



EXCLUSIVE BROKER ALLOCATION PACKAGE



Nikki Rad
Sales Representative
C. 416-414-7944
E. nikkirad@bakersales.info

Danielle Yeates
Sales Representative
C. 647-227-9937
E. danielleyeates@bakersales.info

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.





Procedure for Buying - Exclusive Broker Allocation Program

XO Condos, Lifetime Developments, Pinedale Properties, and Baker Real Estate wish to thank you for the tremendous support you've shown us. As a Platinum Agent at XO Condos, to show our appreciation, Baker Real Estate has allocated suites exclusively for you and your clients. Please see enclosed price list for your allocation.

This is your private allocation and is to be communicated between you and your client only. Pricing, floorplans and allocation information is not to be posted on-line including but not limited to Facebook, WeChat, Twitter, Instagram, Kijiji or shared with other Agents. We will take back your units 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. Completed worksheets must be submitted by email to XOCondos@bakersales.info.

Your Purchaser's photo ID must also be included with your worksheet (both sides of the Driver's Licence). If providing Photo ID without the Purchaser's current address, verification of address must also be provided, i.e. Utility Bill.

NOTE: ONLY WORKSHEETS SUBMITTED THROUGH EMAIL WILL BE PROCESSED.

2. You will be contacted by telephone from one of our Sales Representatives to confirm your worksheet and to set up your signing appointment(s). **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 at any time.**

3. Purchaser must be present to purchase.

4. At the signing appointment, the Agreement will be completed on an iPad. Please arrive at the Sales Office (1211 King Street West) 5 minutes before your appointment and have your client's Photo ID ready. Appointment times will be strictly adhered to. If your client does not honour their appointment, we reserve the right to reassign the unit.

5. A deposit cheque from a financial institution in the amount of \$5,000 must be presented at time of purchase together with the cheques due in 30 days, 180 days, 370 days and 540 days. Counter cheques will not be accepted. Cheques are payable to Bratty LLP in Trust. If an address appears on the cheque, it must match that on the Cheque Issuer's Photo ID.

6. In order to comply with FINTRAC regulations, Photo ID and Employment Information must be provided for all individuals named on the cheque(s) at time of signing. If cheque(s) are being issued by someone other than the Purchaser(s), Photo Identification and Employment Information must 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.

7. The Broker Referral will be signed 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. The Broker Referral will be drawn up in the name of the Agent/Broker presenting their business card at time of signing.

8. To assist you in your sales effort, please find enclosed the following:

- An incentive sheet
- Exclusive Allocations
- A template worksheet

Thank you for your support and co-operation.

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This offer may be changed or withdrawn at any time without notice. Please see Sales Representative for full details. E. & O.E





AGENT'S INCENTIVES

4% COMMISSION *

(1% in 180 days, 1% in 370 days, 2% on Final Closing)

CLIENT'S INCENTIVES

- **FREE ASSIGNMENT****

(Value of \$5,000)

- **CAPPED DEVELOPMENT FEES**

Studio and 1 Bedroom Suites capped at \$10,000
2 Bedroom and 3 Bedroom Suites capped at \$15,000

- **EXTENDED DEPOSIT STRUCTURE**

\$5,000 on signing
Balance 5% in **30** days
5% in **180** days
5% in ~~275~~ **370** days
5% in **540** days
~~5%~~ **1%** on Occupancy

**Please speak to Sales Representative for further details. Some restrictions may apply.*

**4% commission is paid on residential unit only and upon receipt of all post-dated cheques, 10% deposits cleared by vendor's bank and approved mortgage approval **Legal fees will apply. Incentive Program is a limited time offer.*

Prices, Incentives and specifications are subject to change without notice E. & O.E.

April 4th, 2019





WORKSHEET

EMAIL: XOCondos@bakersales.info

OFFICE USE ONLY

Date Received: _____

Baker Sales Representative: _____

SUITE: _____ (the Unit)

MODEL: _____

BASE PURCHASE PRICE \$ _____

PARKING COST \$ _____

LOCKER COST \$ _____

PARKING OR LOCKER WAITLIST _____

TOTAL PURCHASE PRICE \$ _____

PLEASE FILL OUT THE FOLLOWING

	MODEL	FLOOR
CHOICE #1		
CHOICE #2		
CHOICE #3		
CHOICE #4		
CHOICE #5		

PURCHASER INFORMATION: PLEASE ENCLOSE CLEAR COPY OF PURCHASER IDENTIFICATION

PURCHASER 1		PURCHASER 2	
First Name:		First Name:	
Last Name:		Last Name:	
Address:		Address:	
Suite #		Suite #	
City:	Province:	City	Province:
Postal Code:		Postal Code:	
Main Phone:		Main Phone:	
Alternate Phone:		Alternate Phone:	
Date of Birth:		Date of Birth:	
S.I.N. #		S.I.N. #	
Driver's Licence #		Driver's Licence #	
Expiry Date:		Expiry Date:	
Email:		Email:	

PURCHASER PROFILE: (TO BE COMPLETED BY AGENT)

Did you register through the Web?	How did you hear about us?
Profession:	Marital Status:
How many dependents?	Ages?
End User or Investor	

Co-operating Broker: Please enclose Agent's business card.

Name: _____

Brokerage: _____

Address: _____

Mobile: _____

Office: _____

Fax: _____

Email: _____





XO
CONDOS
HOT LIST

SUITE	MODEL	BED TYPE	BATH	SQ FT	VIEW	STARTING FLOOR:	VIP PRICE:
327	X631	1B+F	1	631	E	3	\$602,900
312	X695 - B	1B+F	2	695	N	3	\$648,900
204	X695	2B+S	2	695	S	2	\$705,900
816	X703	2B	2	703	N	8	\$710,900
207	X705	2B+S	2	705	S	2	\$721,900
303	X783	2B	2	783	NE	3	\$784,900
311	X799	2B+S	2	799	N	3	\$802,900
623	X931	2B+F	2	931	E	6	\$880,900
426	X920	2B+F	2	920	E	4	\$886,900
414	X969	2B+F	2	969	W	4	\$894,900
614	X941	3B	2	941	SW CY	6	\$895,900
208	X880	3B	2	880	SW	2	\$899,900
203	X927	3B	2	927	SE	2	\$929,900
1119	X964	3B+S	2	964	N	11	\$967,900
1118	X975	3B+S	2	975	N	11	\$978,900
603	X1099	3B+M	2	1099	NES	6	\$1,042,900

<p>Deposit Structure \$5,000 on Signing 5% in 30 days 5% in 180 days 5% in 275 day 370 days 5% in 540 days 5% 1% on occupancy</p> <p>Parking \$80,000 \$75,000 Parking are only available for suites 711 sf and larger.</p> <p>Storage Locker Below Grade: \$5,000 (\$4,500) Above Grade: \$8,500 (\$8,000) Lockers are only available for suites 679 sf and larger.</p>	<p>INTERNATIONAL DEPOSIT STRUCTURE \$5,000 on Signing 10% in 30 days 10% in 90 days 10% in 370 days 5% on occupancy</p> <p>TAXES Estimated at approximately 1% of Purchase Price <i>Prices Include H.S.T.</i></p>	<p>Maintenance *Approx. \$0.65 per sq. ft Utilities are metered separately.</p> <p>Parking Maintenance: \$89.95/month</p> <p>Locker Maintenance: \$34.95/month</p> <p>Occupancy Commencing: Summer 2022</p>
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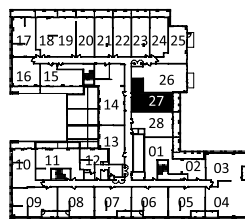
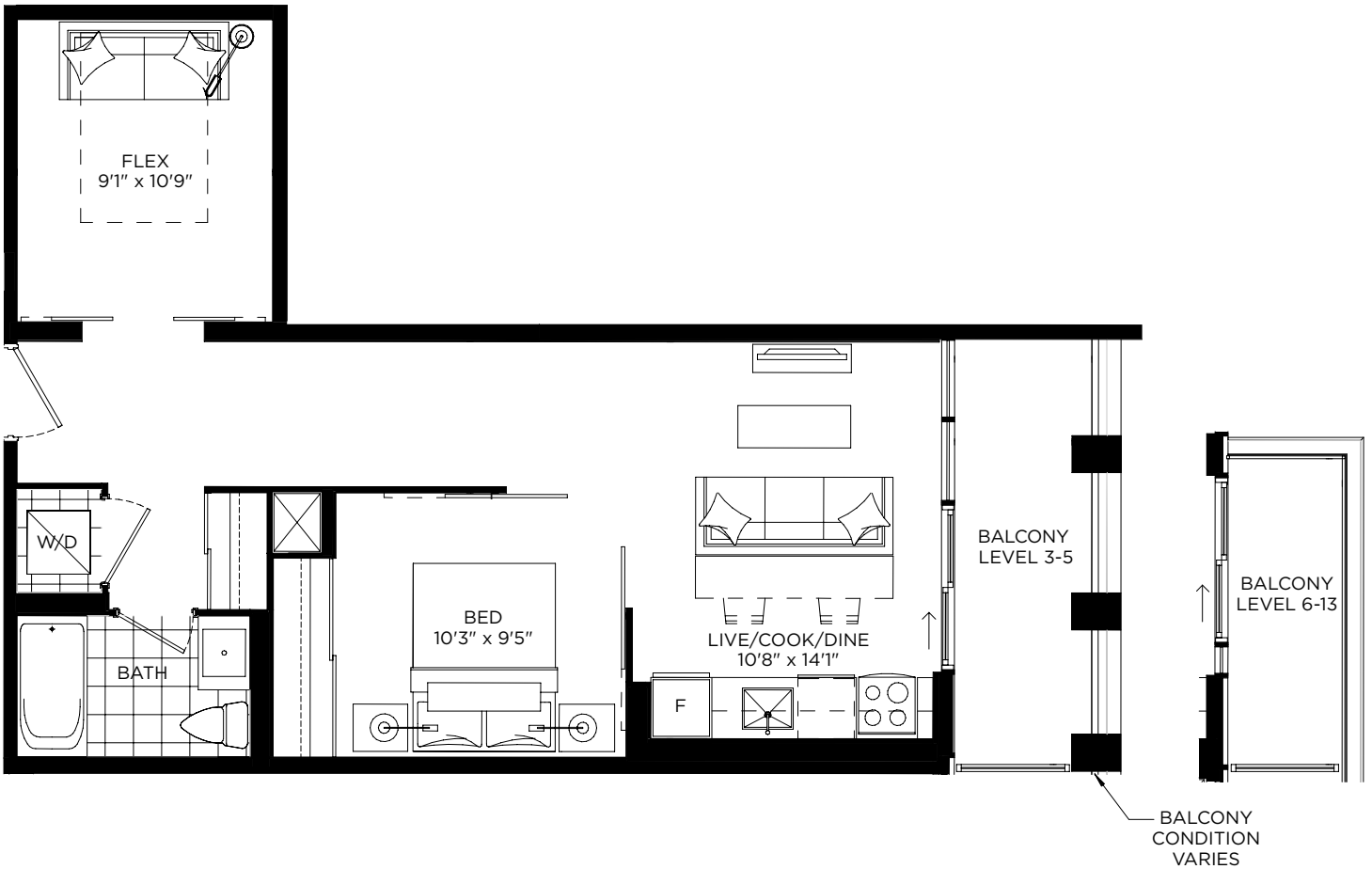
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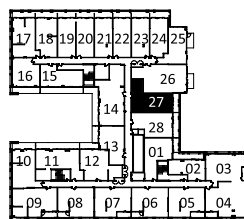
XO Condo Presentation Centre
1211 King St W, Toronto ON, M6K 1G3
T: 416-901-9699 | E: XOCondos@bakersale.info

All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. April 30th, 2019.
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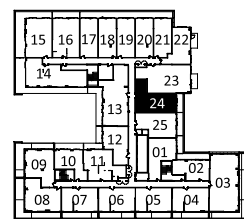




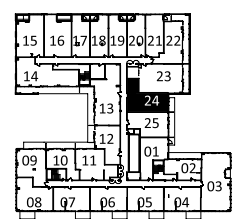
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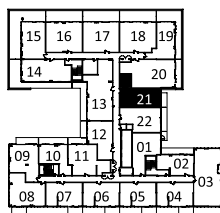
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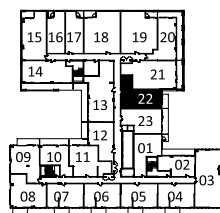
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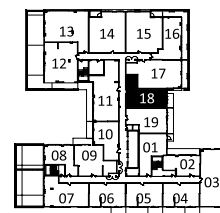
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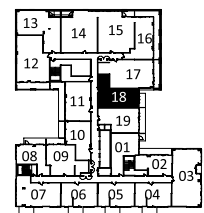
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Level 11



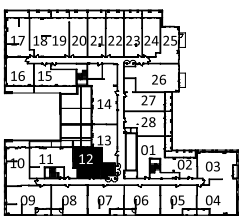
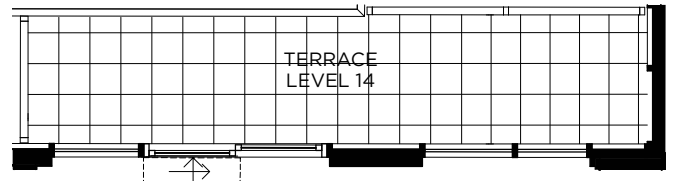
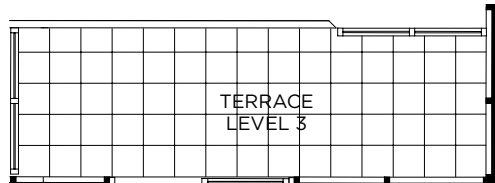
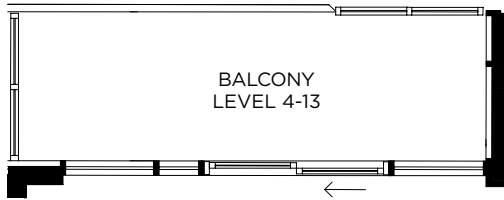
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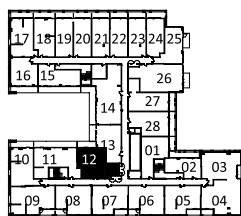
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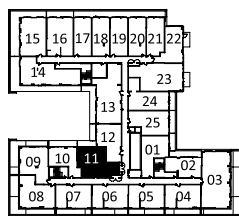
ONE BEDROOM + FLEX / 695 SQ.FT.
 TERRACE L3 / 79 SQ.FT.
 BALCONY L4-L13 / 67 SQ.FT.
 TERRACE L14 / 81 SQ.FT.



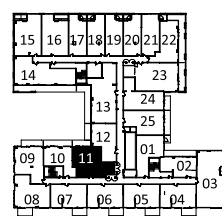
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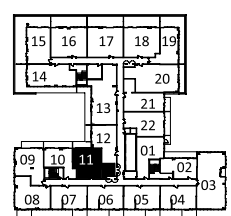
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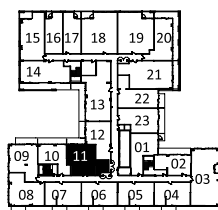
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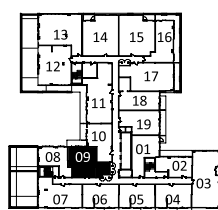
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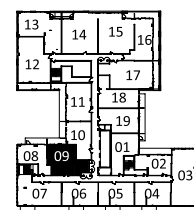
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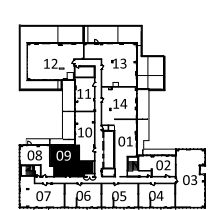
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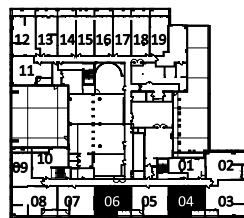
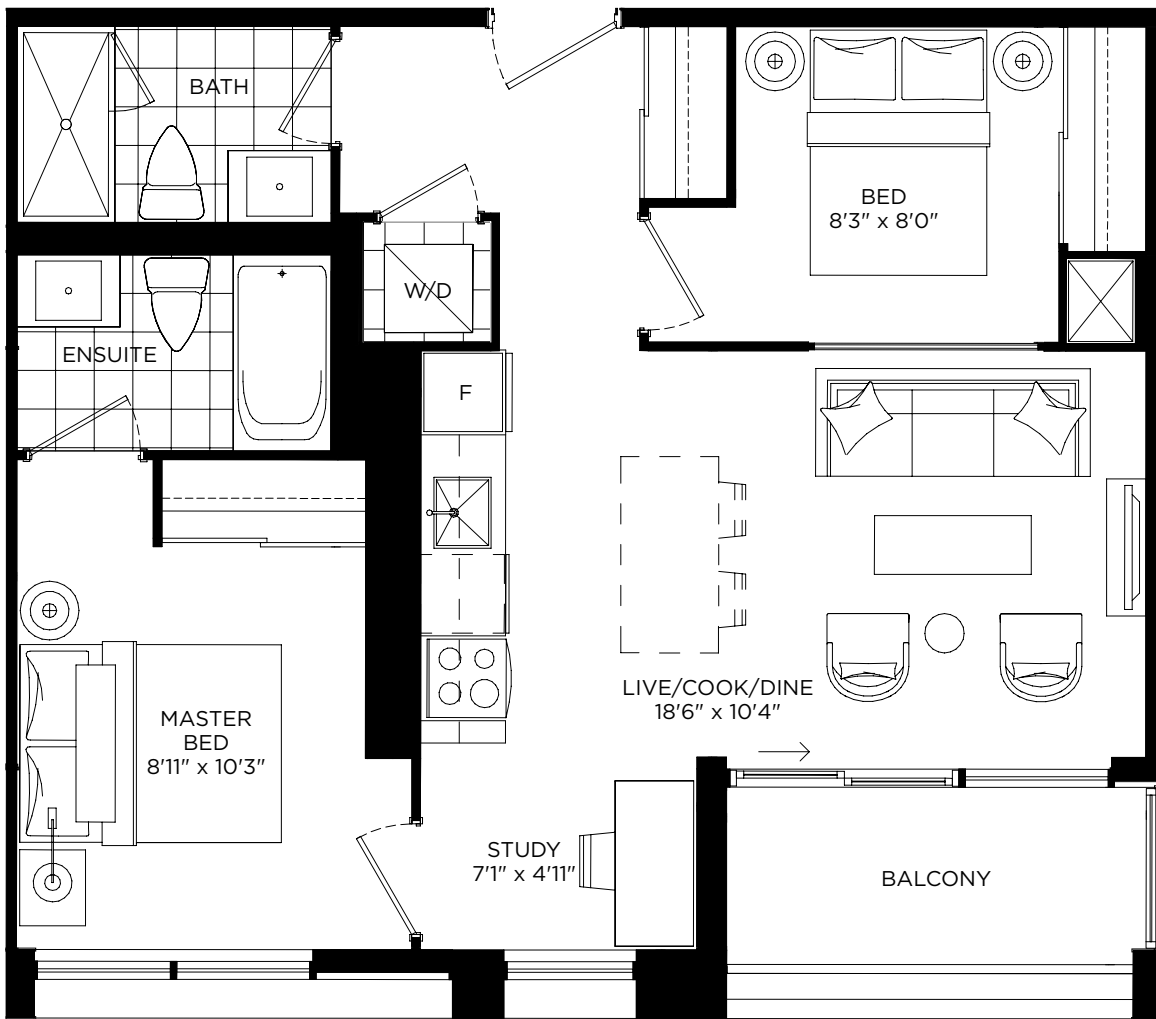


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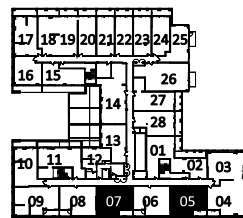


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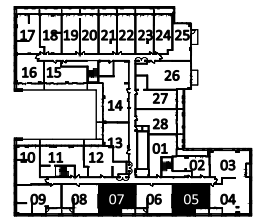




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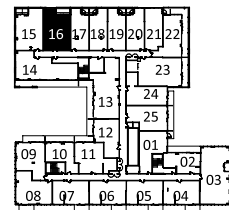
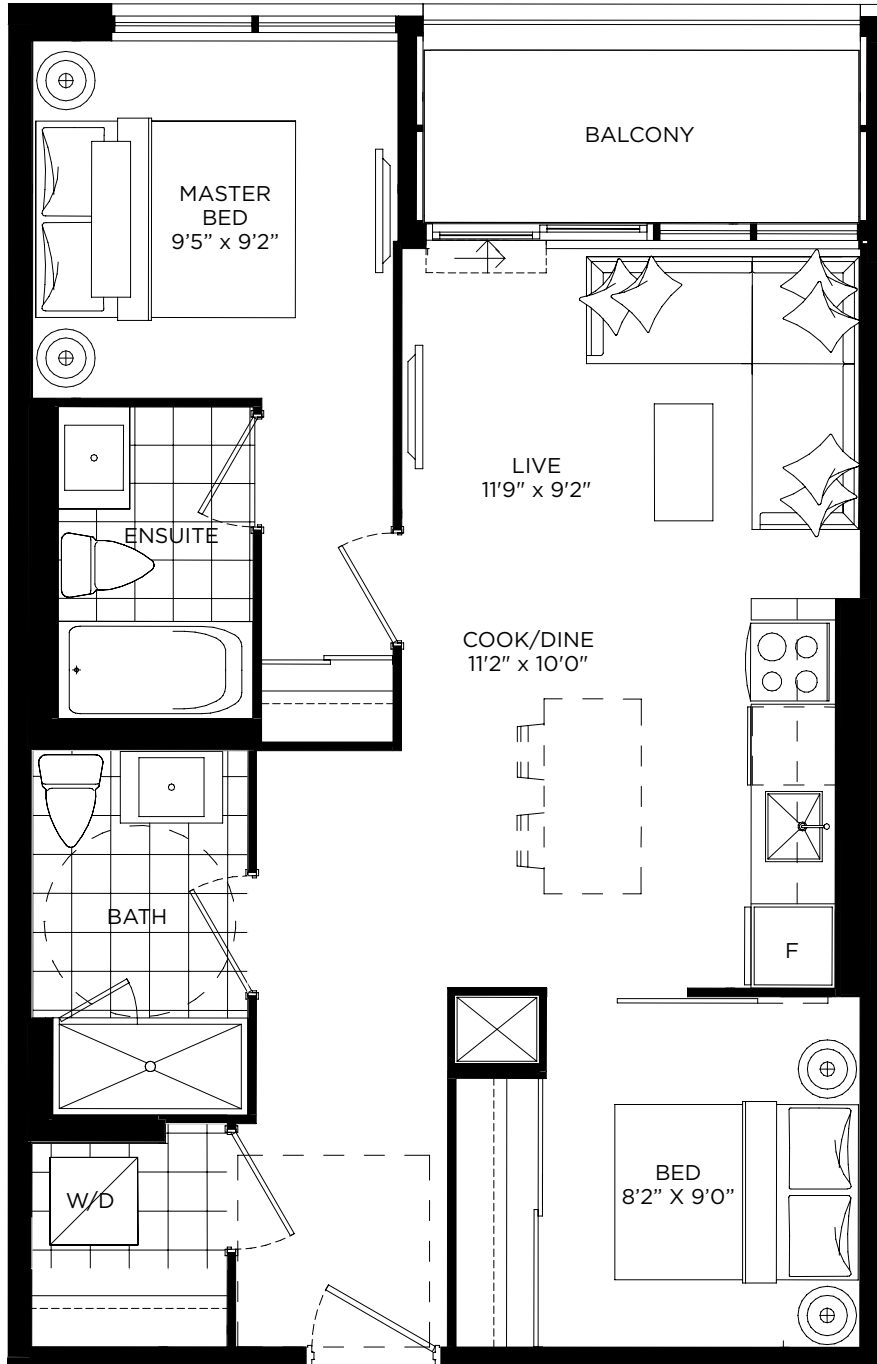


Level 3



Level 4





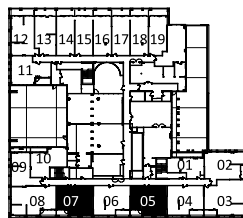
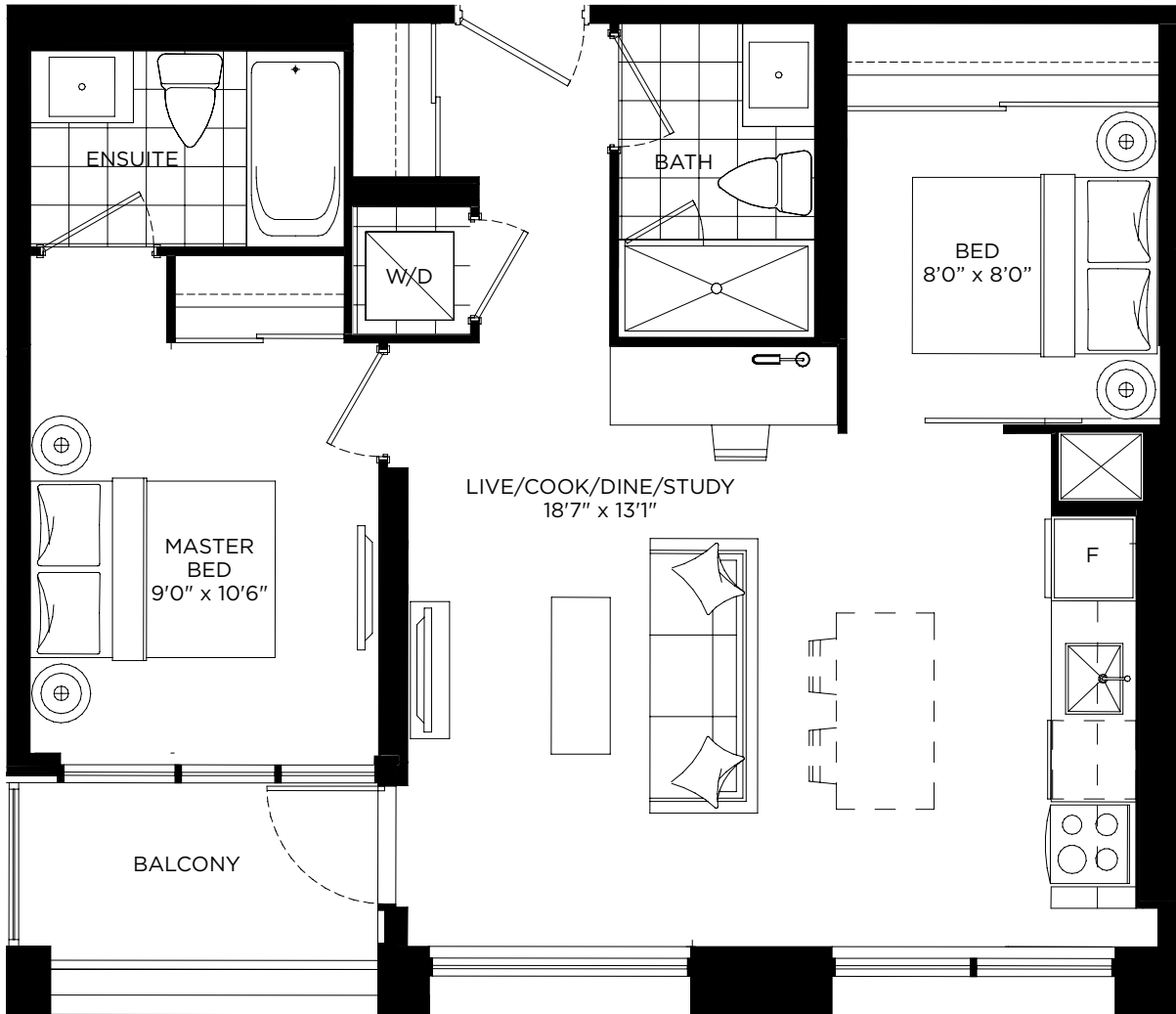
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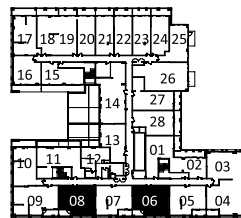
CONDOS

X 705

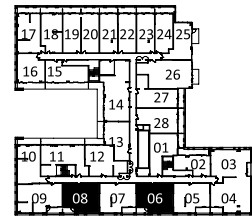
TWO BEDROOM + STUDY / 705 SQ.FT.
BALCONY / 42 SQ.FT.



Level 2



Level 3

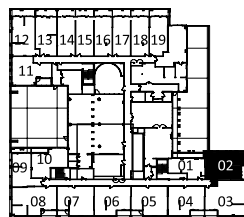


Level 4



All dimensions, specifications and drawings are approximate. Exterior wall, balcony and terrace conditions vary. Actual square footage may vary from the stated floorplan. E. & O. E. Furniture not included. Refer to Keyplate for unit location and orientation.

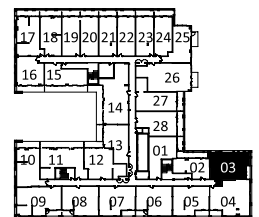




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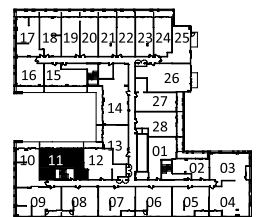
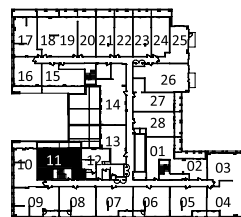
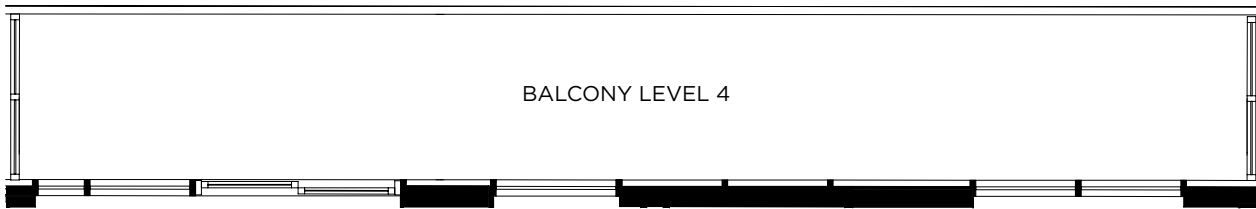


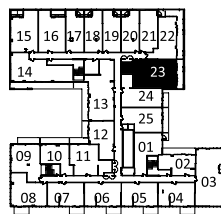
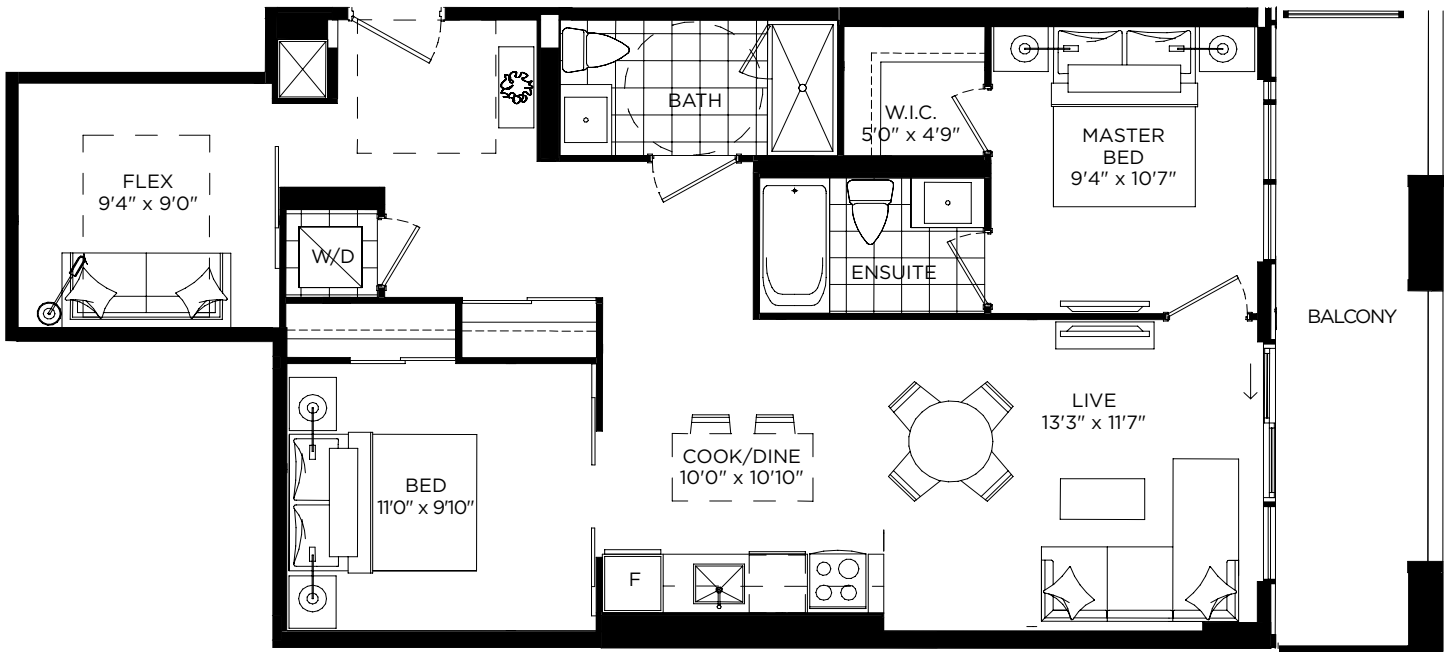
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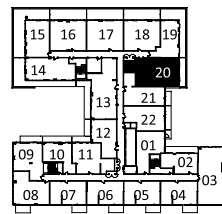
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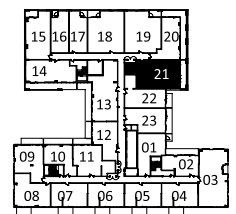




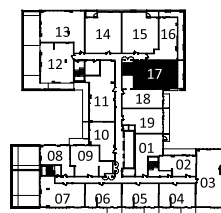
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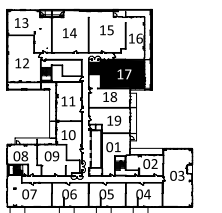
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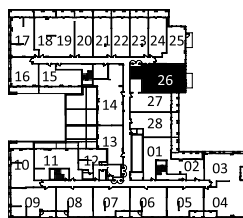
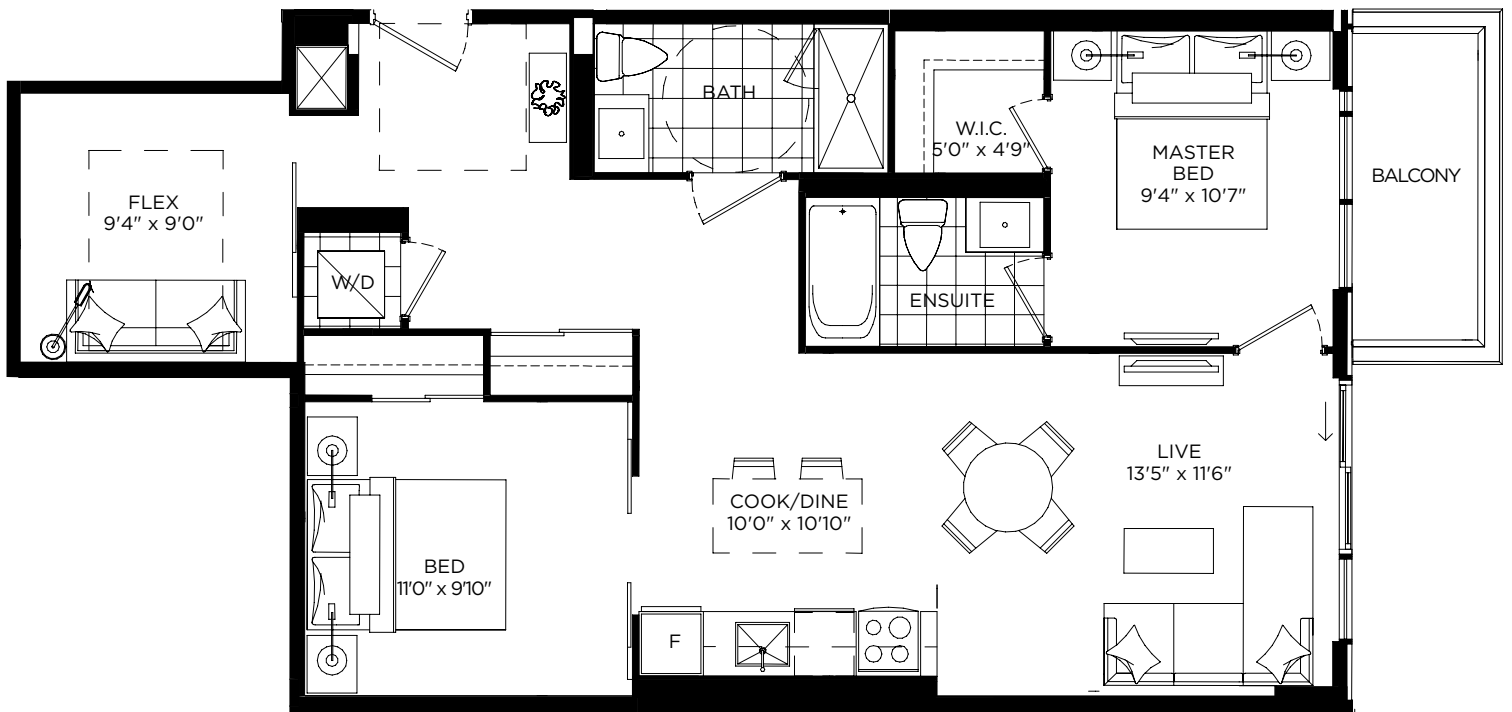


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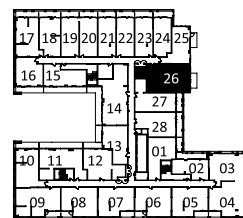


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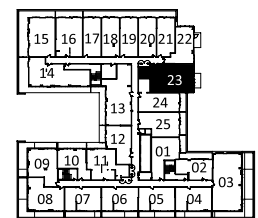




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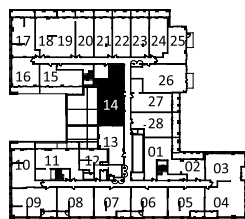


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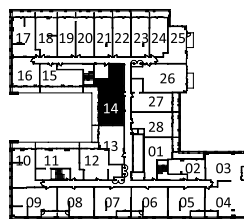


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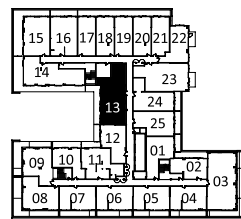




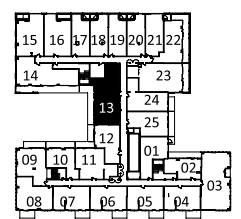
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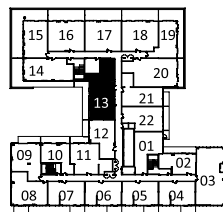
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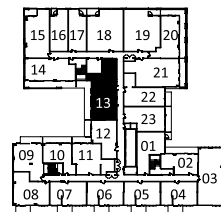
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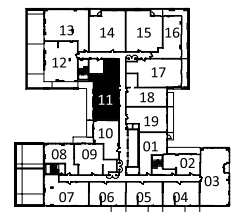
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Level 10

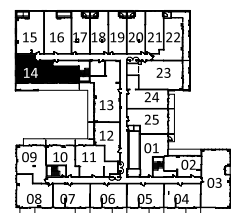
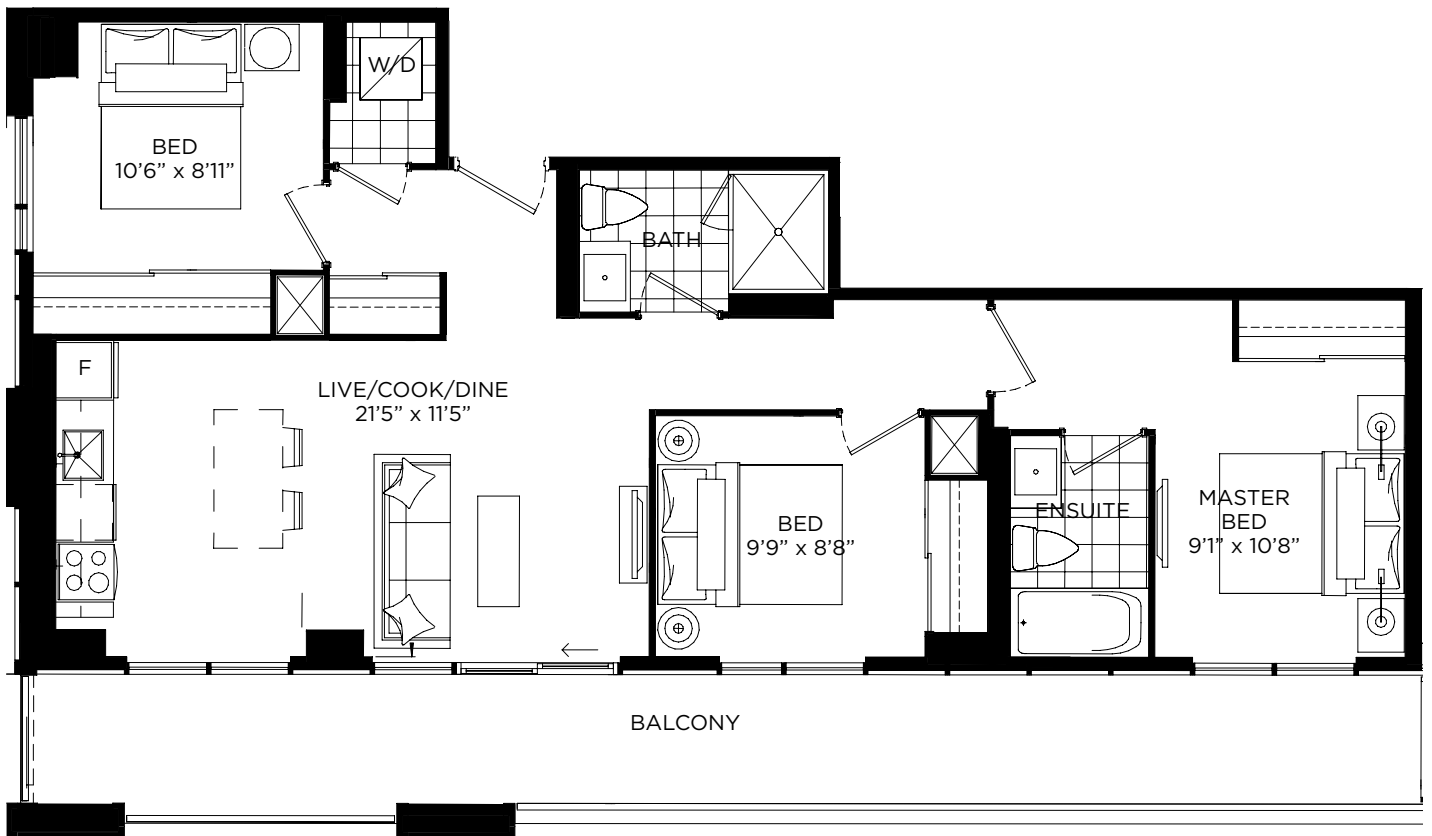


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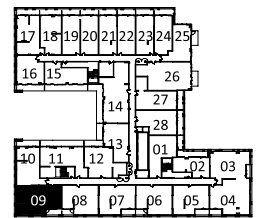
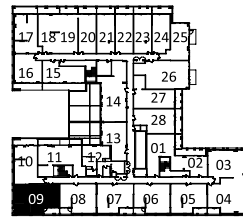
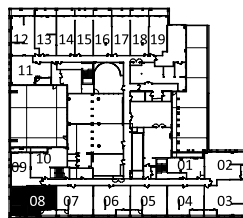
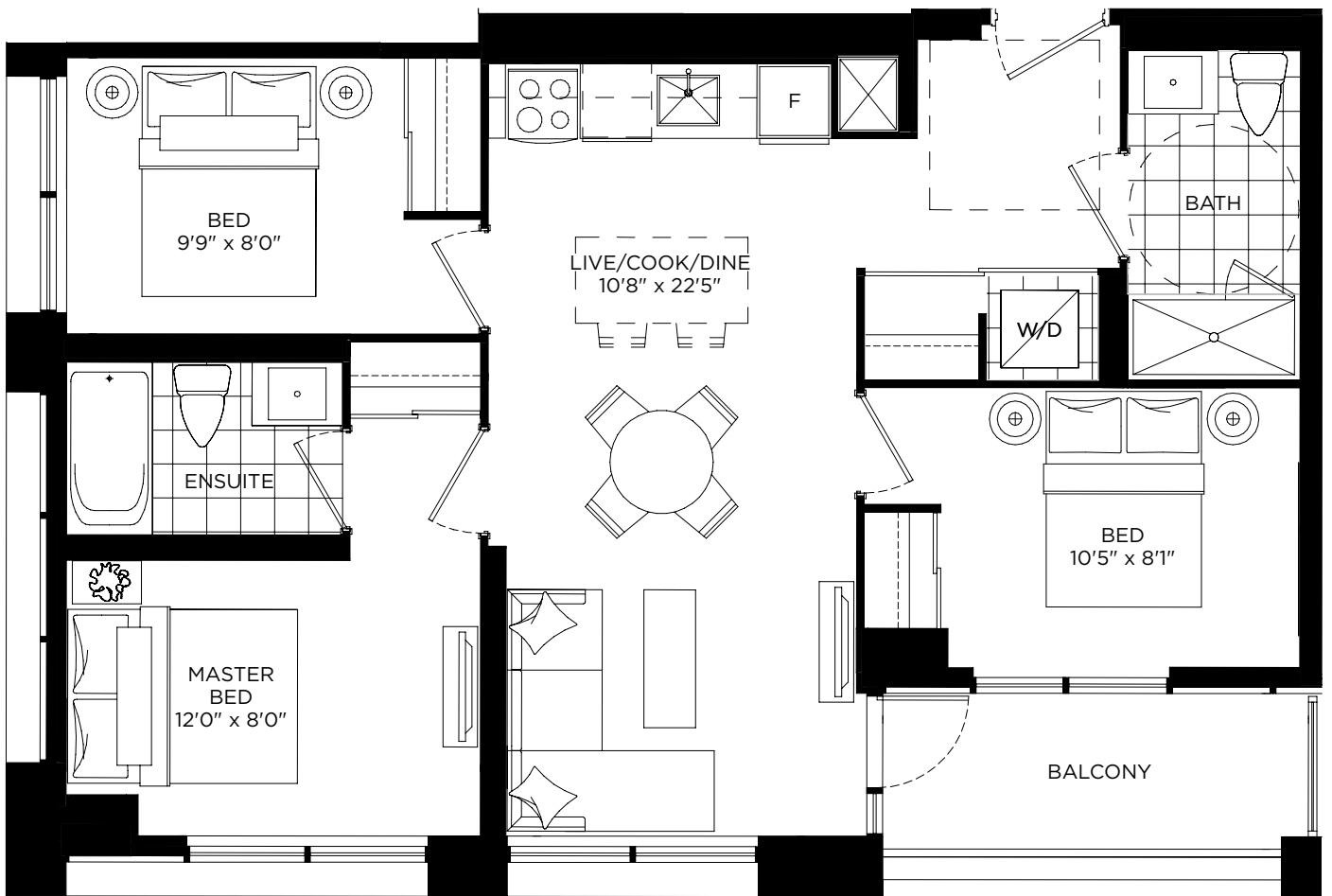


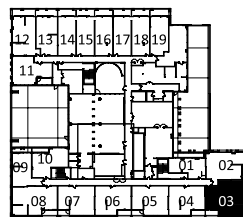
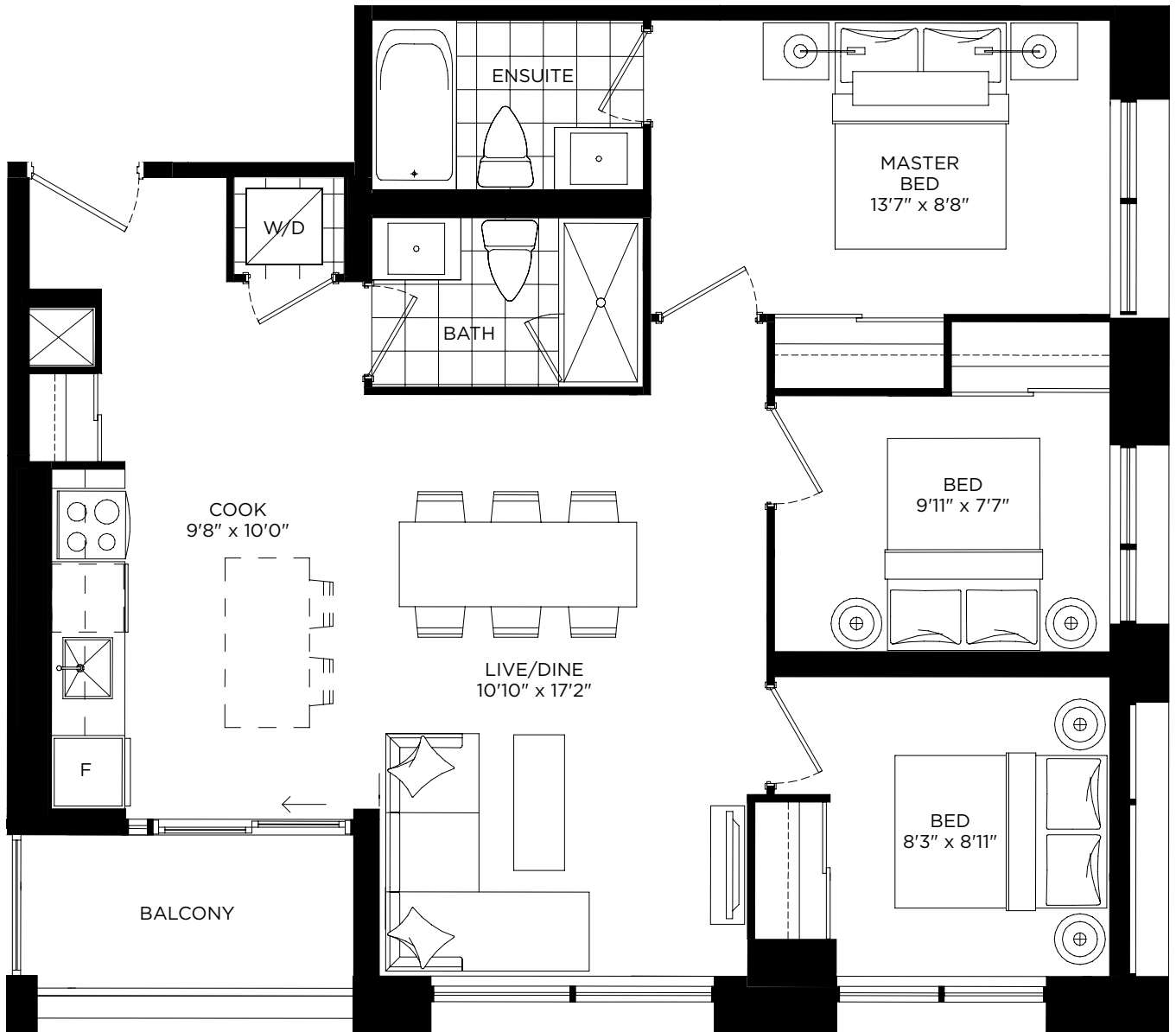
Level 12



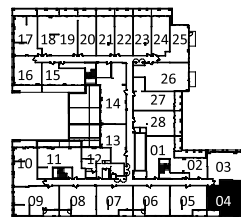


Level 6-9

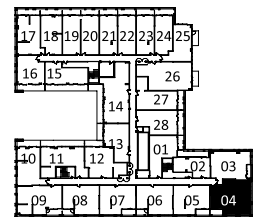




Level 2



Level 3



Level 4

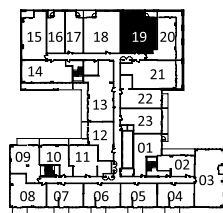
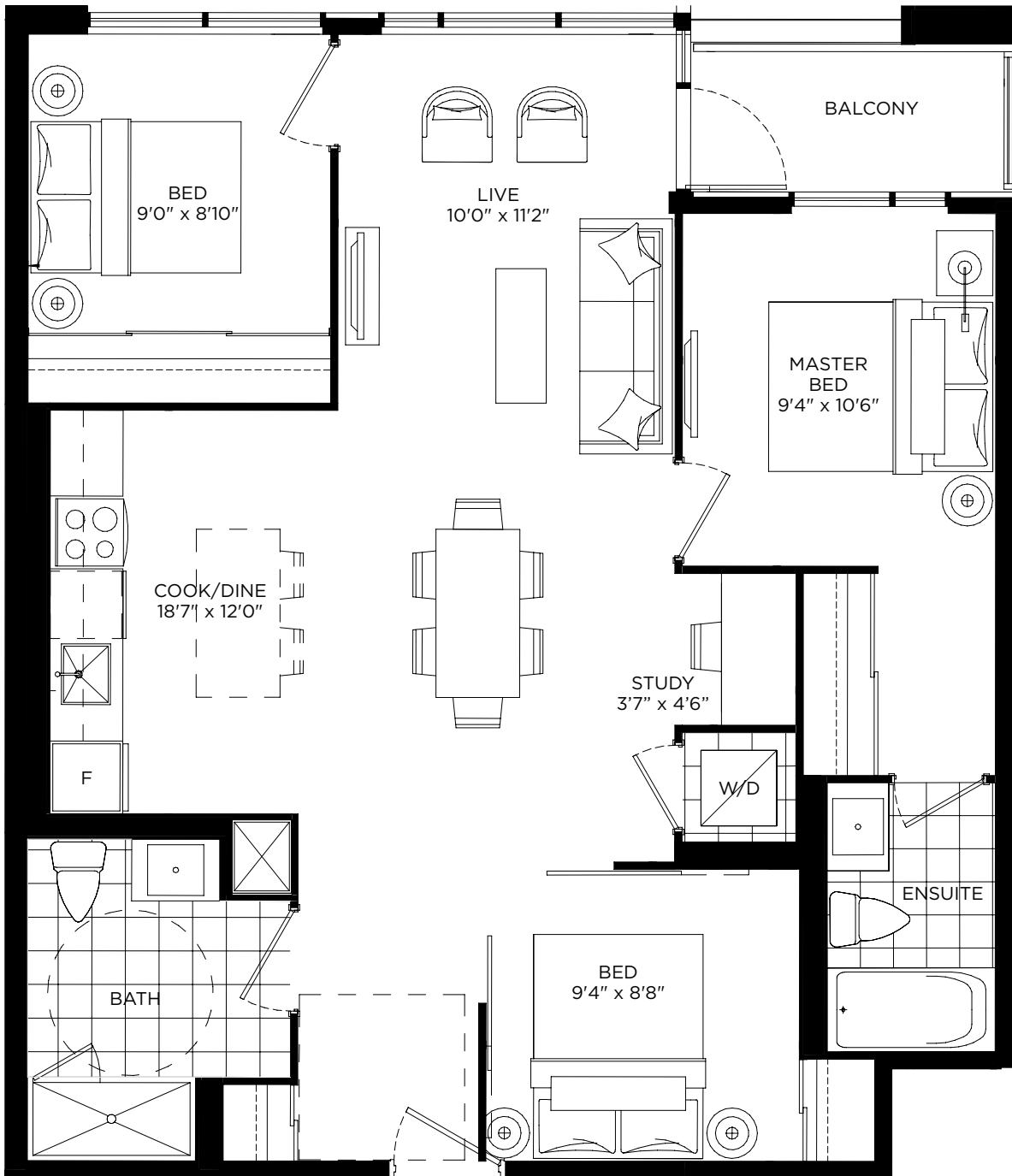




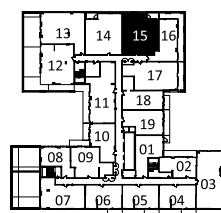
CONDOS

X 964

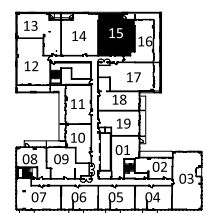
**THREE BEDROOM + STUDY / 964 SQ.FT.
BALCONY / 39 SQ.FT.**



Level 11



Level 12



Level 13



All dimensions, specifications and drawings are approximate. Exterior wall, balcony and terrace conditions vary. Actual square footage may vary from the stated floorplan. E. & O. E. Furniture not included. Refer to Keyplate for unit location and orientation.

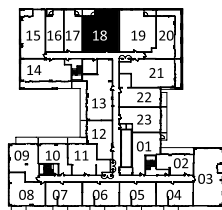
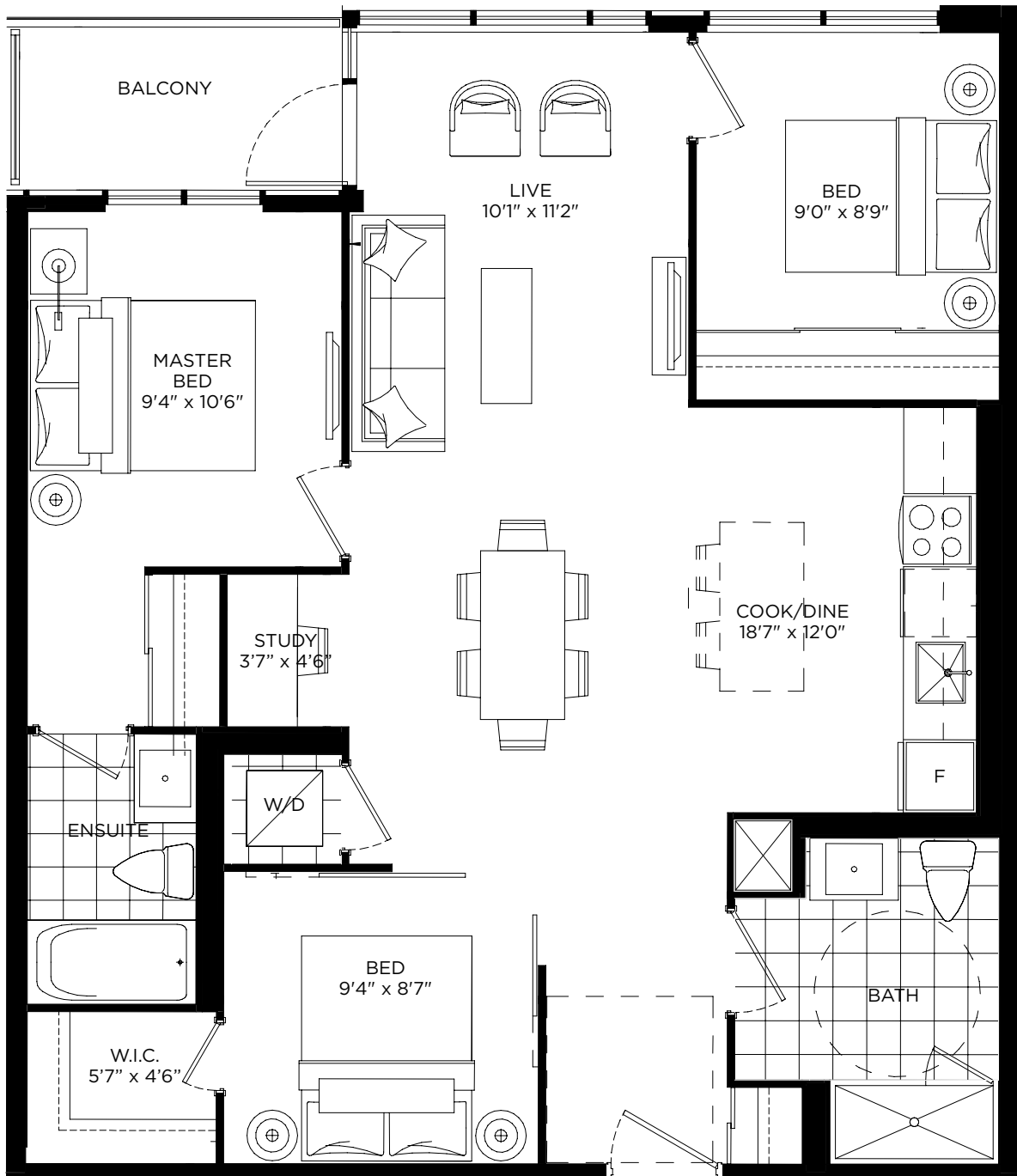




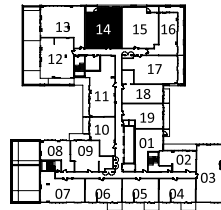
CONDOS

X 975

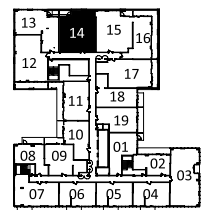
THREE BEDROOM + STUDY / 975 SQ.FT.
BALCONY / 43 SQ.FT.



Level 11



Level 12

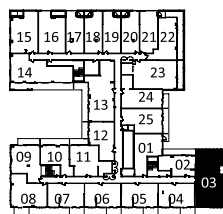
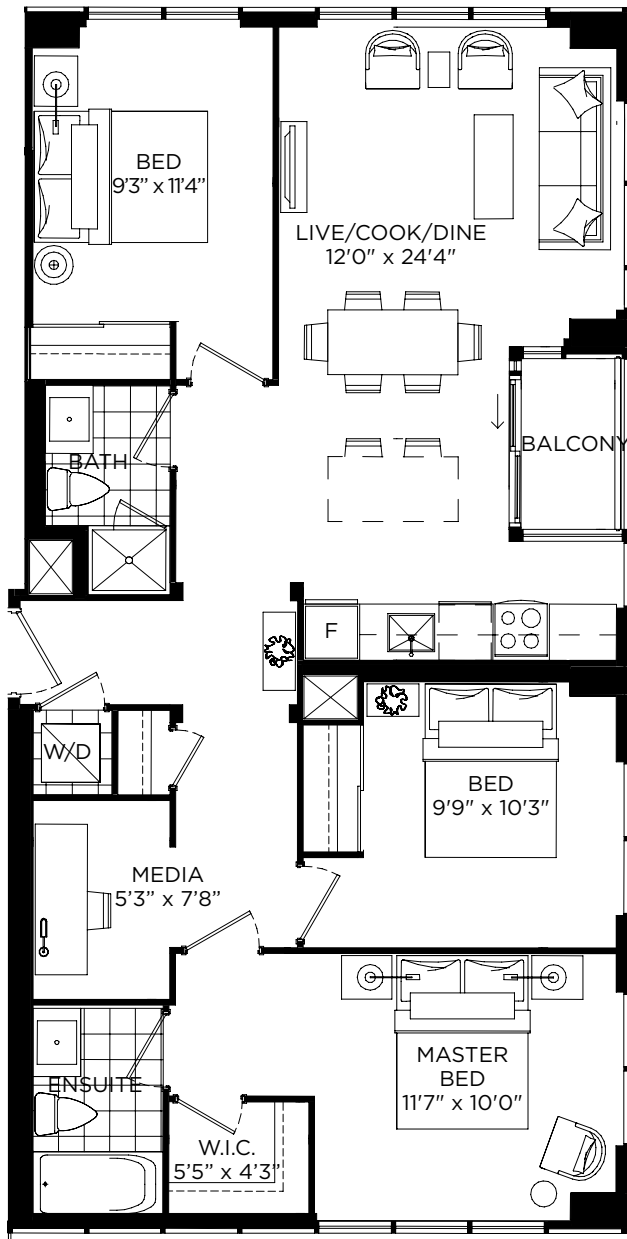


Level 13

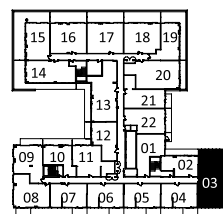


All dimensions, specifications and drawings are approximate. Exterior wall, balcony and terrace conditions vary. Actual square footage may vary from the stated floorplan. E. & O. E. Furniture not included. Refer to Keyplate for unit location and orientation.

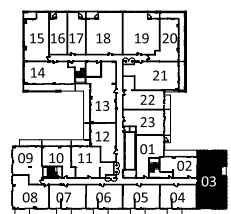




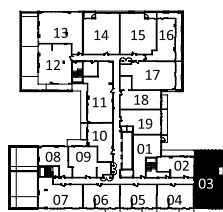
Level 6-9



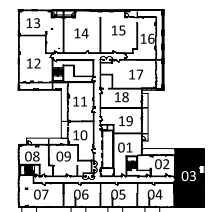
Level 10



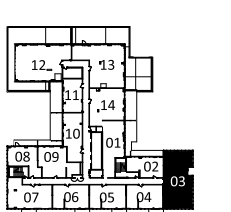
Level 11



Level 12



Level 13



Level 14

