

THE
LOGAN
RESIDENCES



IN THE HEART OF LESLIEVILLE

ONE-DAY-ONLY SALES EVENT

SATURDAY, NOVEMBER 24, 2018

**Sales will take place By Appointment Only
Starting at 10 A.M.**

Information Package

Mortgage Commitment Check List
Preview Price List
No Hidden Fees
Procedures for Purchasing
Top Choices Form
Contact Information

**We will commence Purchase Appointment booking by phone
at 9 A.M. on Thursday, November 22, 2018**

**Access to The Logan Residences floorplans,
brochure, features & finishes, and pricing available
www.danielslogan.com/infopackage**

For any further enquiries call 416.955.0559

Please read the PROCEDURES FOR PURCHASING carefully

Daniels
love where you live™



You will be required to provide a **MORTGAGE COMMITMENT** that confirms you have been approved for the necessary funds to complete the closing of the home. **THE MORTGAGE COMMITMENT MUST BE IN AN AMOUNT THAT TOTALS THE PURCHASE PRICE OF THE UNIT, LESS THE DEPOSITS.**

ALL MORTGAGE COMMITMENTS MUST INCLUDE THE FOLLOWING INFORMATION:

- **PROPERTY ADDRESS:** 899 QUEEN STREET EAST, SUITE _____, TORONTO, ON
 This letter will confirm that you qualify for a residential mortgage with the _____ (lender's name) with the following terms and conditions:
- **SUITE No.:** _____ **LEGAL UNIT No.:** _____ **LEGAL LEVEL:** _____
- **APPLICANT NAME:** _____
PLEASE NOTE THAT THE PURCHASER NAME(S) MUST BE THE SAME AS SHOWN ON THE AGREEMENT OF PURCHASE AND SALE
- **MORTGAGE COMMITMENT PRINCIPAL AMOUNT:** PURCHASE PRICE MINUS 10% DEPOSIT = _____

THE MORTGAGE COMMITMENT AMOUNT AND THE 10% DEPOSIT MUST ADD UP TO AT LEAST THE PURCHASE PRICE OF THE UNIT

FOR ANY PURCHASER WHO WILL HAVE A LOWER MORTGAGE AMOUNT AS THEY WILL BE PROVIDING ADDITIONAL DEPOSIT MONIES ON FINAL CLOSING, THE PURCHASER MUST PROVIDE VERIFICATION OF THE FUNDS TO COMPLETE THE PURCHASE.

THIS CAN BE IN THE FORM OF COPIES OF THE PURCHASER'S BANK ACCOUNT STATEMENTS FROM A CANADIAN CHARTERED BANK, TRUST COMPANY OR CREDIT UNION AND / OR THE PURCHASER'S INVESTMENT PORTFOLIO STATEMENTS FROM A CANADIAN SECURITIES DEALER, WHICH DEMONSTRATE THAT THE PURCHASER HAS THE FUNDS AVAILABLE ON DEPOSIT, OR IN LIQUID INVESTMENTS, TO PAY THE TOTAL PURCHASE PRICE. ALTERNATIVELY, A LETTER CAN BE PROVIDED FROM THE ABOVE MENTIONED FINANCIAL INSTITUTIONS.

- **FIXED ANNUAL INTEREST RATE:** _____ (e.g. 3.5% per annum)
- **PREPAYMENT OPTION:** _____ Closed to prepayment
- **TERMS OF MORTGAGE:** _____ 5 YEARS
- **AMORTIZATION:** _____ 30 YEARS
- **APPROVAL CONFIRMATION IS VALID UNTIL ANTICIPATED CLOSING DATE:** _____ AUGUST 2019
- **NAME, SIGNATURE AND CONTACT INFORMATION OF BANK ORGANIZATION PROVIDING MORTGAGE APPROVAL:**

NAME	BANK
PHONE NUMBER / EMAIL ADDRESS	

PLEASE NOTE THAT WE DO NOT ACCEPT MORTGAGE PRE-APPROVALS. IF YOUR MORTGAGE LENDER CANNOT PROVIDE A MORTGAGE APPROVAL, PLEASE DO NOT HESITATE TO HAVE THEM CONTACT OUR RBC REPRESENTATIVES, AS THEY WILL PROVIDE MORTGAGE COMMITMENTS FOR OUR QUALIFIED BUYERS.

THE LOGAN RESIDENCES

IN THE HEART OF LESLIEVILLE
PREVIEW PRICE LIST
SATURDAY, NOVEMBER 24, 2018
 (Subject to Availability)

Suite	Model	Sq.Ft.	View	Balcony or Terrace	Outdoor Sq.Ft.	Décor Package	Is Parking Available?	Suite Price
ONE BEDROOM and ONE BATHROOM SUITES								
602	Coxwell	611	North	Juliet	-	Fresh	NO	\$599,900
603	Coxwell	611	North	Juliet	-	Hip	NO	\$599,900
604	Coxwell	611	North	Juliet	-	Fresh	NO	\$599,900
605	Coxwell	611	North	Juliet	-	Hip	NO	\$599,900
505	Coxwell	611	North	Terrace	128	Hip	NO	\$617,900
ONE BEDROOM plus MEDIA and ONE BATHROOM SUITES								
208	Alton	669	North	Juliet	-	Hip	NO	\$625,900
308	Alton	669	North	Juliet	-	Hip	NO	\$626,900
ONE BEDROOM plus DEN and ONE BATHROOM SUITES								
202	Booth (BF)	680	North	Juliet	-	Fresh	NO	\$635,900
203	Ashdale	680	North	Juliet	-	Fresh	NO	\$635,900
204	Ashdale	680	North	Juliet	-	Hip	NO	\$635,900
205	Ashdale	680	North	Juliet	-	Fresh	NO	\$635,900
206	Ashdale	680	North	Juliet	-	Hip	NO	\$635,900
207	Booth (BF)	680	North	Juliet	-	Hip	NO	\$635,900
302	Booth (BF)	680	North	Juliet	-	Hip	NO	\$636,900
303	Ashdale	680	North	Juliet	-	Fresh	NO	\$636,900
304	Ashdale	680	North	Juliet	-	Hip	NO	\$636,900
305	Ashdale	680	North	Juliet	-	Fresh	NO	\$636,900
306	Ashdale	680	North	Juliet	-	Hip	NO	\$636,900
307	Booth (BF)	680	North	Juliet	-	Fresh	NO	\$636,900
402	Booth (BF)	680	North	Juliet	-	Fresh	NO	\$639,900
403	Ashdale	680	North	Juliet	-	Fresh	NO	\$639,900
404	Ashdale	680	North	Juliet	-	Hip	NO	\$639,900
407	Booth (BF)	680	North	Juliet	-	Hip	NO	\$639,900
201	Ashbridge	717	North	Juliet	-	Fresh	NO	\$670,900

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IN THE HEART OF LESLIEVILLE

Suite	Model	Sq.Ft.	View	Balcony or Terrace	Outdoor Sq.Ft.	Décor Package	Is Parking Available?	Suite Price
THREE BEDROOM and TWO BATHROOM SUITES								
606	Queensvale	1,108	North	Juliet & Rooftop	242	Fresh	YES	\$1,145,900
URBAN 2 STOREY UNITS: THREE BEDROOM plus MEDIA and THREE BATHROOM SUITES								
214	Greenwood	1,557	South	Terrace & Balcony	250	Hip	YES	\$1,371,900
URBAN 2 STOREY UNITS: THREE BEDROOM plus DEN and THREE BATHROOM SUITES								
212	Coady	1,569	South	Terrace & Balcony	238	Fresh	YES	\$1,382,900
211	Coady	1,569	South	Terrace & Balcony	286	Hip	YES	\$1,397,900
213	Leslie	1,586	South	Terrace & Balcony	238	Hip	YES	\$1,398,900
209	Brickyard	1,648	South	Terrace & Balcony	280	Fresh	YES	\$1,459,900

<p style="text-align: center;">10% DEPOSIT PAYMENT PLAN \$10,000 WITH AGREEMENT OF PURCHASE & SALE THE BALANCE OF 5% IN 30 DAYS AND 5% IN 90 DAYS</p> <p style="text-align: center;">TAXES ESTIMATED AT APPROXIMATELY 1% OF PURCHASE PRICE</p> <p style="text-align: center;">H.S.T. INCLUDED FOR ALL OWNER OCCUPIED SUITES, FOR INVESTOR PURCHASES PLEASE SPEAK WITH A SALES REPRESENTATIVE.</p>	<p style="text-align: center;">MAINTENANCE FEES (HYDRO, WATER & GAS METERED SEPARATELY)</p> <table> <tbody> <tr><td>1 BEDROOM SUITES</td><td>\$307 / MONTH</td></tr> <tr><td>1 BEDROOM + MEDIA SUITES</td><td>\$350 / MONTH</td></tr> <tr><td>1 BEDROOM + DEN SUITES</td><td>\$350 / MONTH</td></tr> <tr><td>2 BEDROOM SUITES</td><td>\$393 / MONTH</td></tr> <tr><td>2 BEDROOM + DEN SUITES</td><td>\$435 / MONTH</td></tr> <tr><td>3 BEDROOM SUITES</td><td>\$478 / MONTH</td></tr> </tbody> </table> <p><u>2 STOREY URBAN SUITES</u></p> <table> <tbody> <tr><td>3 BEDROOM + MEDIA SUITES</td><td>\$521 / MONTH</td></tr> <tr><td>3 BEDROOM + DEN SUITES</td><td>\$521 / MONTH</td></tr> </tbody> </table> <p style="text-align: center;">PARKING MAINTENANCE \$60 PER MONTH</p> <p style="text-align: center;">ROOFTOP TERRACE MAINTENANCE \$15 PER MONTH</p>	1 BEDROOM SUITES	\$307 / MONTH	1 BEDROOM + MEDIA SUITES	\$350 / MONTH	1 BEDROOM + DEN SUITES	\$350 / MONTH	2 BEDROOM SUITES	\$393 / MONTH	2 BEDROOM + DEN SUITES	\$435 / MONTH	3 BEDROOM SUITES	\$478 / MONTH	3 BEDROOM + MEDIA SUITES	\$521 / MONTH	3 BEDROOM + DEN SUITES	\$521 / MONTH
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3 BEDROOM + MEDIA SUITES	\$521 / MONTH																
3 BEDROOM + DEN SUITES	\$521 / MONTH																
<p>PARKING: \$50,000 PER PARKING SPACE</p> <p>PARKING IS AVAILABLE FOR PURCHASE ON ALL TWO BEDROOM SUITES OR LARGER PLEASE SEE A SALES REPRESENTATIVE FOR DETAILS</p>																	
<p>OCCUPANCY COMMENCING SPRING 2019</p>																	

*Please see Sales Representative for details. All prices, specifications, incentives, figures and materials are subject to change without notice E. & O.E. November 21, 2018

EXCLUSIVE LISTING BROKERAGE: CITY LIFE REALTY LTD., BROKERAGE. Brokers Protected.
T. 416.955.0559 W. WWW.DANIELSLOGAN.COM E. info@danielslogan.com



NO SURPRISES – NO HIDDEN COSTS

ALL SALES QUALIFY FOR DANIELS' NO HIDDEN COST PROGRAM

THE LOGAN RESIDENCES no hidden costs program ensures that there are no surprises at closing. We spell out the additional costs in the Agreement of Purchase and Sale and we cap those closing costs based on your suite type at *\$11,500.00, *\$12,600.00 or *\$14,300.00 plus HST. We make it simple and we save you money on closing.

The following Fees and Charges are INCLUDED in THE LOGAN RESIDENCES capped program:

Utility Connection Fees

Transaction Levy Fees

Status Certificate

Development and Levy Charges

Cost of Registering Documents

Electronic Registration Fee

Deposit Administration Fee

**1 Bedroom & 1 Bedroom + Media
& 1 Bedroom + Den Suites**

\$11,500 plus HST

2 Bedroom & 2 Bedroom + Den Suites

\$12,600 plus HST

**3 Bedroom & 3 Bedroom + Media
& 3 Bedroom + Den Suites**

\$14,300 plus HST

*Does not include the Tarion Enrolment Fee, initial reserve fund contribution and realty taxes.



IN THE HEART OF LESLIEVILLE

One-Day-Only SALES EVENT
PROCEDURES FOR PURCHASING
Saturday, November 24, 2018

1. Suites will be sold 'By Appointment Only' on Saturday, November 24, 2018 commencing at 10 A.M.
2. Appointments can be booked by phone on a first-call first-served basis commencing on Thursday, November 22, 2018 at 9 A.M.

Please Note: we will not accept appointment booking via voicemail, e-mail messages or in person. You must speak with one of our team members to confirm your appointment. To make an appointment you must call 416-955-0559 starting at 9 A.M. on Thursday, November 22, 2018

3. Only one appointment can be made per phone call. You will be provided the earliest possible appointment time for Saturday, November 24, 2018.
4. Appointments must be made in the Purchaser's name. No substitutions of names will be permitted.
5. **Only one purchase can be made per appointment.**
6. It is important that you arrive 10 minutes earlier than your confirmed appointment time on Saturday, November 24, 2018. We will allow a 5 minute grace period for each appointment.
7. To purchase you must have a Social Insurance Number (SIN) as well as either a Driver's License with current address, a Birth Certificate, government issued photo identification or a Passport.
8. We recommend that you come prepared with more than one choice of suite.
9. A deposit cheque in the amount of \$10,000 must be provided at the time of purchase, payable to **Brattys LLP in Trust**. Personal cheques will be accepted.
10. **Agreements will be prepared and signed electronically. You will not receive a paper copy of your Agreement of Purchase and Sale.**
11. We will require a mortgage commitment to cover the purchase of your suite within the 10 day rescission period.
12. Daniels will not accept name changes to the Agreement of Purchase and Sale.
13. Power of Attorney will be accepted provided the appropriate documentation is presented at Point of Sale. Please speak with a Sales Representative to confirm our requirements.
14. If you will purchase under the name of a corporation, please bring Articles of Incorporation. Please note you will also be required to sign a Personal Guarantee Form.

If you have any questions, please call us at 416.955.0559
Thank you for your co-operation, The Logan Residences Sales Team



CHOICE OF SUITE

TOP SUITE CHOICES

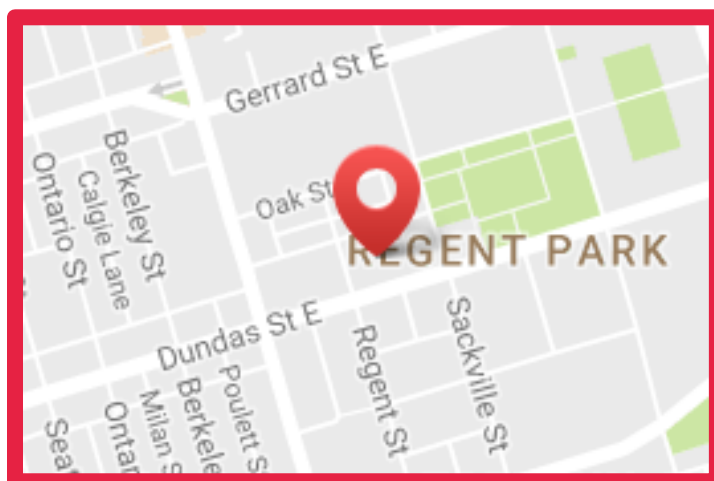
	MODEL	PREFERRED UNIT(S)
Choice #1		
Choice #2		
Choice #3		
Choice #4		
Choice #5		



ONE-DAY-ONLY SALES EVENT

SATURDAY, NOVEMBER 24, 2018

The Logan Residences
Regent Park Presentation Centre
500 Dundas Street E., Toronto



Sales Office Hours

Monday – Thursday: Noon – 6pm

Extended Hours Wednesdays: Noon – 8pm

Fridays: Closed

Exception Friday November 30, 2018: Noon – 5pm

Saturdays and Sundays: Noon – 5pm

Limited parking is available at The Regent Park Presentation Centre as well as at the OneCole Parking Garage off of Regent Street
TTC is recommended.

416.955.0559

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