

Deposit and Down Payment Advantages only at...

one park place SOUTH TOWER

5% DEPOSIT

One Park Place South Tower is already under construction. As a result you won't need the large deposits that would be required anywhere else. All you need is 5% of the purchase price, and we will make this deposit easy with our 5% Gradual Deposit Payment Plan:

Only \$3,500 on signing the Agreement of Purchase and Sale, and \$1,000 per month until your move-in date, or until 5% of the purchase price has been paid.

If you qualify for a 95% first mortgage your 5% deposit is all you'll need. Of course, if you have the cash, you may choose a higher down payment in order to lower your monthly mortgage payments.

If you do not own a home and are currently renting you may qualify for Daniels' First Home BOOST - The most powerful homeownership program ever created. This innovative Down Payment Program provides an INTEREST-FREE and PAYMENT-FREE loan for an additional 10% of the purchase price, turning your 5% deposit into a 15% down payment! This program will allow you to carry a mortgage for only 85% of the purchase price, which means lower monthly carrying costs - and the most attractive opportunity to get into homeownership in the city.



Ask about the most powerful homeownership program in Canada!

FIRST HOME
BOOST
Daniels
love where you live™

BOOST your down payment from 5% to 15% interest & payment free!*

BOOST your chances of owning a great home in Downtown East!*

The Benefits

- The program provides qualified purchasers with a 10% down payment assistance in the form of a second mortgage
- The funds are recognized by CMHC
- This is an interest FREE and payment FREE second mortgage

How to Qualify

- You and/or your spouse cannot own a home in Canada, and you must currently be renting
- Your home at One Park Place South Tower must be your sole and principal residence
- Your annual household income does not exceed \$82,600
- You must be a permanent resident of Canada
- You must be 18 years of age or older

Repayment

- Repayment occurs when you sell your home or when it is no longer your principal residence
- At that time you will repay the original 10% second mortgage plus 10% of the capital appreciation. As an example - on a purchase price of \$250,000 where a 10% second mortgage was obtained and the resale price was \$300,000, the repayment would be the original 10% (\$25,000) plus 10% of the \$50,000 increase value, which would equal \$5,000 for a total repayment of \$30,000
- If you sell your home within the 20 year period but experience a capital loss, repayment of the loan is waived provided it is sold at fair value and the sale is an arm's length transaction
- If you own and occupy the home for 20 years the second mortgage is forgiven
- If you would like to repay the loan within 20 years without selling the home, the 10% second mortgage plus 10% of the capital appreciation must be paid

Remember, when you choose Daniels, you're not alone. We're in this with you, paving your way to homeownership. You are in the driver's seat and we are your GPS, guiding your journey until you reach your destination - your new HOME at One Park Place South Tower.

BOOST loans are made possible through the support of the Governments of Canada, Ontario and the City of Toronto.

Canada

Ontario

TORONTO

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*Deposit and First Home BOOST programs are subject to availability, may end at any time and are subject to change without notice. Conditions apply. See Sales Representative for details. Illustration is artist concept. E. & O.E.



How **BOOST** Helps You Own Sooner!

Purchase Price of a One Bedroom Suite: \$259,900

Own with just **5% Deposit:**

5% of the Purchase Price \$12,995

TOTAL Monthly Carrying Cost \$1,817

Monthly Carrying Cost Includes:

Principal & Interest (4.24% rate, 5-year term, 25-year mortgage amortization).....	\$1,368
Monthly Property Taxes at 1%.....	\$217
Estimated Monthly Maintenance Fees.....	\$233

Qualifying Household Income \$63,779

or First Home **BOOST**



If you qualify for First Home Boost you can own with:

Your 5% of the Purchase Price \$12,995

An additional 10% First Home BOOST \$25,990

Your **TOTAL Down Payment is NOW 15%** \$38,985

TOTAL Monthly Carrying Cost \$1,661

Monthly Carrying Cost Includes:

Principal & Interest (4.24% rate, 5-year term, 25-year mortgage amortization).....	\$1,212
Monthly Property Taxes at 1%.....	\$217
Estimated Monthly Maintenance Fees.....	\$233

Qualifying Household Income \$57,934

PLUS.... With Daniels 5% Gradual Deposit Payment Plan you'll be able to accumulate the entire 5% downpayment on this \$259,900, 1 bedroom suite before you move in! Now that's incredible!

Speak to a Sales Representative for full details about Daniels innovative 5% Gradual Deposit Payment Plan.

*Principal and interest (P. & I.) is based on a 4.24% mortgage interest rate with a 25 year amortization. Final mortgage interest rate will be determined by financial institutions at time of sale.

PLEASE NOTE:

1. The purchase price provided is for pre-qualification purposes only, and is subject to change without notice
 2. Mortgage Rate is subject to change without notice;
 3. Property Taxes are estimated at approximate 1%;
 4. Maintenance Fee is approximate, and is subject to change without notice;
 5. 10% First Home Boost is only applicable to candidates who do not own real estate in Canada and are currently renting, whose purchase is the sole and principal residence of the purchaser, and whose annual household income does not exceed \$82,600. Further restrictions apply; see Sales Representative for full details;
- E. & O.E.

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