



## FREQUENTLY ASKED QUESTIONS

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### ABOUT THE PROJECT

**PRESENTATION CENTRE LOCATION:**

23 St Thomas Street, Toronto, ON M5S 3E7

**BUILDING ADDRESS:**

55 Charles Street East, Toronto, ON

**DEVELOPER:**

MOD Developments

**NUMBER OF STORIES:**

48 plus rooftop amenity floor

**NUMBER OF CONDOMINIUM SUITES:**

551

### CRITICAL DATES

**ANTICIPATED CONSTRUCTION START DATE:**

SPRING 2020

**TENTATIVE OCCUPANCY DATE:**

FALL 2023

### PLATINUM DEPOSIT STRUCTURE

**DEPOSIT STRUCTURE (CANADIAN RESIDENTS):**

- \$10,000 Bank draft with Agreement
- Balance to 5% in 30 days
- 5% in 90 days
- 5% in 365 days
- 5% in 540 days
- 1% on Occupancy

**INTERNATIONAL DEPOSIT STRUCTURE:**

- \$20,000 Bank draft with agreement
- Balance to 10% in 30 days
- 10% in 90 days
- 10% in 365 days
- 5% in 540 days
- 1% on Occupancy

### GENERAL INFORMATION

**NUMBER OF PARKING SPACES**

106 (available for select 2 bedroom suites and larger)

**PROPERTY MANAGEMENT COMPANY**

FirstService Residential

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Sales Representatives | Brodie Townley, Hee-Yan Young, Pamela Switzer  
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### MAINTENANCE FEES

#### MONTHLY MAINTENANCE FEES

\$0.65 - \$0.73/sq.ft. + \$23.00+ HST per month for unlimited Rogers Ignite High Speed Internet.  
Excludes hydro and water

#### PARKING MAINTENANCE FEES

\$99.95 per month

#### LOCKER MAINTENANCE FEES

\$34.95 per month

### PROCEDURES

#### NAME CHANGES

We will only allow the option to add a purchaser during the 10-day rescission period

#### ASSIGNMENTS

Yes – after 90% sold with Developer approval

#### RIGHT TO LEASE

Yes - during interim occupancy

#### CAN PURCHASERS BUY MULTIPLE UNITS UNDER THE SAME NAME?

No, only one per name and two per household

#### CAN PURCHASERS PURCHASE UNDER A CORPORATION?

Yes, but the Agreement of Purchase and Sale must also include the owner's name

#### ARE PURCHASERS REQUIRED TO PROVIDE MORTGAGE APPROVALS?

Yes

### ABOUT FEATURES AND FINISHES

#### WHEN DOES THE PURCHASER CHOOSE COLOURS AND FINISHES?

Approximately one year prior to occupancy

#### CAN PURCHASERS MAKE CHANGES TO THE FLOOR PLAN?

No

### STRUCTURE/BUILDING INFORMATION

#### WHAT ARE THE CEILING HEIGHTS?

9ft smooth finish

#### WHAT IS THE HEATING AND COOLING SYSTEM?

Individually controlled seasonal heating and air conditioning, 4 pipe fan coil with Smart Tech thermostats. See agreement and condominium documents for full details.

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