



FREQUENTLY ASKED QUESTIONS

About the Project:

- Located on Ritson Road, South of Winchester Road,
- Developer/Builder: Menkes Developments
- Proposed Addresses: TBD

Critical Dates:

What is the Construction Start Date?

- Spring 2025

What is the First Tentative Occupancy Date?

- End 2025 to Early 2026

Deposit Structure:

What is the Deposit Structure?

- \$25,000 on Signing (Must be Certified Cheque or Bank Draft)
- \$25,000 in 60 Days
- \$25,000 in 180 Days
- Balance to 10% in 360 Days

Deposit is made payable to Vendor: **MENKES RITSON ROAD INC.

Procedures:

Are name changes permitted?

- No name change allowed.

Can purchasers buy multiple units under the same name?

- No.

Is purchaser required to provide a mortgage approval?

- Yes, purchasers need to provide a valid mortgage pre-approval within 30 days of the acceptance date
Refer to mortgage approval requirement information sheet for more details.

About structural appointment, décor features and finishes:

When does purchaser(s) choose colours and finishes?

- Vendor will notify and contact purchasers for structural (applicable to detached homes only) and/or décor appointments within a few weeks after Signing.

Can purchasers make changes to the floor plan?

- Permissible changes to the floor plan can be requested through the structural and/or décor appointment(s).

Can purchasers choose the Optional plans at time of purchase?

- Yes, purchaser will be able to purchase the Optional plans at the time of purchase.

