



HELLO BROKER PARTNERS,

Lifetime Developments, Diamond Corp. and Austin Birch are very excited to begin working with you on the most anticipated project of the year, Q Tower! We trust you're getting a positive response from your marketing efforts as the feedback has been overwhelming for this landmark project coming to the city's coveted waterfront.

BROKER PORTAL

Your Blackline Broker Portal is now live. The portal has been updated with all available floor plans, pricing, digital brochure, and marketing assets (presentation, videos, logos) and anything else you may require for your client meetings.

Link: [QTower.ca/broker](https://qtower.ca/broker)

WORKSHEETS

Worksheet submission will take place via the Blackline Broker Portal. Once you have selected your client's unit, you may click to "submit worksheet". Please complete the worksheet in its entirety indicating your client's top three (3) suite selections and all your client(s) details, solicitor info and co-operating brokerage information.

The Agreement of Purchase and Sale will be prepared prior to the appointment. Please ensure all information regarding your client's purchase is confirmed in advance to expedite the process. Please provide two valid forms of government issued ID for all purchasers. One form of ID **MUST** confirm Canadian citizenship. Acceptable forms of ID to confirm this are Canadian Passport, Birth Certificate, or Permanent Resident Card.

If your worksheet has been accepted and allocated, a member of our sales team will be in touch with you to confirm the unit details and the preferred method, date, and time of signing.

SIGNING OPTIONS

OPTION 1 - IN-PERSON SIGNING AT THE PRESENTATION GALLERY

485 WELLINGTON STREET WEST, TORONTO ON

A member of our sales team will be in touch with you to confirm the unit details and the preferred method, date, and time of signing clients must be accompanied by their agent to verify buyer representation. All appointments outside of our operating hours may be arranged by appointment-only.

OPTION 2 - DIGITAL SIGNING VIA DOCUSIGN

A bank draft for the initial \$10,000 deposit must be delivered to the presentation gallery (either personally by client, via courier/3rd party-delivery or by cooperating agent) prior to the deal being prepared and sent to your client for signature. Once your client's deal has been digitally received, their deal must be signed within the same business day. Any deals not signed within the allotted window will be voided. Following deal execution, FINTRAC procedure must be completed by a member of our sales team to verify identification. Please deliver your deposit cheques payable to BRATTY'S LLP IN TRUST to the presentation gallery. All received cheques will be confirmed by receipt.



DiamondCorp

AUSTIN BIRCH



DEPOSITS

Your client's initial \$10,000 bank draft and all post-dated deposit cheques must be brought to the signing appointment. Deposit dates for the remainder of cheques will be provided at the time signing. All bank drafts and deposit cheques should be made payable to BRATTY'S LLP IN TRUST. For digital signings, please see cheque delivery note above.

DEAL PREPARATION

- Please provide two valid forms of government issued ID for all purchasers. One form of ID MUST confirm Canadian citizenship. Acceptable forms of ID to confirm this are Canadian Passport, Birth Certificate, or Permanent Resident Card.
- Your client's purchase will be firm exactly TEN (10) Days following receipt of the executed Agreement and Condominium Disclosure Documents.
- Power of Attorney and name changes will not be permitted within the 10-day cooling period.
- Commission agreements will be sent once your client's 10-day cooling period has expired and the sale is firm along with receipt of a valid mortgage pre-approval and all post-dated cheques (completed file).

SALES TEAM

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🌐 qtower.ca

PRESENTATION GALLERY
485 WELLINGTON STREET WEST
Toronto, ON



AUSTIN BIRCH

*All incentives, prices, sizes and specifications are subject to change without notice. Please speak to a sales representative for details. E. & O. E. November 2023.