



## Budgeting Worksheet

1340 - 1360 Danforth Road (Danforth Rd & Eglinton Ave. E.)

| Suite Info                        |              |   |      | Purchase Info  |  |                            |                      | Carrying Cost Info                                     |   |                              |   |   |
|-----------------------------------|--------------|---|------|--|--|----------------------------|----------------------|--|---|------------------------------|---|---|
| Suite Style                       | Size Sq. Ft. | Design Type<br>*Match design type to floor plan | View | STATED PURCHASE PRICE* (Options Contribution + Cost Price) | Stated Options Contribution (payment-free loan to help with your down payment) | Minimum Initial Deposit 5% | Mortgage Requirement | Monthly Mort. Payment 25 Yrs Interest Rate of<br>3.50% | Estimated Property Tax = Assessed Value x Residential Tax Rate (2013 tax rate for TO is 0.7056037%) | Maint. Fee \$0.41 per sq.ft. | Estimated Monthly Carrying Cost with 25 Yr. Mortgage (Mort. Payment + Tax + Maint. Fee) | Suggested Household Income Before Taxes |
| Studio / 1 Sleeping Area          | 451          | S1  | N    | \$199,625  | \$26,040   | \$9,981                    | \$163,604            | 819  | 117   | 185                          | \$1,121   | \$38,583                                |
| 1 Bedroom / 1 Sleeping Area       | 515          | 1ArP  | E    | \$212,935  | \$27,775   | \$10,647                   | \$174,513            | 874  | 125   | 211                          | \$1,210   | \$41,416                                |
| 1 Bedroom / 1 Sleeping Area       | 610          | 1B  | W    | \$254,540  | \$33,200   | \$12,727                   | \$208,613            | 1,044  | 150   | 250                          | \$1,444   | \$49,466                                |
| 1 Bedroom / 1 Sleeping Area       | 610          | 1Br   | W    | \$253,235  | \$33,030   | \$12,662                   | \$207,543            | 1,039  | 149   | 250                          | \$1,438   | \$49,236                                |
| 1 Bedroom / 1 Sleeping Area       | 610          | 1BrP  | W    | \$258,470  | \$33,715   | \$12,924                   | \$211,832            | 1,060  | 152   | 250                          | \$1,463   | \$50,157                                |
| 1 Bedroom + den / 2 Sleeping Area | 645          | 1D+d  | E    | \$272,055  | \$35,485   | \$13,603                   | \$222,967            | 1,116  | 160   | 264                          | \$1,541   | \$52,816                                |
| 1 Bedroom + den / 2 Sleeping Area | 645          | 1D1+d   | E    | \$275,975  | \$35,995   | \$13,799                   | \$226,181            | 1,132  | 162   | 264                          | \$1,559   | \$53,506                                |
| 1 Bedroom + den / 2 Sleeping Area | 692          | 1E+dr   | W    | \$308,080  | \$40,185   | \$15,404                   | \$252,491            | 1,264  | 181   | 284                          | \$1,729   | \$59,514                                |

**WAITING LIST SUITES, PLEASE SEE A PURCHASE CONSULTANT FOR MORE INFORMATION**

|                        |                |  |
|------------------------|----------------|--|
| 2 Bedroom Suites       | 712-775 sq.ft. | Sample Purchase Price Range: \$281,105 - 305,960 |
| 2 Bedroom + Den Suites | 862-882 sq.ft. | Sample Purchase Price Range: \$345,520 - 367,605 |



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- Prices shown are based on availability and are subject to change without notice
- This information is for preliminary budgeting consideration
- Speak with a Purchase Consultant about your financial situation
- Additional help available to qualified purchasers
- Balcony size varies depending on floor; 1E design is designated handicap suite.
- Rights of Access for maintenance of the green roofs are required for 1604 & 1611.
- Date issued: January 25, 2017



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- ♦ Hydro, thermal heating and cooling are individually metered (not included in maintenance fee; estimated at \$75 bi-monthly).
- \*\*\*Dishwasher included.
- ♦ There is a waiting list for Parking and Lockers. Please speak with a Consultant to be added to the list. Parking starts at \$27,500. Lockers start from \$3,500.
- ♦ Maintenance fee average: \$0.41 per sq. ft. plus \$35 for parking and \$8 for locker
- ♦ Property taxes to be calculated based final purchase price X the mill rate as posted by the city of Toronto for the year which occupancy occurs
- ♦ For every additional \$10,000 you put towards your down payment, it lowers the "Income Required" for a 25 Yr Mortgage (\$2,200) and a 30 year mortgage (\$1,900)

### What's Next?

Complete your Reservation Form

Review the price list and floor plans for your suite options

Speak with a Purchase Consultant to reserve/pin your suite

Check out with administrative staff and pay your \$100 non-refundable fee to hold a suite (payable by credit card or cash)

Set your personal appointment

**NOTE: Balcony size varies depending on floor; 1E design is designated handicap suite. Rights of Access for maintenance of the green roofs are required for 1604 & 1611.**

### Your Appointment

Your Purchase Consultant will contact you to discuss the next steps, answer any questions you may have and confirm your appointment date and time.

### To Purchase a Suite

\$100 Reservation Fee

Deposit Schedule: At least 5% of the Purchase Price upon signing AND a capped-rate mortgage approval from TD, Meridian of a financial institution of your choice.

### What is the Options Contribution?

The Options Contribution is a loan that allows you to pay approximately 13% less than the market value of your suite. You make absolutely no payments on this loan while you both own and live in your suite. That's because it is designed to help homeowners, not speculators. When you sell, the loan is repaid in full plus its equivalent percentage of any profit you make through the increase in the value of your suite. In other words, if your suite has increased in value by 20%, then the Options Contribution has increased by 20% of its original value. The money from these repaid loans is then used to help fund new communities like this one. You have this opportunity because of the success of past communities.