

Budgeting Worksheet

716 Main Street East (Main Street and Thompson, Milton)

Suite Info				Purchase Info				Carrying Cost Info					
Suite Style	Size Sq. Ft.	Design Type *Match design type to floor plan	View	STATED PURCHASE PRICE* (Includes 1 Locker + Options Contribution)	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	Estimated Property Tax = Assessed Value x Residential Tax Rate (2013 tax rate for TO is 0.7056037%)	Maint. Fee \$0.44 per sq.ft.	Estimated Monthly Carrying Cost with 25 Yr. Mortgage (Mort. Payment + Tax + Maint. Fee)	Recommended Household Income Before Taxes	
2bd	959	2A+d	NE	\$409,495	\$40,550	\$20,475	\$348,470	3.50%	1,745	261	432	\$2,438	\$83,324
2bd + den	939	2E+d	SE	\$410,780	\$40,680	\$20,539	\$349,561		1,750	262	423	\$2,435	\$83,395
2bd + den	1,001	2D+d	SW	\$427,815	\$42,380	\$21,391	\$364,044		1,822	273	450	\$2,546	\$87,028
2bd	1,005	2B+d	NW	\$445,205	\$44,120	\$22,260	\$378,825		1,896	284	452	\$2,633	\$90,248

8-Apr-17

- This information is for preliminary budgeting consideration
- Units shown do not necessarily reflect availability.
- Prices shown are subject to change without notice
- Balcony size varies depending on floor
- Suites 1101 and 1108 are excluded from CMHC flexibilities; 20% down payment required to obtain mortgage financing
- Purchase Price includes a locker

Jasper Condos Sales Office in Milton:

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 Saturday: 1-5pm
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 905-699-4592
 www.jaspercondos.com

Toronto Office:
 416-867-1501 ext.221
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- ♦ Hydro, thermal heating and cooling are individually metered (not included in maintenance fee; estimated at \$75 each month).
- ♦ Five standard appliances included (fridge, stove, dishwasher, stackable washer/dryer). Upgrades are available.
- ♦ Parking (starting at \$11,500; premium spots extra, proximity to the elevator are extra); Lockers are included in the purchase price (starting \$4,000; premium spots/proximity to the elevator are extra)
- ♦ Maintenance fee average: \$0.44 per sq. ft. plus \$36 for parking and \$10 for locker
- ♦ Property taxes to be calculated based final purchase price X the mill rate as posted by the city of Milton for the year which occupancy occurs
- ♦ For every additional \$10,000 you put towards your down payment, it lowers the "Income Recommended" 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

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.

8-Apr-2017

To Purchase a Suite

- ♦ Deposit Schedule: 5% based on a mutually agreed schedule upon signing AND a capped-rate mortgage approval from Meridian, BMO or TD, or a financial institution of your choice

What is the Down Payment Boost?

The Down Payment Boost is a loan that allows you to pay approximately 10% 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 Down Payment Boost 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.