

THE JAKE

Fast Facts



Product Type	Mid-rise condominium
---------------------	----------------------

Location	101 Golden Eagle Road, Waterloo
-----------------	---------------------------------

Purchase Price	Includes HST (net of any rebates)
-----------------------	-----------------------------------

Submission Requirements	Email clear copies of the below to hello@condoculture.ca <ul style="list-style-type: none">- All purchaser(s): UNEXPIRED driver's license (or other government ID such as a passport if you don't have a license)- Corporate purchasers: articles of incorporation
--------------------------------	--

Deposit	<p>Structure:</p> <ul style="list-style-type: none">5% at agreement date5% at 60 days5% at 180 days5% at occupancy (to be collected later by the developer) <p>Your cheque dates need to EXACTLY MATCH the Tarion Deposit Receipt included within the purchase agreement package.</p> <p>Format: CHEQUES ONLY (bank drafts will not be accepted)</p> <ul style="list-style-type: none">- Payee: "Harris Sheaffer LLP, in Trust"- Memo: "The Jake #[UNIT]" (e.g. "The Jake #101")- Dates: must match Tarion Deposit Receipt in APS package <p>Please double check dates and spelling, ensuring that the numerical amount and text amount always match.</p> <p>Post-dated cheques of ALL deposit instalments need to be delivered within cooling period to the below address with copies emailed to hello@condoculture.ca</p> <p>Condo Culture Kitchener 1 Victoria Street South, Unit 103 Kitchener, ON N2G 0B5</p>
----------------	--

Agreement of Purchase and Sale (APS)	<ul style="list-style-type: none">- Your purchase agreement document package will be received electronically via DocuSign- If you don't see it in your inbox, please check your spam or junk folder as they are sometimes filtered- Your electronic signature is required within 24 hours due to high demand- The document package will go to each purchaser one at a time for electronic signature, and each signer's information will be captured on the agreement once they sign- A Condo Culture sales representative will be available to connect and discuss any questions you may have regarding the documentation - simply email hello@condoculture.ca
---	---

THE
JAKE



Fast Facts

Cooling Period	Duration: 10 days from agreement execution for legal review
-----------------------	---

Add-ons	AVAILABLE WHILE QUANTITIES LAST: <ul style="list-style-type: none">- Surface parking unit (\$30,000 per stall)- Underground parking unit (\$45,000 per stall)- Electric vehicle rough-in (\$6,000 per stall, only available for underground parking stalls)- Storage unit (\$5,000 each, size is 4' x 6')- Short term occupancy license (\$5,000)- Prepayment of reduced assignment fee (\$5,000)
----------------	--

Assignments	<p>By default, requests can be submitted for developer approval. If approved, the purchaser will need to pay the full assignment fee of \$15,000+HST as well as the developer's legal fees of \$750+HST.</p> <p>At the point of sale, you have the option to prepay your assignment as an add-on for a discounted fee of \$5,000 as mentioned above. This option is only available at point of purchase. If selected, \$5,000 will be added to your purchase price and only the \$750+HST legal fee will be collected later on when you execute an assignment and no assignment fee will apply at that time. Note that if you opt in for the prepaid assignment and you decide later to not assign your unit, the \$5,000 amount is non-refundable.</p>
--------------------	--

Estimated Monthly Maintenance Fee	\$0.59 per interior square foot + additional fees as applicable: <ul style="list-style-type: none">- Locker: \$16.95- Surface Parking Stall: \$29.15- Underground Parking Stall: \$43.72- EV Rough-In Parking Stall: \$50.52
--	---

Financing Letter	<ul style="list-style-type: none">- Due within cooling period (email to hello@condoculture.ca)- Must be on bank letterhead- Must include purchase price and deposit down payment- Names must exactly match the names on the APS
-------------------------	---

Estimated Occupancy	August 1, 2023
----------------------------	----------------

Estimated Property Tax	1.1% of purchase price
-------------------------------	------------------------

Rental Equipment	Hot water heater
-------------------------	------------------

Agent Worksheet	https://forms.gle/1b113c3Qx8Xf7Wrm7
------------------------	---

Sales Support	hello@condoculture.ca
----------------------	--

THE
JAKE



Fast Facts

Developer

VanMar Developments

vanmardevelopments.com

VanMar has a first class reputation as a trusted developer and is highly regarded by homeowners, lenders, investors and designers. Their extensive experience in the design and development of all forms of housing has given them a wealth of knowledge and the capability to ensure the highest quality of workmanship and value.

Sales Company

Condo Culture Inc., Brokerage

condoculture.ca

Since the beginning, we've been captivated by condos as places to live and invest in, and with the lifestyle they represent. We are on a mission to perfect the best way to buy and sell condos, and today our systems for buying and selling condos are stronger than they've ever been.
