

UNIONCITY

EXCLUSIVE PLATINUM BROKER ALLOCATION PROGRAM

PURCHASE PROCEDURE

Pricing, floorplan and allocation information is not to be posted online or shared with other Agents. We will take back your unit(s) if this request is not respected.

We encourage you to act fast in order to avoid the disappointment of losing exclusive access to your allocated suites. We reserve the right to re-allocate your units at our discretion.

1. To submit a Worksheet, please go to our Union City Blackline Portal at unioncity.ca/portal. You will need to login using your email address.
 - Once logged in, you will submit your client's Wishlist suite selection. Please identify 3 preferred model types, with floor preferences along with parking and locker requirements.
 2. Worksheet submission begins today at 2PM.
Allocations will be sent out on **Monday April 3, 2023** through the Blackline app.
 3. **NO NAME CHANGES WILL BE ALLOWED.** The names you submit on your worksheets will be final. Worksheets solely under the name of a corporation will not be accepted.
 4. To submit a worksheet, we require the following:
 - SIN number
 - Driver's License or Proof of Address (i.e. Recent Utility Bill)
 - Proof of Canadian Citizenship (i.e. Canadian Passport, PR Card, Citizenship Card)
- Note: **SIN numbers are mandatory.** If your client cannot provide a photocopy of their SIN, we would require them to visit our sales office to show their physical SIN card accompanied with their photo ID to be verified by a member of our team.*
5. Please contact your assigned Baker Sales Representative to book your **in-person signing appointment**. Signing appointments will begin **Saturday April 8, 2023 at 11AM**. Deadline to book your signing appointment is **April 6, 2023**. If your in-person signing appointment is not booked by this time, your unit will be taken back.
 6. Please be at the Sales Office 5 minutes in advance of your appointed time and have your client's Photo ID, SIN card and Proof of Citizenship ready. Appointment times will be strictly adhered to. If your client is not the Purchaser identified on the worksheet or if they do not honour their appointment, we reserve the right to reassign the unit.
 7. **A bank draft from a financial institution in the amount of \$10,000, payable to HARRIS, SHEAFFER LLP in Trust, must be presented at time of purchase. Please also bring a cheque book for the remaining deposits. If an address appears on the cheque, it must match with the cheque issuer's Photo ID.**
 8. Each household can purchase a maximum of **two** units.
 9. In order to add a corporation to an agreement, we will require the following documentation:
 - Complete Articles of Incorporation
 - Shareholder Registry confirming the corporation is Canadian owned in accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act (the "N-C Act")
 - HST number
 - Guarantor Information (must be different from the purchaser)
 - Statutory Declaration sworn by purchaser and stamped by a lawyer

If we do not receive all the items listed above, we cannot add a corporation to the agreement.

* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E.
March 29, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

Union City sales office is located at 2 University Blvd, Markham, Ontario, L6G 0A1
Email: info@unioncity.ca

UNIONCITY

10. If your client is not able to come to our sales office for in-person signing, please contact our sales representatives for other options.

Notes:

1. To comply with FINTRAC requirements, Photo ID and Employment Information must be provided for all individuals named on the cheque(s) in the file. If cheque(s) are being issued by someone other than the Purchaser(s), Photo Identification, Relationship to the Purchaser(s) and Employment Information must also be provided for the cheque holder and anyone else named on the cheques they are providing. If an address appears on the cheque, it must match that on the Cheque Issuer's Photo ID.
2. The Broker Referral will be sent once the sale has gone firm, all deposit cheques have been received and an acceptable mortgage approval has been provided. Mortgage approvals will be verified with the Lender.

Thank you for your support and co-operation.

Phil Leboeuf
Sales Representative
C – 416-432-0007
E – philipleboeuf@bakersales.info

Ira Naidenova
Sales Representative
C – 416-894-0231
E – iranaidenova@bakersales.info

Kelly Liu
Sales Representative
C – 647-200-1178
E – kellyliu@bakersales.info

* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E.
March 29, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

Union City sales office is located at 2 University Blvd, Markham, Ontario, L6G 0A1
Email: info@unioncity.ca

UNIONCITY

SPECIAL INCENTIVE PROGRAM* **LIMITED TIME OFFER**

EXTENDED DEPOSIT STRUCTURE

\$10,000 on signing

Balance to 5% in 30 Days

5% on April 1, 2024

2.5% on October 1, 2024

2.5% on April 1, 2025

5% on Occupancy

SPECIAL DEPOSIT STRUCTURE

3B over \$1Mil.

\$10,000 on signing

Balance to 5% in 30 Days

5% on April 1, 2024

5% on October 1, 2025

5% on Occupancy

* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E.
March 29, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

Union City sales office is located at 2 University Blvd, Markham, Ontario, L6G 0A1
Email: info@unioncity.ca

UNIONCITY

AGENT INCENTIVES

4% Commission

AGENT BUY-IN PROGRAM*

Buy a unit and receive a **5% Credit on Closing** in lieu of Commission

* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E.
March 29, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

Union City sales office is located at 2 University Blvd, Markham, Ontario, L6G 0A1
Email: info@unioncity.ca

UNIONCITY

CLIENT INCENTIVES

FREE ASSIGNMENT

Plus Legal Fees

FREE RIGHT TO LEASE

Plus Legal Fees

CAPPED DEVELOPMENT CHARGES

\$9,999 for All Suites!

CAP ON PARKS AND COMMUNITY BENEFIT ADJUSTMENTS

\$4,999 for All Suites!

PARKING*

\$69,999

Podium: available for units 548 sqft and larger

Tower: available for units 605 sqft and larger

EV PARKING*

\$79,999

Available for a limited time. Restrictions apply afterwards

LOCKERS

\$3,999

Available for a limited time only

MAINTENANCE FEES

\$0.67 Excludes Utilities

* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E.
March 29, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

Union City sales office is located at 2 University Blvd, Markham, Ontario, L6G 0A1
Email: info@unioncity.ca

UNIONCITY

EXCLUSIVE PLATINUM BROKER’S PRICE LIST

PODIUM SUITES

SUITE TYPE	APPROX SIZE	VIEW	PRICE STARTING FROM
1 BED	486-561	NE	\$606,900
1 BED + MEDIA	498-575	E	\$586,900
1 BED + FLEX	527-772	E	\$635,900
2 BED	647-722	E	\$775,900

**Premiums may apply. Prices include Appliances & HST.

5TH FLOOR - 2 STOREY SUITES

SUITE TYPE	APPROX SIZE	VIEW	PRICE STARTING FROM
1 BED + MEDIA	616-713	E	\$729,900
1 BED + FLEX	782	E	\$860,900
JR 2 BED	998	E	\$1,059,900
2 BED + MEDIA	849	E	\$939,900
2 BED + FLEX	971	E	\$1,090,900
3 BED	1054	E	\$1,139,900
3 BED + MEDIA	1172	E	\$1,269,900
3 BED + FLEX	1233	E	\$1,309,900

**Premiums may apply. Prices include Appliances & HST.

* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E.
March 29, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

Union City sales office is located at 2 University Blvd, Markham, Ontario, L6G 0A1
Email: info@unioncity.ca

UNIONCITY

TOWER SUITES

MODEL	SUITE TYPE	APPROX SIZE	VIEW	STARTING FLOOR	PRICE STARTING FROM
3	1B	441	N	8	\$550,900
05(BF)	1B	501	E	8	\$620,900
1	1B	546	W	8	\$630,900
8	1B+F	605	S	8	\$719,900
6	1B+F	609	E	8	\$750,900
11	1B+F	612	W	8	\$750,900
9	1B+F	618	S	8	\$729,900
02(BF)	2B	742	NW	8	\$850,900
04(BF)	2B+M	752	NE	8	\$870,900
07(BF)	3B+M	889	SE	8	\$1,020,900
10	3B+M	901	SW	8	\$1,030,900

**Premiums may apply. Prices include Appliances & HST.

EXTENDED DEPOSIT STRUCTURE*

\$10,000 on signing
Balance to 5% 30 Days
5% on April 01, 2024
2.5% on October 01, 2024
2.5% on April 01, 2025
5% on Occupancy

SPECIAL DEPOSIT STRUCTURE*

3 BED OVER \$1MIL

\$10,000 on signing
Balance to 5% 30 Days
5% on April 01, 2024
5% on October 01, 2025
5% on Occupancy

CANADIAN NON-RESIDENT DEPOSIT STRUCTURE**

\$10,000 on Signing
Balance to 10% in 30 days
10% on April 01, 2024
5% on October 01, 2024
5% on April 01, 2025
5% on Occupancy

***Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

OCCUPANCY COMMENCING

September 2027

MAINTENANCE FEE

Approx. \$0.67 per Sq ft
(Excludes Utilities)

PARKING

*\$69,999

METROPIA INTELLIGENT HOME

\$63.99 + HST/month
Rogers Unlimited Internet + 1 Valet Fee

PARKING MAINTENANCE

\$69.95/month

EV PARKING

\$79,999

LOCKER MAINTENANCE

\$24.95/month

LOCKER

\$3,999

ALL CHEQUES TO BE MADE PAYABLE TO: Harris, Sheaffer LLP In Trust

* Some restrictions may apply. Please speak to a Sales Representative for more details. All Prices, incentives, and specifications are subject to change without notice E. & O.E.
March 29, 2023. Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected. E. & O.E.

Union City sales office is located at 2 University Blvd, Markham, Ontario, L6G 0A1
Email: info@unioncity.ca