

**A** BUILDING #

■ STRATA LOT 2

## **THE BUILDINGS**

- Built by multiple Customer Choice Award Winner for highest customer satisfaction, Truman
- Peace of mind provided through our comprehensive warranty program:  
1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty.
- Energy efficient design including mechanical and distribution systems
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program
- Maintenance free exteriors featuring private decks, patios and professionally designed and irrigated grounds
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings, coupled with individual thermostat for temperature control
- Painted, secured, and heated underground parkade with secured storage areas
- Intercom and security monitoring system in lobby

## **THE SUITES**

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior colour schemes; L.A. and N.Y.
- Approximate  $\pm 9$ ft ceilings throughout suite (*excluding dropped areas required for mechanical, plumbing and/or electrical*)
- Energy efficient windows and oversize doors/patio sliders (*as per plan*)
- Custom designed solid core entry door with security view-hole and custom printed address plate, accented by individual suite lighting fixture at entrance
- High quality luxury vinyl plank flooring with acoustic underlay throughout all living areas, LVT in bath & laundry areas
- In-suite technology featuring integrated wiring panel
- Smart Plug USB plug jack connection, and TV / Telephone connections in principal area
- Convenient and ultra-quiet in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve
- Brilliant lighting with our hand-picked energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti scuff and scratch Taymor® door hardware throughout
- Modern sleek profiled painted baseboards, door frames & casings
- Ample closet and storage shelving (*as per plan*)

## **THE BATHROOMS**

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere
- Innovative TRUspace™ integrated storage cabinetry
- TRUspace™ vanity design with maximum storage in mind
- Chrome plumbing fixtures with porcelain sink
- Sterling porcelain toilet
- Matching bathroom hardware and accessories
- Environmentally conscious WaterSense® fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers

## **THE KITCHENS**

- Award winning kitchen cabinetry design by A.B. Cushing Mills with a choice of two colour palettes
- Floor to ceiling ergonomic TRUspace™ contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- Polished hard surface quartz eased edge countertops
- Undermount stainless steel sink with industrial high arc single lever pull out faucet
- Contemporary imported off ceramic brick tile with custom set full height kitchen backsplashes
- Gleaming Foundry™ custom made door hardware
- Energy saving Whirlpool® stainless steel appliance package including fridge, dishwasher, microwave with integrated hood fan, and slide-in electric range
- Deep drawer for pots and pan

## **THE AMENITIES**

- Fitness Centre including weight room & spin studio
- Owner's Lounge entertainment/media room
- Dedicated bicycle storage/repair room

## L.A. COLOUR

### Flooring

1. LVP – Divine Quest Willow XL
2. LVT – Divine Passage Cleopatra  
*(laundry / bathrooms)*

### Tile Backsplash

3. White Subway Tile  
*(kitchen / shower walls)*

### Countertops

4. Quartz – GS Imports Glacier White  
*(kitchen / bathrooms)*

### Cabinetry

5. Super Matte White *(kitchen)*

### Paint

6. Architectural White C2 – 516 *(walls / trim)*

## N.Y. COLOUR

### Flooring

1. LVP – Divine Quest Freshman
2. LVT – Divine Passage Cleopatra  
*(laundry / bathrooms)*

### Tile Backsplash

3. White Subway Tile  
*(kitchen / shower walls)*

### Countertops

4. Quartz – GS Imports Glacier White  
*(kitchen / bathrooms)*

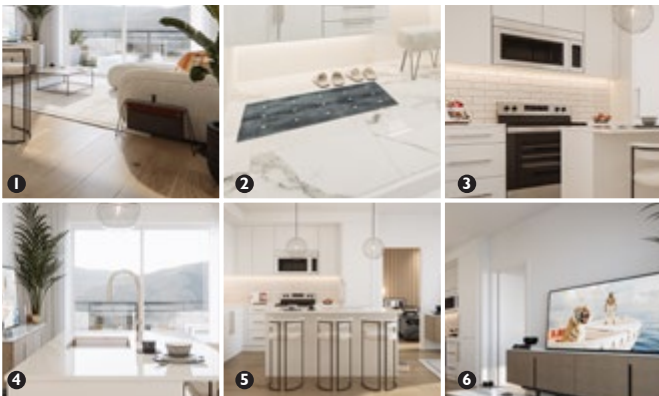
### Cabinetry

5. Grey - Haze (H57) *(kitchen)*

### Paint

6. Architectural White C2 – 516 *(walls/trim)*

OR



**SELECTION:**  
*(Type NY or LA)* \_\_\_\_\_

PAYMENT PLANS

DEPOSIT STRUCTURE (5%)

\$15,000 due with purchase contract
Balance to 5% due at 90 days
Add storage locker +\$5,000* <i>(subject to availability)</i>
Add parking stall +\$35,000* <i>(subject to availability)</i>

OR

DEPOSIT STRUCTURE (10%)

\$15,000 due with purchase contract
Balance to 5% due at 30 days
Balance to 7.5% due at 270 days
Balance to 10% due at 365 days
FREE storage locker* <i>(subject to availability, \$5,000 value)</i>
FREE parking stall* <i>(subject to availability, \$35,000 value)</i>

OR

DEPOSIT STRUCTURE (20%)

\$15,000 due with purchase contract
Balance to 5% due at 60 days
Balance to 10% due at 365 days
Balance to 20% due at 450 days
FREE storage locker* <i>(subject to availability, \$5,000 value)</i>
FREE parking stall* <i>(subject to availability, \$35,000 value)</i>

INCENTIVES

- 2 year FREE condo fees
- 2 year Rental Guarantee
- 2 year FREE turnkey professional property management from Empire 81
- \$1,500 Assignment (\$10,000 value)

- 4 year FREE condo fees
- 4 year Rental Guarantee
- 4 year FREE turnkey professional property management from Empire 81
- \$1,500 Assignment (\$10,000 value)
- FREE Hassle-Free Exit listing service on MLS after closing

DEPOSIT STRUCTURE SELECTION: \_\_\_\_\_

## HOW IT WORKS

### WHAT WE PROVIDE:

- Monthly leaseback payments throughout the duration of the Rental Incentive Management Agreement, significantly reducing your investment risk.
- Expert-level tenant screening and property management services including:
- Effective listing and marketing of your property to attract and secure qualified tenants.
- Screening of all applicants to ensure dependable and stable tenancy.
- Efficient management of all tenant move-ins and move-outs.
- Prompt and efficient handling of all tenant inquiries, maintaining excellent communication and ensuring tenant satisfaction.
- Builder direct services resulting in long-term tenancies and higher renewal rates, leading to sustained rent collection after the Agreement concludes.

### WHAT YOU PROVIDE:

- All costs associated with the property  
(taxes, insurance, mortgage payments, utilities, maintenance, condo fees & closing fees)

### GUARANTEED MONTHLY AMOUNT

- Floor Plan A - \$2,100.00
- Floor Plan B - \$2,000.00
- Floor Plan C - \$2,300.00

*Leaseback payments are made on a monthly basis via Pre Authorized Debit (PAD).*

**DENTONS WIRE INFORMATION — TRUST ACCOUNT**

<b>Beneficiary Bank:</b>	Bank of Montreal
<b>Bank Address:</b>	595 8th Avenue S.W. Calgary, AB T2P 1G1
<b>Swift Code:</b>	BOFMCAM2
<b>Beneficiary:</b>	Dentons Canada LLP
<b>Address:</b>	15th Floor Bankers Court 850 - 2nd Street S.W. Calgary, AB T2P 0R8
<b>Bank Code:</b>	001
<b>Branch / Transit:</b>	25159
<b>Account Number:</b>	1037813

**IMPORTANT: PLEASE READ AND FOLLOW EACH DIRECTION BELOW CAREFULLY  
AND ENSURE ALL REQUIREMENTS ARE MET PRIOR TO SUBMITTING****WIRE INSTRUCTIONS****IF FUNDS ARE DELIVERED BY WIRE TRANSFER, REFERENCE THE FOLLOWING:**

- MUNICIPAL ADDRESS OR UNIT # OF THE UNIT BEING PURCHASED
- NAME OF THE DEVELOPMENT THAT THE WIRE IS FOR: *Violette Condos (Calgary) Inc.*
- NAME OF THE PURCHASER - MUST MATCH PURCHASE CONTRACT: *(First, Last)*
- ONCE RECEIVED FROM YOUR BANK, PROMPTLY EMAIL A COPY OF THE WIRE CONFIRMATION TO **RECEIPTS@TRUMANHOMES.COM**

**DIRECT DEPOSIT INSTRUCTIONS****IF FUNDS ARE DELIVERED BY DIRECT DEPOSIT:**

- THE CHEQUE MUST BE CERTIFIED (OR A BANK DRAFT) AND MADE OUT TO **DENTONS CANADA LLP.**
- ONCE THE FUNDS HAVE BEEN DEPOSITED, PROMPTLY EMAIL **RECEIPTS@TRUMANHOMES.COM** THE FOLLOWING ITEMS:
  1. A PHOTOCOPY OF YOUR CERTIFIED CHEQUE
  2. A PHOTOCOPY OF THE DEPOSIT SLIP FROM THE BANK SHOWING DEPOSIT HAS BEEN MADE
  3. MUNICIPAL ADDRESS OR UNIT # OF THE UNIT BEING PURCHASED
  4. NAME OF THE DEVELOPMENT THAT THE WIRE IS FOR: *Violette Condos (Calgary) Inc.*