

**TERMS OF SALE - PUBLIC
LACOMBE PARK ESTATES****A) Lot Purchases Terms of Sale**

- 20% Deposit
- First 3 month's at Toronto Dominion Prime +2% (variable) with interest forgiveness if you have complied with all obligations of the Agreement.
- Next 2 month's interest at Toronto Dominion Prime Rate +2% (variable rate)
- Next 1 month's interest at Toronto Dominion Prime Rate +6% (variable rate)
- Interest is due quarterly
- Payout 6 months from Agreement Date or First Mortgage Draw, whichever occurs first.
- Default interest at Toronto Dominion Prime Rate +6% (variable rate)
- A **\$5000.00 Cash Security Deposit** payable upon transfer of title. This is to ensure compliance with architectural design guidelines, grading certificate, and any damage caused by the builder.

B) Lot Holds

- **14 day preliminary holds** will be allowed with a \$1,000 deposit cheque. This must be received in the Genstar offices by 4:00 p.m. the following day after the initial hold has been placed. **IF THIS CHEQUE IS NOT RECEIVED THE HOLD WILL BE CANCELLED.**
- Genstar will hold a lot for an **additional 14 days** provided a fully completed and signed interim offer subject to preliminary architectural approval and mortgage approval is received.

C) Architectural Plan Approval

All house plans must be forwarded to Streetscapes Consulting Ltd., 211 Omand Drive, Edmonton, Alberta, T6R 1L8, for approval. (Phone 780-487-1047 or Fax 780-487-1049).

D) Surveyor

Pals Geomatics, 10704 – 176 Street, Edmonton, Alberta, 780-455-3177 must be used for all lot surveying at the purchasers expense.

E) G.S.T.

Lot prices do not include the G.S.T.

F) Property Taxes

Property Taxes will be adjusted as of the Date of Sale

G) Completion

Eighteen (18) months from agreement date to complete home.

H) Insurance

Proof of insurance is required prior to entry onto the property.

I) Tentative Servicing Schedule:

Phase 21A:

Plan Registered - 112 4839
Roads - Complete
Power - Complete
Gas - Unknown – will be installed by Atco

Phase 21B:

Plan Registered - 112 4842
Roads - Tentative asphalt November 2nd
Power - December 15, 2011
Gas - Unknown – will be installed by Atco

TERMS SUBJECT TO CHANGE