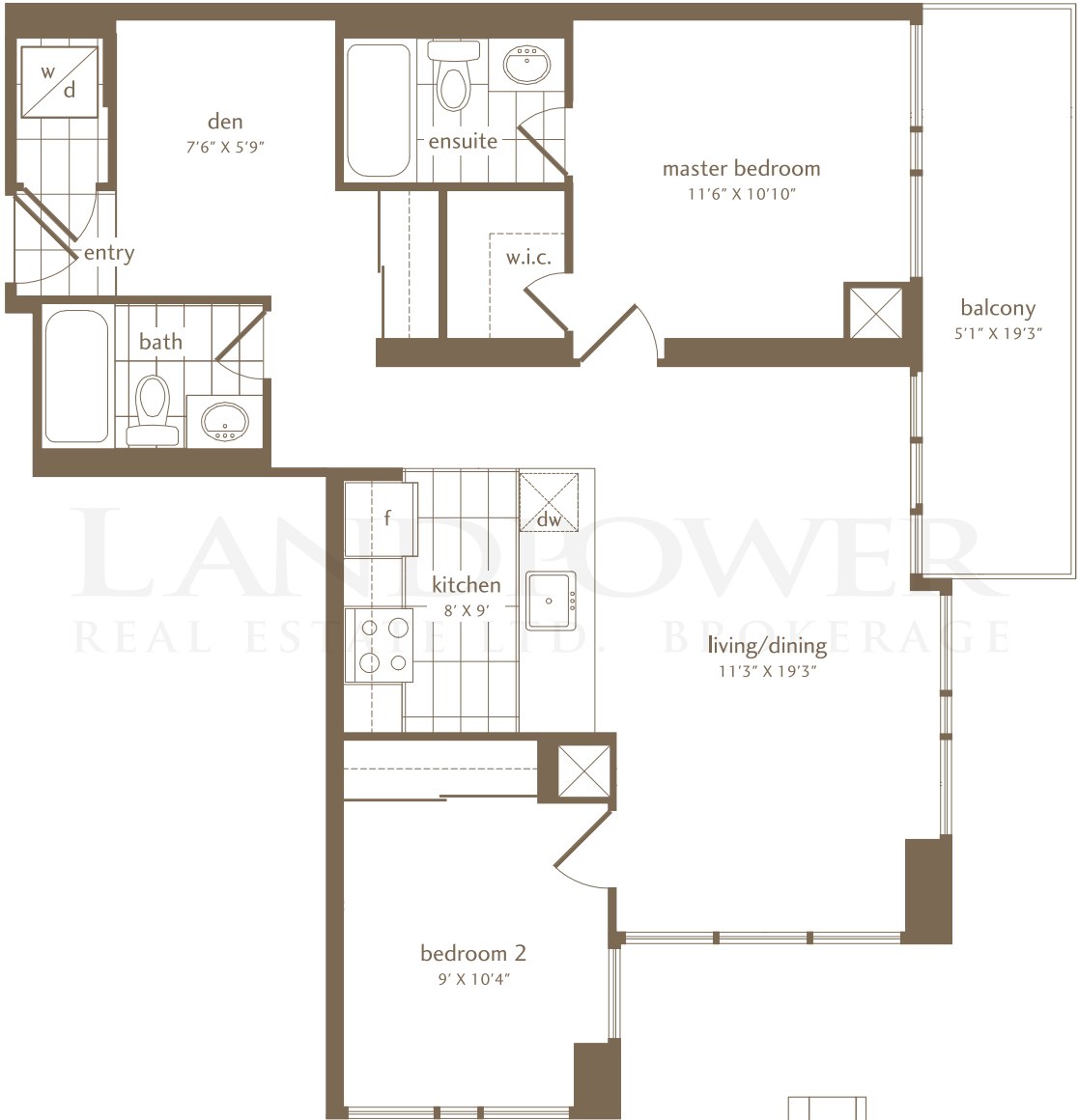
All dimensions, areas and drawings are approximate. Sizes and specifications are subject to change without notice. All illustrations are artist's concept. Actual useable floor space may vary from the stated floor area. E.&O.E.



BIRCH

2 BEDROOM + DEN 884 SQ FT BALCONY 102 SQ FT

TOTAL **986** SQ FT



LANDFLOWER
REAL ESTATE LTD. BROKERAGE



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WORKSHEET

Date of Offer: _____ IN2ITION Salesperson: _____

Suite Number: _____ Tower: _____ Floorplan: _____ Level No.: _____ Unit No. _____

PURCHASE PRICE & DEPOSITS:

Purchase

Price: \$ _____

1st Deposit: \$2,000.00 with Agreement

2nd Deposit: Balance to 5% in 30 days \$ _____ Date: _____

3rd Deposit: 5% in 90 days \$ _____ Date: _____

4th Deposit: 5% in 270 days \$ _____ Date: _____

5th Deposit: 5% on Occupancy \$ _____ Date: _____

PLEASE MAKE CHEQUES PAYABLE TO HARRIS, SHEAFFER LLP in Trust

SPECIAL INSTRUCTIONS – AMENDMENTS, ADDENDUMS, CONDITIONS:

PURCHASER #1

First, Middle & Last Name

Date of Birth: (M/D/Y) S.I.N.

Drivers License # Expiry Date

Address Suite #

City Postal Code

Residence Phone Business Phone

Fax Number

Email Address

PURCHASER #2

First, Middle & Last Name

Date of Birth: (M/D/Y) S.I.N.

Drivers License # Expiry Date

Address Suite #

City Postal Code

Residence Phone Business Phone

Fax Number

Email Address

PURCHASER'S SOLICITOR

Solicitor's Name Firm

Address Suite No.

City Postal Code

Phone Number Fax Number Email

PURCHASER PROFILE: to be completed by agent/sign-up person

Did you register through the Web? End User or Investor?

How did you hear about us? Profession:

How many dependents are living with you? Dependents Ages: Marital Status:

NOTE: An Individual Identification Information Record is required by the Proceeds of Crime (Money Laundering) and Terrorist Financing Act. This Record must be completed by the REALTOR® whenever they act in respect to the purchase or sale of real estate. It is recommended that the Individual Identification Information Record be completed:

- (i) for a buyer when the offer is submitted and/or a deposit made, and
- (ii) for a seller when the seller accepts the offer.

Transaction Property Address:.....
.....
.....

Sales Representative/Broker Name:.....

Date:.....

A. Verification of Individual

NOTE: This section must be completed for clients that are individuals or unrepresented individuals who are not clients, but are parties to the transaction (e.g. unrepresented buyer or seller). Where an unrepresented individual refuses to provide identification after reasonable efforts are made to verify that identification, a REALTOR® must keep a record of that refusal and consider sending a Suspicious Transaction Report to FINTRAC if there are reasonable grounds to suspect that the transaction involves property from the proceeds of crime, or terrorist activity. Where you are using an agent or mandatary to verify an individual, see procedure described in CREA's FINTRAC Compliance booklet.

1. Full legal name of individual:.....

2. Address:.....
.....
.....

3. Date of Birth:.....

4. Nature of Principal Business or Occupation:.....

5. Type of Identification Document*:.....
(must view the original, see below for list of acceptable documents)

6. Document Identifier Number:.....

7. Issuing Jurisdiction:.....
(Provincial, Territorial, or Federal Government)

8. Document Expiry Date:.....
(must be valid and not expired)

*Acceptable identification documents: birth certificate, driver's licence, provincial health insurance card (not acceptable if from Ontario, Manitoba or Prince Edward Island), passport, record of landing, permanent resident card, old age security card, a certificate of Indian status, or SIN card (although SIN numbers are not to be included on any report sent to FINTRAC). Other acceptable identification documents: provincial or territorial identification card issued by the Insurance Corporation of British Columbia, Alberta Registries, Saskatchewan Government Insurance, the Department of Service Nova Scotia and Municipal Relations, the Department of Transportation and Public Works of the Province of Prince Edward Island, Service New Brunswick, the Department of Government Services and Lands of the Province of Newfoundland and Labrador, the Department of Transportation of the Northwest Territories or the Department of Community Government and Transportation of the Territory of Nunavut. If identification document is from a foreign jurisdiction, it must be equivalent to one of the above identification documents.

B. Verification of Third Parties (if applicable)

NOTE: Complete this section of the form when a client or unrepresented individual is acting on behalf of a third party. Where you cannot determine if there is a third party, but there are reasonable grounds to suspect the individual is acting on behalf of a third party, you must keep a record of that fact.

1. Name of third party:.....

2. Address:.....

.....

.....

3. Date of Birth:.....

4. Nature of Principal Business or Occupation:.....

5. Incorporation number and place of issue (if applicable):.....

.....

6. Relationship between third party and client:.....

.....

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