



## INSIDER PURCHASER INCENTIVES

### > **Extended Deposit Structure**

\$5,000 Bank Draft/Certified Cheque on Signing

Balance to 5% in 30 days

5% in ~~90~~ **120** days

5% in ~~270~~ **365** days

5% in ~~450~~ **720** days

1% on Interim Occupancy

### > **FREE** Limited Right of Assignment\*

- **Valued at \$5,000!**

- 90% of the building is sold & commencement of construction

### > **FREE** Right to Lease During Interim Occupancy

### > **FREE** Vertical Blinds Installed in Every Suite

### > **Capped Development Charges**

- Studio to 1Bed+Den – **\$6,500**

- 2 Bed & Larger – **\$9,000**

### > Phase 1 Parking Price ~~\$55,000~~ **\$45,000**

- **NO** Deposit Required!

- All Product Types **ELGIBLE** to Buy Parking (1Bed, 1Bed + D & 2Bed)

*(Exception: 449 sq.ft. & smaller on waitlist)*



## RULES & PROCEDURES

### > Online Worksheet Submission Portal

Submit worksheets to: [www.insiderbroker.com/mobilio](http://www.insiderbroker.com/mobilio)

- Select whether you want towns or condominiums
- Indicate your client's top 2 choices
- Must have full Brokerage and Purchaser details
- Photo ID must be uploaded to the portal
  - **Health Cards and Expired ID's will not be accepted**
- Ensure the worksheet is **accurately** completed as any errors or missing information may result in you and your client losing the allocation
- All worksheets from a duplicate buyer will not be considered

### > Contract Signing & Appointments

- Once the suites are allocated you will be contacted by one of our Sales Representatives to schedule a signing appointment
- ALL contracts must be signed **BY APPOINTMENT ONLY** which must be confirmed with the Mobilio Sales Team
- Absolutely **NO** name changes will be permitted following submission of a worksheet or during the recession period
- You **MUST** accompany your client to the signing appointment.
  - **4954 Yonge Street, North York, ON, M2N 7G9 (Located beside Rogers and Goodlife Fitness)**
- Purchaser must have a valid photo I.D and S.I.N. number presented at the time of contract signing
- Any corporation wishing to purchase must be accompanied by a natural person on the contract

### > General Rules

- Must provide **\$5,000 bank draft** on signing accompanied by **ALL POST-DATED CHEQUES**, made payable to:
  - **"Goldman, Spring, Kichler & Sanders LLP In Trust"**
- Maximum of **ONE** unit per purchaser.
- Only accepting buyers with residency status
- All POA's must be **notarized** and make **specific reference to "Mobilio Residences Inc."**, and provided at the time of signing.



## EXCLUSIVE INSIDER PRICE LIST

Model	Suite Type	Interior Area (sf)	Exposure	Starting Price
SA	Studio	401	North	\$330's
1B	Jr. 1Bed	412	East	\$360's
1A	1Bed	524	North East	\$410's
1A+D	1Bed+Den	583	North	\$460's
1C+D	1Bed+Den	563	South	\$460's
1B+D	1Bed+Den	596	South	\$460's
1D+D	1Bed+Den	599	South	\$470's
2F	2Bed	686	North	\$530's
2A	2Bed	686	South	\$540's
2E	2Bed	739	North West	\$580's

<p><b>Parking:</b> <del>\$55,000</del> <b>\$45,000</b> Eligible for all Suites 449 sq.ft. &amp; Larger</p> <p><b>Parking Maintenance:</b> TBA</p> <p><b>Locker:</b> Waitlist</p>	<p><b>Maintenance Fees:</b> TBA</p> <p><b>Tentative Occupancy:</b> Spring 2022</p>	<p><b>Deferred Deposit Structure</b></p> <p>\$5,000 Bank Draft on Signing Balance of 5% in <b>30</b> Days 5% in <del>90</del> <b>120</b> Days 5% in <del>270</del> <b>365</b> Days 5% in <del>450</del> <b>720</b> Days 1% on Interim Occupancy</p>
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**Presentation Gallery:**  
4954 Yonge Street, North York, Ontario, M5G 1N6

**Opening Launch Hours:**  
Open Daily 12:00 – 7:00 pm

**Phone:** (416) 730-1600 | **E-mail:** mobilio@menkes.com



Exclusive Listing Brokerage: Cornerstone Marketing Realty Inc., Brokerage  
All prices, figures and materials are preliminary and are subject to change

