

CLIENT INCENTIVES

Limited Time Bonus for Clients

SPECIFIED CLOSING COSTS CAPPED AT $5,000 + HST

+

$0 DEVELOPMENT CHARGE

(Refer to Understanding Your New Home Closing Costs Info. Sheet)

+

EXTENDED DEPOSIT STRUCTURE

+

LAMINATE FLOORING THROUGHOUT

+

SMOOTH CEILING THROUGHOUT

+

APPLIANCES PACKAGE

+

AIR CONDITIONER

+

BLACK HARDWARE THROUGHOUT
1 YEAR FREE POTL FEE

+

(Credit on Closing)

+

KITCHEN BACKSPLASH

Programs and Incentives are subject to change without notice. Vendor reserves the right to withdraw or change any programs and incentives at its own discretion. *See Sales Representative for details, E. & O.E. November 11, 2026.

ACORN

UNDERSTANDING YOUR NEW HOME CLOSING COSTS

LIMITED-TIME PURCHASER PROMOTION

Purchasing a new home is an exciting milestone. In addition to the purchase price, there are certain closing costs associated with your new home. To help make your purchase more affordable and provide greater certainty when planning for closing, we are pleased to offer the following limited-time incentives.

1. Your Closing Cost Savings

DEVELOPMENT CHARGES
$0 — Fully waived

SPECIFIED CLOSING COSTS
$5,000 + applicable HST

DevelopmentCharges—FullyWaived

Development charges are imposed by municipalities to help fund infrastructure and community services needed to support new developments, such as roads, parks, water and sewer systems. Under our limited-time promotion, the purchaser's contribution toward development charges is reduced to $0.

Specified Closing Costs — Capped at $5,000 + HST

Certain closing costs associated with utility connections, warranty enrolment, administration and development-related expenses are collectively capped at $5,000 plus applicable HST.

The following closing costs are included in the promotional cap:

- Water, Hydro and Gas Connections
- Tarion Warranty Enrolment and Administration Fees
- HCRA Regulatory Fee
- Boulevard Landscaping
- Law Society Fee
- Foundation Survey
- Condominium Status Certificate

Tarion Warranty Enrolment Fees vary based on the home's purchase price. Regardless of the applicable Tarion fee, the specified closing costs remain subject to the promotional cap.

2. Other Closing Expenses Payable by the Purchaser

While the promotion provides substantial savings, certain additional expenses remain the responsibility of the purchaser and are not included in the promotional closing cost cap. These expenses may vary depending on the property, closing date and applicable adjustments.

Condominium Corporation-Related Expenses

Expense	Description
Common Expenses	Initial contributions toward the condominium corporation's shared operating costs, including maintenance, management and upkeep of common elements.
Utility Float	An initial amount collected to help fund shared utility expenses during the condominium corporation's early operating period.

OtherClosingAdjustments and Expenses

Expense	Description
Realty Tax Adjustments	Property taxes are apportioned between the developer and purchaser based on the closing date and applicable tax assessment.
Utility Administration Fees	Applicable administrative charges associated with setting up utility services.
Grading Deposit	A refundable security deposit to ensure grading requirements are met.

3. Whatto ExpectatClosing

Your final closing amount will reflect the promotional incentives together with any additional expenses, deposits and adjustments applicable to your property. Realty tax adjustments cannot be determined precisely at the time of purchase, as they depend on the applicable property tax assessment and closing date. These amounts will be calculated and reflected in your final Statement of Adjustments.

Important Information

This material is provided for general information and promotional purposes only. The development charge waiver and $5,000 plus applicable HST closing cost cap apply only to eligible purchases and specified charges. Other applicable closing expenses, deposits, taxes and adjustments remain the purchaser's responsibility. All amounts are subject to the terms of the Agreement of Purchase and Sale and any applicable promotional amendment. In the event of any discrepancy, the Agreement of Purchase and Sale and applicable amendments shall govern. Promotion is available for a limited time and subject to applicable terms and conditions.

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DEPOSIT STRUCTURES

Townhomes

BACK-TO-BACK

$50,000

TOTAL DEPOSIT

On Signing*	$5,000
30 Days	$5,000
60 Days	$5,000
90 Days	$5,000
120 Days	$5,000
150 Days	$5,000
180 Days	$5,000
210 Days	$5,000
240 Days	$5,000
270 Days	$5,000

REAR LANE

$60,000

TOTAL DEPOSIT

On Signing*	$5,000
30 Days	$5,000
60 Days	$5,000
90 Days	$5,000
120 Days	$5,000
150 Days	$5,000
180 Days	$7,500
210 Days	$7,500
240 Days	$7,500
270 Days	$7,500

** Bank Draft or Certified Cheque required for initial deposit.*
Post-dated Cheques acceptable for remaining deposits.

DEPOSITS PAYABLE TO

THE ACORN DEVELOPMENT CORPORATION

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