



SALES PROCEDURE

Worksheets & Deposits Accepted Immediately
Signing of Agreements will Commence on Thursday May 30th, 2024

1. Please submit the Purchaser's interest to purchase via the 2992 Sheppard Blackline Portal at <https://ca.blacklineapp.com/2992-sheppard/broker> to be considered.
 - a. Login using your preferred email and the password "2992".
 - b. Once logged in, submit the Purchaser's preferred model types with the floor preferences. A maximum of 3 choices may be selected.
 - c. The Purchaser's photo ID must be attached under the Upload Photo ID section. If providing ID without an address, i.e. Passport, proof of Canadian address must be provided, e.g. utility bill.
 - d. In accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act (the "N-C Act"), please provide identification of 1 of the following: **Canadian Passport, Canadian Permanent Residency card, Citizenship Card/ Certificate, Indian Status Card, or Nexus Card.**
 - e. A copy of the **Bank Draft in the amount of \$5,000 payable to FRIEDMANS LLP, IN TRUST** should also be attached as a sign of good faith.

** Incomplete worksheets will not be accepted*

2. Once the worksheet has been confirmed by our administrative team, a Baker Sales Representative will contact you with the unit allocated to your client, inclusive of the suite number, level, and price.
3. If the Purchaser wishes to proceed with the purchase, we require the immediate delivery of the Bank Draft to the Presentation Gallery located at **3268 Finch Avenue East**.
4. Upon receipt of the Bank Draft, our administrative team will send the Agreement of Purchase and Sale electronically via DocuSign.
5. If the Purchaser would like to sign in-person at the Presentation Gallery, please consult with a Baker Sales Representative and arrangements can be accommodated.
 - a. For in-person signing, we require the following items to be present at the signing appointment:
 - i. Valid Driver's license or Proof of Canadian Address (ie: Recent Utility Bill).
 - ii. Valid Proof of Canadian Citizenship (i.e. Canadian Passport, PR Card, Citizenship Card).
 - iii. A bank draft payable to **FRIEDMANS LLP, IN TRUST** in the amount of \$5,000 must be presented at time of purchase. Please include suite number in the memo line.
 - iv. The remaining post-dated deposits. If an address appears on the cheque, it must match with the Cheque Issuer's Photo ID.

**No Wire Transfers allowed. If an address appears on the cheque, it must match with the Cheque Issuer's Photo ID.*

*Please speak to a Sales Representative for further details. All prices, figures and materials are preliminary and are subject to change without notice E. & O. E. All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act. *Extended Deposit offered for a limited time only. **Parking available for 2B and larger. ***Applies to select paragraphs in the APS. Please seek legal counsel and/or Sales Representative for more details. †Legal Fees plus HST will apply. May 29, 2024.

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





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Notes:

1. To comply with FINTRAC requirements, if a name other than that of the Purchaser(s) appears on a Bank Draft or if cheque(s) are being issued by someone other than the Purchaser(s), Photo Identification, Employment Information and Relationship to the Purchaser must be provided for the person named on the Bank Draft, 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.
2. The Broker Referral will be sent once the sale has gone firm, all deposit cheques have been received and an acceptable mortgage approval provided. Mortgage approvals will be verified with the Vendor.

Thank you for your support and co-operation. For any questions, please feel free to reach out to one of our Sales Representatives.

Michael Chung

Broker

647-929-8328

michaelchung@bakersales.info

Sasha Chan

Sales Representative

647-588-2278

sashachan@bakersales.info

Presentation Gallery:

3268 Finch Ave E, Scarborough, ON, M1W 3P7 | 437-265-1113 | 2992@bakersales.info

Hours:

Monday – Thursday: 12 – 6 PM | Friday: By Appointment Only | Saturday & Sunday: 12 – 6 PM



**SCAN TO ACCESS
WORKSHEET PORTAL
Password: 2992**

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