



THE VILLAGE
BY MAIN STATION

PRICING

PRICES INCLUDE:

- One parking spot
- Taxes: all included if unit is owner-occupied
- All levies and development charges

For more detail, please contact Cynthia at cynthiaw@optionsforhomes.ca or Options for Homes at 416-867-1501.

SUITE INFO					PURCHASE INFO				ESTIMATED CARRYING COST INFO				
Suite	Style	Type	Sq.Ft.	View	Total Purchase Price	Options Down Payment Loan *	Minimum Down Payment Required	Mortgage Required **	Estimated Mortgage	Estimated Property Tax	Estimated Maint. Fees	Monthly Carrying Cost **	Suggested Income Required
205	1C	1 Bedroom	566	W	\$466,000	\$42,619	\$23,300	\$400,081	\$1,950	\$247	\$306	\$2,503	\$95,026
811	1G3dR	1 Bed + Den	669	E	\$549,000	\$50,782	\$29,900	\$468,318	\$2,282	\$291	\$354	\$2,927	\$111,225
315	1G2dR	1 Bed + Den	669	E	\$542,000	\$50,083	\$29,200	\$462,717	\$2,255	\$287	\$354	\$2,896	\$109,950
309	2D1	2 Bed	789	NE	\$630,500	\$59,104	\$38,050	\$533,346	\$2,599	\$334	\$411	\$3,344	\$126,893
517	2Kd	2 Bed + Den	965	E	\$755,500	\$71,800	\$50,550	\$633,150	\$3,085	\$400	\$494	\$3,979	\$150,863
617	2Kd	2 Bed + Den	965	E	\$767,000	\$71,997	\$51,700	\$643,303	\$3,135	\$406	\$494	\$4,035	\$153,132

Prices are subject to change without notice. Some conditions apply. Errors and omissions excepted. Standard ceiling height is 8 feet. Higher ceilings on the 2nd floor. *This loan is available to anyone who wishes to lower the size of their mortgage required to purchase a unit, regardless of the purchaser's own down payment amount or household income and family size. ** Mortgage required to purchase this unit assuming minimum required down payment and taking the Options Down Payment Loan. *** Monthly Carrying Cost assumes minimum down payment and taking Options Down Payment Loan. It also includes est. maintenance fees, property taxes and mortgage payments to bank or credit union; it does not include hydro, thermal heating and cooling. All calculations assume the purchaser is not making payments to the Options Down Payment Loan. It is assumed that the Down Payment Loan will be repaid with shared appreciation when the homeowner moves, sells, or discharges their first mortgage.



TO PURCHASE A SUITE

Deposit Schedule: At least 5% of the purchase price (10% on amounts above \$500,000) upon signing AND a mortgage approval.

If you are planning on taking the Options Down Payment Loan (see more below) you will need a mortgage approval from Meridian Credit Union or CIBC.

Meridian contact: optionsforhomes@meridiancu.ca

CIBC contacts: dinesh.gupta@cibc.com, alexi.ferreira@cibc.com, neeraj.mani@cibc.com, agnes.chek@cibc.com

CLOSING COSTS

We suggest saving 2% to 3% of the total purchase price for closing cost that include: lawyers fees, Tarion warranty, 2 months common expenses, Land Transfer taxes and HST (if applicable)

SUITE FINISHES

Suite finishes have been selected on a contemporary but neutral colour palate to suit all decor styles.

WHAT IS THE OPTIONS DOWN PAYMENT LOAN?

The Options Down Payment Loan 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 Options Down Payment Loan 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.