

BIRCHLEY PARK

PROCEDURE FOR BUYING

Allocations through Worksheets will Commence May 7th

1. All worksheets must be submitted online. Please submit a Worksheet online through our Baker Broker Portal under "Request to Purchase" through: <https://mybaker.baker-re.com/projects/birchleypark>
2. The deadline for Worksheet submissions is **May 6th**. Allocations will commence **May 7th**.
3. **NO NAME CHANGES WILL BE ALLOWED**. The names you submit on your worksheets will be final. Worksheets solely under the name of a corporation will not be accepted.
4. Please identify 3 preferred model types, with floor preferences along with parking and locker requirements.
5. **There is no limit to the number of worksheets you may submit. However, to increase your chances of getting suite allocations, please submit a variety of worksheets with different bedroom/model types.**
6. In order to comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act, the Purchaser's **photo ID in the form of a Canadian Passport or PR Card must be uploaded** with your worksheet. If submitting an ID without an address such as a Passport, proof of address must be provided, i.e., utility bill. A photocopy of the Bank Draft in the amount of \$10,000 payable to **Bennett Jones LLP in Trust** should also be attached.
7. Once your unit has been confirmed, your assigned Baker Sales Representative will contact you to book your **in-person signing appointment** at our Presentation Centre located at **2480 Gerrard Street East, Unit 7, Toronto**.

Our Sales Representatives will be at our Presentation Centre
Monday-Friday, 12 pm-6 pm and Saturday and Sunday, 12 pm-5 pm.

Once your appointment has been confirmed, we will require the following:

- Driver's licence or Proof of Address (ie: Recent Utility Bill)
 - Proof of Canadian Citizenship (i.e. Canadian Passport, PR Card, Citizenship Card)
 - A bank draft payable to **Bennett Jones LLP in Trust** in the amount of \$10,000 must be presented at time of purchase. Please include suite number in the memo line. **NO WIRE TRANSFERS ALLOWED**. Please also bring a cheque book for the remaining deposits. If an address appears on the cheque, it must match with the cheque issuer's Photo ID.
8. If your client is not able to come to our sales office for in-person signing, please contact our sales representatives for other options.

Notes

1. To comply with FINTRAC requirements, if a name other than that of the Purchaser(s) appears on the Bank Draft, Photo Identification, Relationship to the Purchaser(s) and Employment Information must be provided for the person named on the Draft. The identification verification process will also need to be completed by the Third Party.
2. The Broker Referral will be signed once the sale has gone firm, all deposit cheques have been received and an acceptable mortgage approval provided. Mortgage approvals will be verified with the Lender.

Thank you for your support and co-operation.

For any questions, please feel free to reach out to one of our Sales Representatives.

Hee-Yan Young
Sales Representative
C: 647-895-0593
Email: sales@birchleypark.com

Kathleen Chapman
Sales Representative
C: 416-824-4333
Email: sales@birchleypark.com

*All promotions, incentives, and specifications are subject to change without notice and available for a limited time only. Terms and conditions apply. Please speak to our sales representative for more details. E. & O. E. All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. All Purchasers must meet the eligibility requirements set out in the Prohibition on the Purchase of Residential Property by Non-Canadians Act. April 25, 2023. **Exclusive Listing:** Baker Real Estate Incorporated, Brokerage. Brokers Protected.
2480 Gerrard Street East, Unit 7, Toronto Email: sales@birchleypark.com