

UPPER EAST SIDE  
**UNIONVILLE**

# EXCLUSIVE VIP BROKER RELEASE PHASE 2

WORKSHEETS ACCEPTED

## INFORMATION PACKAGE

- Introduction
- Sales Procedure
- Incentive Sheets
- Preview Pricing
- Worksheet



## EXCLUSIVE VIP BROKER RELEASE

# PROCEDURE FOR BUYING

1. The attached worksheet should be completed for your Purchaser. Completed worksheets should be e-mailed to [worksheets@spectrumnewhomes.com](mailto:worksheets@spectrumnewhomes.com)
2. We will be accepting worksheets starting immediately; however, allocation will begin on March 22<sup>nd</sup> 2025.
3. Each worksheet **must** be completed in full with **Purchaser's full contact information** including **telephone number, e-mail address, occupation, name of employer**, etc. And **must be accompanied** by a clear colour copy of TWO **Purchaser's valid Government issued photo I.D. (Passport, Drivers Licence or PR card)**
4. You will be contacted by telephone to confirm you client's lot selection.
5. Deals will be done via DOCUSIGN. Should your client request an In - Person appointment, we will provide you with a day and time, In Person appointments will be at the Fieldgate Sales office, located at **4664 MAJOR MACKENZIE DRIVE EAST, MARKHAM.**
6. The initial BANK DRAFT, in the amount of **\$30,000** payable to the VENDOR (**VINE CLIFF HOMES LIMITED/BERCZY HOMES LIMITED**) must be dropped off at the **FIELDGATE SALES OFFICE**, located at 4664 Major Mackenzie Dr. East Markham OR at the **SPECTRUM OFFICE**, within 24hrs of submitting Worksheet. Post-dated cheques must be provided within 48hrs of signing the APS.

Thank you for your cooperation,  
**FIELDGATE TEAM**



**EXCLUSIVE VIP BROKER RELEASE**

**FOR YOUR CLIENTS:**

**SPECIAL ASSIGNMENT PROVISION**

**\$5000\*\* Assignment Fee (for a limited time only) plus**  
Legal Fees, Admin Charges & HST

**-AND-**

**NO ADDITIONAL DEVELOPMENT  
CHARGES**

**-PLUS-**

**BONUS PACKAGE**

**DÉCOR DOLLARS:**

**TOWNHOMES: \$10,000**  
**26FT & 31FT: \$20,000**  
**38FT & 45FT: \$30,000**

**SEE ATTACHED FOR FURTHER LIMITED TIME BONUS OFFERS**

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This exclusive offer is only available to our VIP Broker Partners and valid only for a **limited time**

*\*SPEAK TO A SALES REPRESENTATIVE FOR FURTHER DETAILS\**

*\* The upgrade bonus is inclusive of HST and cannot be substituted for cash discount or credit on closing. These incentives may not be negotiated or transferred to another person. The upgrade bonus incentive has no cash value. The Vendor, in its sole discretion, reserves the right to alter or cancel these incentives at any time in whole or in part without prior notice. E. & O.E. March 17, 2025*



UPPER EAST SIDE  
**UNIONVILLE**

**BONUS PACKAGE**

**TOWNHOMES**

**AIR CONDITIONING**

**GRANITE/QUARTZ COUNTERTOP WITH UNDERMOUNT SINK IN KITCHEN<sup>1</sup>**

**APPLIANCE PACKAGE<sup>1</sup>**

(STAINLESS STEEL FRIDGE, STOVE, DISHWASHER, HOOD FAN  
WHITE WASHER & DRYER)

**BLACK INTERIOR METAL PICKETS WITH OAK HANDRAILS<sup>1 3</sup>**

**STAINED OAK HARDWOOD ON KITCHEN LEVEL AND BEDROOM LEVEL UPPER HALL<sup>1 2</sup>**

**STAINED OAK STAIRCASE<sup>1 3</sup>**

**200 AMP SERVICE**

**NO ADDITIONAL DEVELOPMENT CHARGES**

**PLUS**

**SMART HOME PACKAGE\***

**E V CHARGER ROUGH – IN**

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<sup>1</sup> From Builder's Standard samples   <sup>2</sup> in all non tiled areas as per plan   <sup>3</sup> throughout finished areas

E. & O. E. March 17, 2025



UPPER EAST SIDE  
**UNIONVILLE**

**BONUS PACKAGE**  
**26 & 31FT SINGLES**

**AIR CONDITIONING**

**GRANITE/QUARTZ COUNTERTOP WITH UNDERMOUNT SINK<sup>1</sup>**  
**IN KITCHEN AND PRIMARY ENSUITE**

**BLACK INTERIOR METAL PICKETS WITH OAK HANDRAILS<sup>1 3</sup>**

**STAINED OAK HARDWOOD ON KITCHEN LEVEL AND BEDROOM LEVEL UPPER HALL<sup>1 2</sup>**

**STAINED OAK STAIRCASE<sup>1 3</sup>**

**200 AMP SERVICE**

**NO ADDITIONAL DEVELOPMENT CHARGES**

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E. & O. E. March 17, 2025



UPPER EAST SIDE  
**UNIONVILLE**

**BONUS PACKAGE**  
**38 & 45FT SINGLES**

**AIR CONDITIONING**

**GRANITE/QUARTZ COUNTERTOP WITH UNDERMOUNT SINK<sup>1</sup>**  
**IN KITCHEN AND PRIMARY ENSUITE**

**BLACK INTERIOR METAL PICKETS WITH OAK HANDRAILS<sup>1 3</sup>**

**STAINED OAK HARDWOOD ON KITCHEN LEVEL AND BEDROOM LEVEL UPPER HALL<sup>1 2</sup>**

**STAINED OAK STAIRCASE<sup>1 3</sup>**

**200 AMP SERVICE**

**NO ADDITIONAL DEVELOPMENT CHARGES**

**PLUS**

**SMART HOME PACKAGE\***

**E V CHARGER ROUGH – IN**

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<sup>1</sup> From Builder's Standard samples <sup>2</sup> in all non tiled areas as per plan <sup>3</sup> throughout finished areas

E. & O. E. March 17, 2025



OVER 65 YEARS OF EXCELLENCE





# UPPER EAST SIDE UNIONVILLE

**EXCLUSIVE VIP BROKER RELEASE**

**FOR YOU:**

**2% COMMISSION\***

*\*Paying half up front, after all deposit cheques have cleared and all documentation has been received, including Mortgage Commitment Letters and Lawyer Information*

**Please forward worksheets to:**

**[worksheets@spectrumnewhomes.com](mailto:worksheets@spectrumnewhomes.com)**

**Phone inquiries:  
416-736-6500 ext. 126**

\*Commission calculated, NET OF HST Subject to the terms of the Co-operative Broker Referral Agreement. Specifications are subject to change without notice \*\* Limited Time offer E. & O.E. March 17 2025



OVER 65 YEARS OF EXCELLENCE



DEPOSIT OPTION AND EXTRA INCENTIVES

ALL PRODUCT TYPES

ACCELERATED DEPOSIT STRUCTURE

RECEIVE THE FOLLOWING:

FREE ASSIGNMENT FEE WITH NO ADMINISTRATION FEES

(Excluding Legals & HST)

TOWNHOMES: RECEIVE AN ADDITIONAL \$5,000 DÉCOR DOLLARS

26 & 31FT SINGLES: RECEIVE AN ADDITIONAL \$5,000 DÉCOR DOLLARS

38FT & 45FT SINGLES: RECEIVE AN ADDITIONAL \$10,000 DÉCOR DOLLARS

TOWNHOMES: TOTAL \$150,000

\$30,000 UPON SIGNING  
\$60,000 IN 60 DAYS  
\$60,000 IN 90 DAYS

26 & 31FT SINGLES: TOTAL \$200,000

\$30,000 UPON SIGNING  
\$50,000 IN 30 DAYS  
\$50,000 IN 60 DAYS  
\$70,000 IN 90 DAYS

38FT SINGLES: TOTAL \$250,000

\$30,000 UPON SIGNING  
\$70,000 IN 30 DAYS  
\$70,000 IN 60 DAYS  
\$80,000 IN 90 DAYS

45FT SINGLES: TOTAL \$270,000

\$30,000 UPON SIGNING  
\$80,000 IN 30 DAYS  
\$80,000 IN 60 DAYS  
\$80,000 IN 90 DAYS

*The upgrade bonus incentive has no cash value. The Vendor, in its sole discretion, reserves the right to alter or cancel these incentives at any time in whole or in part without prior notice. E. & O.E. March 17, 2025*