



Simply perfect

THE MATTAMY WAY QUALITY DETAILS YOU'LL LOVE

At Union, our higher standards are anything but standard. Your new home will offer premium quality finishes and smart home technologies to simplify your life.

- **1 Year Free Maintenance Fees**
- FREE Assignment Fee* (\$5,000 value)
 - \$500 Admin + \$500 Legal Fee Applicable
- Approximately 9' Ceiling on Ground and Main Floor
- SPC Throughout Ground Floor and Main Floor as Per Plan
- SPC in Third floor Hallway and Primary Bedroom
- Stained Oak Stairs as Per Plan
- Smooth Ceilings on Main Floor
- Quartz Countertops in Kitchen and Primary Ensuite
- 3 Stainless Steel Appliances (Fridge, Stove, Dishwasher)
- Tankless Water Heater (Included with no monthly rental cost)
- Air Source Heat Pump (for heating and cooling the home)
- 200 AMP Service
- Energy Star®
- Smart Thermostat
- EV Charging Rough-In
- Free Rogers Internet for 1 Year

3-Storey Townhomes

Features are as per plan and as per schedule A. In the event of any discrepancies on this incentive sheet, the terms listed on Schedule A shall take precedence. Subject to change without notice. Images are for marketing purposes only and may not reflect included features and finishes. *Free Assignment Fee. \$500 + HST Administration & \$500 + HST Legal Fees are applicable. For details on fees and conditions please visit our Sales Centre. Limited time offer, subject to cancellation at any time by Mattamy Homes. E.&O.E. October 27, 2025



UNION

Special Savings Price Package



UNION PHASE 3 QUICK MOVE-IN 3-STOREY TOWNHOME

Lot	Model	Elevation	Sq.ft.	Plan	Closing Date	Base Price	Lot Premium	Selling Price	Proposed Government Rebate for First Time Home Buyers
3055	Lawrence (ITHB)	Modern	1,841	3 Bedrooms	2-Apr-26	\$795,990	\$0	\$795,990	\$70,335
<i>Includes \$14,950 in upgrades.*</i>									
3056	Lawrence (ITHB)	Modern	1,841	3 Bedrooms	2-Apr-26	\$795,990	\$0	\$795,990	\$70,335
<i>Includes \$15,350 in upgrades.*</i>									
3080	Lawrence (ITHB)	Modern	1,841	3 Bedrooms	25-Mar-26	\$795,990	\$0	\$795,990	\$70,335
<i>Includes \$19,750 in upgrades.*</i>									
3081	Lawrence (ITHB)	Modern	1,841	3 Bedrooms	25-Mar-26	\$795,990	\$0	\$795,990	\$70,335
<i>Includes \$20,950 in upgrades.*</i>									
3095	Newport End (ITHD)	Traditional	2,008	3 Bedrooms	24-Feb-26	\$831,990	\$0	\$831,990	\$74,477
<i>Includes \$19,800 in upgrades.*</i>									
3098	Chester End (ITHE)	Traditional	2,076	4 Bedrooms	26-Feb-26	\$851,990	\$0	\$851,990	\$76,778
<i>Includes \$18,750 in upgrades.*</i>									
3184	Newport End (ITHD)	Traditional-U	2,008	3 Bedrooms	25-Mar-26	\$831,990	\$0	\$831,990	\$74,477
<i>Includes \$20,750 in upgrades.*</i>									
3185	Midland (ITHC)	Traditional	1,960	3 Bedrooms	25-Mar-26	\$793,990	\$0	\$793,990	\$70,105
<i>Includes \$17,650 in upgrades.*</i>									
3186	Lawrence (ITHB)	Traditional	1,841	3 Bedrooms	25-Mar-26	\$780,990	\$0	\$780,990	\$68,609
<i>Includes \$17,350 in upgrades.*</i>									
3189	Newport End (ITHD)	Traditional-U	2,008	3 Bedrooms	19-Mar-26	\$831,990	\$5,000	\$836,990	\$74,477
<i>Includes \$20,900 in upgrades.*</i>									

*Speak to your Sales Consultant for more details.

First Time Home Buyers who are eligible may apply for the proposed GST/HST rebate directly with the Canada Revenue Agency once legislation is enacted. If you are a First Time Home Buyer, inquire with your Sales Consultant for more details.

Maintenance Fee: \$106/month

DEVELOPMENT CHARGE INCREASES CAPPED AT \$0 FOR CLOSINGS UP TO MAY 31, 2026.

Deposits

Occupancy up to 3 Months

\$50,000 with Offer

Closings in 4-5 Months

\$25,000 with Offer

\$25,000 in 30 Days

\$20,000 in 60 Days

Bank Draft and/or Credit Card

Payment Required for First

Deposits payable to:

Mattamy (Credit River) Limited

The referenced federal and Ontario first time home buyer GST/HST rebate measures are proposed and not yet in effect. The availability of the rebate depends on enactment of the necessary legislation by the Government of Canada and/or the Government of Ontario (including receiving Royal Assent). Mattamy Homes has no control over whether these measures are enacted. The availability, eligibility criteria, rebate amounts, application forms, and timing will be determined by legislation and by administrative guidance issued by the applicable authorities. Mattamy Homes does not control whether, when, or in what form any such measures take effect. Application procedures (including any assignment of rebates, if permitted by law) and processing times are set by the applicable authorities, not by Mattamy Homes. Any price or incentive that references or assumes a GST/HST rebate (including any "net of rebate" pricing) is conditional on the applicable legislation being enacted as anticipated and on the purchaser's eligibility. If the legislation is not enacted, is enacted with different terms or timing, or the purchaser is ineligible, any assumed rebate will not apply, and the purchaser may be responsible for the full purchase price without the benefit of any such rebate. This material is provided for general information only, does not consider your specific circumstances, and does not constitute tax or legal advice. Purchasers should consult their own tax and legal advisors. References to an Ontario rebate relate to the provincial component of HST for homes in Ontario only. Other provinces and territories may have different rules. Information is current as of November 20, 2025, and is subject to change without notice.

Prices include applicable taxes. Some lots subject to premiums. Premiums subject to change at any time. Prices and features subject to change without notice. All measurements are approximate. Note: actual usable floor space may vary from the stated floor area. Brokers protected. E.&O.E. February 18, 2026



UNION

Schedule A (Home Features)

Union Phase 3 - Brampton – 3-Storey Townhomes

EXTERIOR

1. MATTAMY’S Union is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2. Elevations include Clay Brick and maintenance free Vinyl Siding, veneer stone, fibre cement rainscreen and EIFS Stucco system with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eaves-trough.
5. Architectural styled Laminate Fibreglass shingles with a 30 year manufacturer's Limited Lifetime Warranty.
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All Zone 3 triple-glazed vinyl casement windows or fixed windows throughout, excluding basement windows. Basement windows (30”x24”) to be all-vinyl sliders. All windows as per vendor’s specifications and caulked on exterior.
8. Sliding patio door or garden door(s), as per plan.
9. All windows triple glazed, excluding basement windows and entry door glazing. Basement windows and sliding patio door, where applicable, to be classified as Zone 3 with Low E coating and Argon Gas.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Steel insulated door from house to garage, if grade permits, with safety door closer and keyless entry hardware, as per plan.
13. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
14. Entire lot sodded except paved areas (common side yard 6’ or less may be finished with granular material).
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16. Two exterior water taps, one in front (or garage), and one at rear of home.
17. Two exterior weatherproof electrical outlets with ground fault interrupter, one at front and one at rear of home.
18. Weiser front door entry set finished in Satin Nickel. Individual house number. Black front coach lights at all exterior home entrances, as per elevation.
19. Vendor will install a two-coat asphalt driveway for single car driveway.

KITCHEN

1. Purchaser’s choice of cabinets and quartz countertops from vendor’s standard selection.
2. Colour co-ordinated kick plates to compliment kitchen cabinets.
3. Stainless steel undermount double compartment kitchen sink complete with shut off valves. Includes single lever pull down Moen faucet, as per Vendor’s standard specifications.
4. Stainless Steel exhaust fan with 6” duct vented to exterior.
5. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
6. Split receptacle(s) at counter level for future small appliances.
7. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied).

BATHS

1. Purchaser’s choice of cabinets and quartz countertops from Vendor’s standard selection in Primary bathroom.
2. Purchaser’s choice of cabinets and laminate countertops from Vendor’s standard selection in all bathrooms (excluding Primary Bathroom and Powder Room).
3. Colour co-ordinated kick-plate to compliment vanity cabinets.
4. Water resistant board to approximately 60” high on separate shower stall walls.
5. Energy efficient water saver shower head and toilet tank.
6. Fully tiled shower enclosure with 2x2 white mosaic tile base, 8x10 ceramic tiled walls (where required) and framed glass door in Primary Ensuite as per plan, from Vendors’ standard selection.
7. Decorative lighting and beveled mirrors in all bathrooms and powder room.
8. White bathroom fixtures from Vendor’s standard selection including efficient 4.8L elongated toilet.
9. White acrylic bathtubs in all bathrooms with ledge, as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and Powder Room.
11. Privacy locks on all bathroom and powder room doors.
12. Chrome finish upgraded Moen washer-less faucet with pop-up drain and water saving aerator in all bathroom and Powder Room sinks.
13. Pedestal sink in Powder Room, as per plan.
14. 8x10 ceramic wall tile from Vendors’ standard selection, up to the ceiling for tub/shower enclosure(s) and up to and including ceiling for separate shower stalls.
15. White acrylic freestanding oval tub with Moen roman tub faucet in chrome finish as per plan.
16. Bathroom and Powder Room accessories to include Moen chrome finish matching towel bar and toilet tissue holder.
17. Pressure balance valves to all shower stalls and tub/showers.
18. Shut off valves for all bathroom and Powder Room sinks.

INTERIOR TRIM

1. Stairs with oak treads, oak veneer risers and stringers with choice of stained or natural finish from vendor’s standard colour selection. Applies to stairs from ground to main floor and from main to third floor as per plan. Excludes stairs to basement.
2. Colonial moulded panel interior passage doors throughout finished areas (purchaser’s choice from vendor’s standard selection of one style throughout), excluding sliding closet doors if applicable.
3. Colonial 4” baseboard throughout with 3/8” profiled door stop trim in all tiled areas.
4. Colonial 2 ¼” trim casing on all swing doors and flat archways up to approx. 12” deep, on ground floor, 2nd floor and hallway of 3rd floor, and windows throughout in all finished areas, foyer and linen closets, where applicable as per plan (excluding bedroom closets with sliding doors and arches in 3rd floor bedrooms and bathrooms).
5. All drywall applied with screws using a minimum number of nails.
6. Weiser lever handles and hinges (unpainted) finished in Satin Nickel on all interior doors in finished areas.
7. Wire shelving in all bedroom closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed with shut off valve in finished laundry room, unfinished basement or unfinished storage / utility room, as per plan.
2. Purchaser’s choice of cabinets and laminate countertops from Vendor’s standard selection in optional base laundry cabinet, where applicable, as per plan.
3. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. 200 Amp service with circuit breaker type panel.
2. All wiring in accordance with Ontario Hydro standards.
3. One electrical outlet under electrical panel if located in unfinished area.
4. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
5. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
6. Electrical box with conduit from garage to basement electrical panel for future Electric Vehicle charging included. This is rough in only. Wiring to electrical panel, plug and transformer not included.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.
8. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10’ that span the entire room are to have switch-controlled receptacle).
9. Switch controlled receptacle in living room.
10. Deeper electrical boxes for future smart switches (smart switches not included)
11. One (1) decora light switch for front entry light.
12. Smoke Detector with visual signaling component installed as per Ontario Building Code.
13. Carbon Monoxide Detector on all floors where a finished bedroom is located.
14. Electronic door chime at front door.
15. Builder to provide (1) finished Cat6 Data line to Great Room to accommodate cable, telephone and internet connections.

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from vendor’s standard selection).
2. Interior trim and doors to be painted white.
3. Smooth finish ceiling on main floor. Sprayed stipple ceilings with 4” smooth borders on ground and 3rd floor except for Bathrooms and finished Laundry Room, where applicable. All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of ceramic floor tile in foyer, powder room, kitchen (as per plan), bathroom(s) and finished laundry room where applicable, as per plan from vendor’s standard selection.
2. SPC (Stone Product Composite) Flooring approx. 5.83” wide flooring in choice of colour from vendor’s standard selection on entire ground floor (finished space except bedrooms), entire second floor, third floor hallway and Primary bedroom (excluding tiled areas) as per plan. Choice of colour from vendor’s standard selection.
3. 35oz broadloom in all finished areas on third floors with 4 lb. chip foam under-pad from vendor’s standard selection. (excluding tiled areas noted above, third floor hallway and primary bedroom). 35oz broadloom in all bedrooms on ground floor as per plan.
4. Tongue and groove, oriented strand board subflooring throughout screwed and glued on engineered floor joist system.

ADDITIONAL FEATURES

1. Approximately 9’ high ceilings on ground and approximately 9’ high ceilings on the second floor and approximately 8’ high ceilings on third floor, except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered. Taller upper kitchen cabinets, transom over exterior entry swing doors. Approx. 8’ high interior arches and interior doors. Vanity mirrors and taller windows will be installed and increased, where applicable. Interior faux transoms may be installed where it is not possible to increase specified doors.
2. 2”x 6” exterior wall construction
3. Mortgage survey provided with closing documents at no additional cost.
4. Garage floor and driveway sloped for drainage.
5. Concrete garage floor where applicable with re-enforced grade beams.
6. Garage drywalled and primed.
7. All windows installed with expandable foam to minimize air leakage. (excluding basement windows)
8. Poured concrete basement walls with drainage membrane and weeping tile.
9. Poured concrete front porch as per plan.
10. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
11. 1” gas supply lines throughout.
12. Ducts professionally cleaned.
13. Stainless Steel 30”W Refrigerator, 24”W Dishwasher and 30”W Stove, as per Vendor’s standard selection.

ENERGY STAR PROGRAM

1. All triple-glazed windows with insulated spacers (excluding basement windows). Windows installed with expandable foam at perimeter and caulked on the exterior. (excluding basement windows).
2. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
3. All ductwork to be sealed with foil tape or mastic sealant.
4. Ceilings insulated to a minimum of R60 below attic space.
5. Air Source Heat Pumps for heating and cooling, vented to exterior.
6. Air Handler combined with EnergyStar qualified Tankless water heater is included.
7. Energy Star certified Smart Thermostat, centrally located on Second Floor.
8. LED lighting in all standard interior and exterior light fixtures.
9. Heat Recovery Ventilation (HRV) installed, interlocked with Air Source Heat Pump.
10. Independent third-party inspection and air tightness test.

WARRANTY

Mattamy Warranty backed by TARION “Excellent Service Rating” includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:

The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defects):

A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or - any defect in workmanship or materials that adversely affects your use of the building as a home.

Specifications and Terms subject to change, E. & O.E., August 12, 2025.

Purchaser shall have the right to select floor coverings, cabinets and countertops, bathroom fixtures and purchase upgrades from the Vendor’s samples subject to their timely availability from the Vendor’s normal supplier and provided that the same have not already been ordered for this house. Variations from Vendor’s samples may occur in bricks, finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process. The Purchaser is notified that the laundry room may be lowered to accommodate side yard drainage, in extraordinary cases, door(s) from laundry room will be eliminated at Vendor’s discretion. Steps where applicable, may vary at any exterior or interior entranceway due to grading variance. Corner lots and priority lots may have special treatments which may require window changes and minor interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts these changes as necessary. When purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation or layout of this model and Purchaser agrees to accept such changes as constructed. The house erected or to be erected on the above lot shall contain the features listed above. The floor plan shall be that plan illustrated in the Vendor’s latest sales display for the model type purchased. The purchaser acknowledges that the Vendor’s model homes have been decorated for public display purposes and may contain certain features, upgrade finishes and augmented services which may not be included in the basic model type. All electrical services included in the basic model type are illustrated on architectural plans available at the Vendor’s sales office. Most additional features on display in the model homes are available as extras. Front elevations are modified where alternate floor plans selected. The Purchaser is notified due to siting, grading, and paving conditions, roof lines may vary due to structural roof framing conditions, and may not be exactly as shown. Due to conditions, risers may be necessary at the front entry. Purchaser is notified that all lots have Architectural Control applied to them and that exterior architectural features may be added or altered at the Vendor’s discretion to comply with Architectural Control Guidelines. Mattamy reserves the right to use visual representations of your home, taken both during construction and after occupancy, for the purposes of Public Relations and Advertising, and I/we hereby consent to the same.

Initials...../.....