

T H E S A W W H E T

EXCLUSIVE VIP BROKER
SALES PROCEDURES
& INCENTIVES

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CAIVAN

RARE
REAL ESTATE INC.

THE SAW WHET

caivan.com/thesawwhet/portal

password: sawwhetbroker

BROKER SALES PROCEDURES

- Worksheets for initial allocations and additional unit requests will be accepted starting Tuesday, March 29th, at 1:00PM.
- Initial allocations will begin at 3:00pm on Thursday, March 31st, 2022, and will continue following the 1st round until all suites have been allocated and signed. Worksheets are to be completed online by logging into the broker portal and selecting “worksheets” from the options menu then following the prompts.
- To submit a worksheet, you will be required to complete it with your client’s full personal and contact information, along with a clear photo of the back and front of the client’s photo ID (Driver’s License preferred). Please double check the information as you fill it in to ensure its accuracy.
- If providing photo ID without the Purchaser’s current address, please ensure your client submits a document verifying their address (i.e. Hydro, Cable or internet bill) along with the worksheet submission
- Should you have any issues submitting your worksheets online, please contact our sales team for assistance via telephone, email, or text (contact info below).
- Signing for the preliminary allocations will begin on Saturday, April 2nd. All signings will be conducted remotely.
- Once a unit is allocated to your client, you will be notified by our sales team.
- Upon allocation, the Agreement of Purchase and Sale will be prepared in full and sent to your client, and you will be copied. Please ensure your client has received the email and signs the APS as soon as possible. Any agreements not signed within the same day may be cancelled by the Developer and re-assigned to another buyer.
- An initial **deposit in a form of a certified bank draft for \$5,000 is required**, along with **four additional Post-Dated Cheques**. All cheques are payable to **“BENNETT JONES LLP IN TRUST”**. Agents cannot provide their own cheques on behalf of buyers.

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.

All deposit cheques are to be dropped off at **CAIVAN SALES OFFICE, located at 209 Oak Park Blvd, Unit 6, Oakville**. For your convenience, we have installed a safety deposit box located near the front entrance doors to accommodate contactless deposit drop off 24 hours a day, 7 days a week.

- FINTRAC compliance Requirements:
 - Purchasers are required to include their occupation;
 - If deposit cheques include a person that is not named on the APS, a copy of both sides of their ID, occupation, address are also required.
- Name changes are not permitted.
- Should your clients rescind on their purchase within the 10-day rescission period, the Developer reserves the right to re-assign their unit to a different realtor/broker.
- A mortgage pre-approval from a Schedule I bank satisfactory to the Vendor must be provided within 30 days of the original signing date. Details around mortgage approval requirement can be found in the “Welcome Letter” attached to every APS package.
- Broker referral agreements will only be signed once the sale has gone firm, all deposit cheques have been received, and a satisfactory mortgage approval has been provided.
- Any suite allocation information is to be shared only between you and your client. Pricing, floorplans or allocation information are to be kept confidential and are not to be shared on social media including but not limited to Facebook, WeChat, Twitter, Instagram, Kijiji, or shared with other realtors. Should you fail to adhere to this policy, we reserve the right to re-assign your unit.

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CLIENT INCENTIVES LIMITED TIME OFFERS

15% EXTENDED DEPOSIT UNTIL OCCUPANCY LIMITED TIME OFFER!

Promotional Deposit Structure:

\$5,000 on signing

Balance to 5% in 30 days

2. 5% in ~~60~~ 90 days

2. 5% in ~~120~~ 180 days

5% in ~~240~~ 370 days

5% in ~~365 days~~ on Occupancy

INCLUDED PARKING WITH ALL 1BR+DEN UNITS & LARGER

Parking For STUDIO/1BR Units: ~~\$35,000~~ \$25,000

Electric Vehicle Parking: Plus \$10,000

Parking & Private Locker Combination: Plus \$15,000

Parking Maintenance: \$59.95/month/space

INCLUDED LOCKER WITH ALL 2BR UNITS & LARGER

Locker For All Other Units

Standard: \$5,000

Premium: \$7,500

Locker Maintenance: \$19.95 - \$29.95/month/space

FREE ASSIGNMENT*

RIGHT TO LEASE DURING OCCUPANCY*

CAPPED DEVELOPMENT CHARGES*

STUDIO/1BR/1BR+D/1BR+F @ \$7,500

2BR/2BR+D/3B @ \$11,000

Private Rooftop Terrace Starting From \$25,000

All Private Rooftops Include Electrical Outlet, Gas & Water Line and Optional Turf or Pavers

Private Rooftop Terrace Maintenance: \$39.95/month/space

Maintenance Approx. \$0.59/sf

All utilities separately metered

Smart Home Features & Ultra High-Speed Internet: \$49.95/month

Floor premiums may vary starting from \$2,000 /floor. Certain floors and exposures may have additional floor premiums due to view, height, or other factors. Speak to a sales representative for exact pricing.

* Legal administration fee shall apply. 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. March 29th, 2022.

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