

UPPER EAST SIDE
UNIONVILLE

EXCLUSIVE VIP BROKER RELEASE

WORKSHEETS ACCEPTED

INFORMATION PACKAGE

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



OVER 65 YEARS OF EXCELLENCE



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
2. We will be accepting worksheets starting immediately; however, allocation will begin on JUNE 6TH ,2024.
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 **10901 LESLIE STREET** (Leslie & Elgin Mills), RICHMOND HILL.
6. The initial BANK DRAFT, in the amount of **\$30,000** payable to the VENDOR (**VINE CLIFF HOMES LIMITED**) must be dropped off at the **FIELDGATE SALES OFFICE**, 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

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. MAY 22, 2024*



OVER 65 YEARS OF EXCELLENCE



UPPER EAST SIDE
UNIONVILLE

BONUS PACKAGE

TOWNHOMES

AIR CONDITIONING

GRANITE/QUARTZ COUNTERTOP WITH UNDERMOUNT SINK IN KITCHEN¹

APPLIANCE PACKAGE¹

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

BLACK INTERIOR METAL PICKETS WITH OAK HANDRAILS^{1 3}

STAINED OAK HARDWOOD ON KITCHEN LEVEL AND BEDROOM LEVEL UPPER HALL^{1 2}

STAINED OAK STAIRCASE^{1 3}

200 AMP SERVICE

NO ADDITIONAL DEVELOPMENT CHARGES

PLUS

SMART HOME PACKAGE*

E V CHARGER ROUGH – IN

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

E. & O. E. May 24TH 2024



OVER 65 YEARS OF EXCELLENCE



UPPER EAST SIDE
UNIONVILLE

BONUS PACKAGE
26 & 31FT SINGLES

AIR CONDITIONING

GRANITE/QUARTZ COUNTERTOP WITH UNDERMOUNT SINK¹
IN KITCHEN AND PRIMARY ENSUITE

BLACK INTERIOR METAL PICKETS WITH OAK HANDRAILS^{1 3}

STAINED OAK HARDWOOD ON KITCHEN LEVEL AND BEDROOM LEVEL UPPER HALL^{1 2}

STAINED OAK STAIRCASE^{1 3}

200 AMP SERVICE

NO ADDITIONAL DEVELOPMENT CHARGES

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E. & O. E. May 24TH 2024



UPPER EAST SIDE
UNIONVILLE

BONUS PACKAGE
38 & 45FT SINGLES

AIR CONDITIONING

GRANITE/QUARTZ COUNTERTOP WITH UNDERMOUNT SINK¹
IN KITCHEN AND PRIMARY ENSUITE

BLACK INTERIOR METAL PICKETS WITH OAK HANDRAILS^{1 3}

STAINED OAK HARDWOOD ON KITCHEN LEVEL AND BEDROOM LEVEL UPPER HALL^{1 2}

STAINED OAK STAIRCASE^{1 3}

200 AMP SERVICE

NO ADDITIONAL DEVELOPMENT CHARGES

PLUS

SMART HOME PACKAGE*

E V CHARGER ROUGH – IN

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E. & O. E. May 24TH 2024



UPPER EAST SIDE
UNIONVILLE

EXCLUSIVE VIP BROKER RELEASE

FOR YOU:

TOWNHOME PRODUCT

~~\$20,000 FLAT FEE*~~ **NOW \$30,000 FLAT FEE****

CITY SINGLES

~~\$30,000 FLAT FEE*~~ **NOW \$50,000 FLAT FEE****

38-45FT SINGLES

~~\$40,000 FLAT FEE*~~ **NOW \$60,000 FLAT FEE****

**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

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

*Subject to the terms of the Co-operative Broker Referral Agreement. Specifications are subject to change without notice

** Limited Time offer E. & O.E. Sept. 17 2024



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. MAY 22, 2024