

What information will I need to reserve a unit/submit a worksheet?

You will need to create an account on our sales application Salefish, where you will provide the following information:

- Primary purchaser info (name, email, phone number, address, employer, profession)
- If there is a secondary purchaser, same as above
- Valid ID (Driver's License, Passport etc.) for all purchasers
- If working with a Realtor, please submit their information and their commission structure (name, phone number, email, brokerage, commission structure)
- Preferred unit(s) (floor plan and unit details)
- Your offer submission
- Reservation deposit of \$10,000

How are worksheets selected for purchasing appointments?

All submissions will be reviewed and evaluated by Polocorp. Please note submissions **will not** be selected on a first-come, first-serve basis.

If my worksheet is selected, what are the next steps to purchase?

If your worksheet has been selected, you will receive an email and will be contacted to set up a purchasing appointment. You can choose to have your appointment virtually or in-person at our Sales Centre.

It is at this time you will sign your Agreement of Purchase and Sale (APS) and we will require the following:

- 5% deposit (less reservation deposit)
- Valid ID (Driver's License, Passport etc.) for all purchasers
- Lawyer contact information
- Mortgage Verification Letter

Once you receive a copy of your agreement, you will have a 10-day cooling off period where it will be up to your lawyer and Polocorp's lawyer to firm the Agreement. If after 10 days we have not heard from your lawyer, your Agreement will be firm.



What is the deposit structure?

You will be required to provide cheques or electronic transfers in the amounts outlined below:

\$10,000 reservation deposit

5% | On signing (less reservation deposit)

5% | 60 Days

5% | 180 Days

5% | Occupancy

Are Assignments allowed?

Assignments are allowed but must be reviewed and evaluated by Polocorp.

Do you offer co-operative commission?

Yes, we offer co-operative commission at 2%. If you are working with a Realtor the commission structure they will receive must be disclosed in your worksheet.

Do I need a Realtor to purchase a unit?

No, you do not need a Realtor and can purchase a unit directly from our Sales Team if you wish.

When can I choose my selections and upgrades?

You will be contacted to make your selections and upgrades at a later date after your signed agreement of purchase and sale.

How will bike storage be assigned?

Bike storage will be available on a first-come, first-served basis and will not have any additional fees.

How many parking licenses are available for purchase?

There are 71 parking licenses available for purchase for the stacked town units. These are limited to (1) per unit sale and will be available on a first-come, first-served basis. Parking is additional and not included in the purchase price. Parking will be assigned locations given at a later date.

The Hibiscus plans *will not* have the opportunity to purchase a parking license. These plans have a driveway or driveway and garage included (1-2 spaces included dependant on plan).

How much are maintenance fees and what do they include?

Maintenance fees are \$0.25/sq.ft/per month. Inclusions are stated in your sales documents.

Are there any additional development fees beyond the purchase price?

No, there are no additional development fees.

When is closing?

Closing will occur Spring of 2025. Speak to a Sales Representative for further details on specific closing dates.