



Facts and Term Sheet

- ✓ There will be a Strata established for the lots within the gated Keswick Peninsula. Details will be forwarded upon completion. The *yearly* strata fees are estimated to be +/- \$2,600 for lots located outside of the gate and +/- \$3,800 for lots located inside of the gate.
- ✓ No swimming pools or underground irrigation systems will be permitted by the City of Edmonton on these lots. A restrictive covenant will be registered on the title to this effect.
- ✓ Construction must be started within two years of purchase.
- ✓ Preliminary Construction Schedule:
 - Plan Registration Completed
 - Underground Completed
 - Roads Completed
 - Power December 15, 2015
 - Energization April 15, 2016
 - Gas April 15, 2016
- ✓ Terms
 - Lot holds will only be granted for a two week period, after which time the hold will be released or the Purchase Agreement must be requested.
 - A 40% deposit (of the lot price) a \$20,000 Landscape and \$30,000 Damage Deposit will be due at the execution of the Purchase Agreement.
 - Terms of Purchase:
 - 12 Months Interest Free
 - 12 Month Payout for the balance of the lot
 - After 12 Months the interest will default to a flat 18%