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## Investor Opportunities - Frequently Asked Questions

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**I want to purchase a unit, what are the next steps?**

If you are interested, please fill out the worksheet.

**How long is the Rental Guarantee for?**

The Rental Guarantee program is for up to 3 years (up to a maximum of 6% of purchase price, net of gst) and property management to coincide with the with your guarantee.

**When does the Rental Guarantee start?**

The Rental Guarantee begins when you take occupancy of your home.

**Do the units offered have positive cash flow?**

All our units have positive cash flow. Based off a 20% down payment with a mortgage based on 30-year amortization, and today's mortgage rates of around 2.00%.

**Who is the property manager?**

The property manager will be a third-party accredited property management company in Calgary which successfully manages hundreds of rental units in Alberta.

**How many purchases are allowed on a contract?**

Up to two (2) are permitted to go on as purchasers on one contract.

**Am I allowed to purchase through a corporation?**

Yes.

**Do I have to provide a mortgage approval?**

Yes, during the 10-day rescission period or at time of waivers.

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**Am I allowed to assign the purchase agreement? Is there a fee?**

Yes, you can assign with the approval of the developer, and there is a \$500 fee to assign.

**What is the deposit structure?**

1st Deposit: 5% on contract signing

2nd Deposit: 5% in 90 Days

**What are the closing costs in Alberta on a new condo?**

Your total closing cost will be around \$1,500 dollars for a legal representative to convey your purchase in Alberta. They do not need to be physically located in Alberta but must be licensed to practice in Alberta. We have also partnered with Kahane Law to provide you unmatched service and unbeatable rates in Calgary should you want to use a local representative.

**How long do I have to decide after writing a contract?**

A 10-day cooling off period is required by law in Alberta. Anytime within and up to the 10th day, if you wish to cancel your offer you are able to, with any monies received by the developer being refundable back to you.

**Are there any hidden fees on closing?**

No. There are no hidden costs such as levies or transfer taxes.

**Do you offer electronic signing?**

Yes. All paperwork will be provided through secured document signing app DocuSign, DotLoop or NexOne.