

Dare to compare



As Canada's largest bank*, RBC® is well equipped to offer the smartest builder mortgage solutions for Daniels on Parliament by Daniels Corporation – with the following features.

RBC	Can <u>your</u> bank offer you these?	
✓	Firm approval for the entire construction period. Once approved, you stay approved. No re-qualification or re-appraisal required. ¹	
✓	Receive up to \$3,000 cash back on an eligible mortgage. ²	
✓	Guaranteed capped interest rate on select projects. ³ Plus, you're eligible for a lower interest rate (if available) 120 days prior to closing.	
✓	A processing fee is applicable. It may be refunded if certain conditions are met. ⁴	
✓	Your mortgage application will be fast tracked if there is a pre-approved property valuation on your home model. ⁵	
✓	Option to extend the amortization period to up to 35 years for energy efficient homes under the RBC Green Home Mortgage program. (compared to a traditional mortgage with a 30-year amortization). ⁶	
✓	Access professional advice from one of the world's largest and most reputable banks.	
✓	Optional HomeProtector® critical illness and life insurance at no cost during construction. Subject to approval. Your RBC Mortgage Specialist can advise on which insurances are available.	
✓	6 months of free VIP banking, if eligible.	

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Dare to compare these features with other banks and then connect with us.

¹ Your mortgage approval may no longer be firm if a different home is purchased or you are adding or removing a co-borrower to/from your application.

² Visit rbc.com/buildermortgage for full terms and conditions.

³ Mortgage terms with fixed rate can have a capped rate commitment period of up to 36 months while 5 years variable rate closed mortgage term can have a capped rate commitment period of up to 60 months.

⁴ Refund not applicable to construction draw mortgages. If you apply and are approved for a mortgage with Royal Bank of Canada, a processing fee will apply to your mortgage, and will be calculated and charged at the time your mortgage funds are advanced. The processing fee may be refunded if your mortgage is funded at the interest rate guaranteed for the original rate commitment period provided at time of firm approval. Additional conditions apply. For more information, speak with an RBC Mortgage Specialist.

⁵ For qualified builders only. Confirm with your RBC Advisor if the home you are purchasing is eligible to be fast tracked using an RBC blanket assessment.

⁶ Available only for conventional uninsured mortgages. Must be purchased from an accredited RBC Builder which has provided evidence that the home is going to be certified. Some of the common certifications eligible under the Green Home Program are, but may not be limited to, ENERGY STAR for New Homes (Version 12.6), LEED Canada for Homes (Gold or Platinum), R-2000, Built Green Canada, CHBA's Net Zero and Net Zero Ready. Selecting a longer amortization could potentially result in higher total interest costs. Applies to selected properties only and subject to meeting credit criteria of Royal Bank of Canada.

Personal lending products and residential mortgages are offered by Royal Bank of Canada and are subject to its standard lending criteria.

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THE MORTGAGE COMMITMENT OR FINANCIAL CONFIRMATION

As your Daniels representative has explained to you, the next step in this exciting process is to finalize arrangements for financing. You must provide a MORTGAGE COMMITMENT letter that confirms that you have been approved for the necessary funds to complete the closing of the home (please note that pre-approvals do not fulfil this requirement).

Your MORTGAGE COMMITMENT must be from a SCHEDULE 1 BANK in an amount that totals the Purchase Price of the Unit, less your Deposits. If your mortgage lender cannot provide a mortgage commitment, please do not hesitate to contact our RBC representatives, as they will provide mortgage approvals, for qualified buyers.

Please refer to your Agreement of Purchase and Sale Schedule G Paragraph 44. Financial Confirmation with respect to your obligations in this regard:

Paragraph 44 - FINANCIAL INFORMATION:

The Purchaser represents that the Purchaser is capable of obtaining the financing the Purchaser requires to enable the Purchaser to complete this transaction. The Purchaser hereby consents to the Vendor obtaining a consumer report containing credit and/or personal information for the purposes of this transaction. In addition, the Purchaser shall deliver to the Vendor, within 10 days of acceptance of this Agreement by the Vendor and thereafter within 14 days of demand from the Vendor or any agent thereof, all necessary financial and personal information required by the Vendor in order to evidence the Purchaser's ability to pay the balance of the Purchase Price on the Unit Transfer Date, including without limitation, written confirmation of the Purchaser's income and evidence of the source of the payments required to be made by the Purchaser in accordance with this Agreement and a mortgage commitment from one of the Schedule "I" banks in Canada with respect to this transaction of purchase and sale, all of the foregoing to be satisfactory to the Vendor in its sole, absolute and unfettered discretion. **Any failure by the Purchaser to comply with the provisions of this paragraph shall constitute a default by the Purchaser, pursuant to which the Vendor shall have the right to terminate this Agreement and take forfeiture of the Purchaser's deposit in accordance with the provisions of this Agreement.** In this regard, the Purchaser acknowledges and agrees that (a) the aforesaid information has been provided with the Purchaser's knowledge and consent that such information may be used by the Vendor, its consultants and its lending institution(s) for the purpose of arranging financing to complete the transaction contemplated by this Agreement and; (b) such information may remain on file by the Vendor for future reference.

If your mortgage will be for a lesser amount, or you will not be obtaining a mortgage, please provide a letter or a Statement of Account from your Bank (a Canadian Chartered Bank), Trust Company or Credit Union, Accountant, Financial Advisor or Planner verifying your investment portfolio statements from a Canadian Securities Dealer, which demonstrate that you have the funds available on deposit, or in liquid investments, to pay the Purchase Price of the Unit.

Please be sure to provide your financial institution a complete copy of your Agreement of Purchase and Sale, as they will need this detailed information to process your mortgage application.

Please note that we will contact your bank or lending institution to verify the accuracy and legitimacy of the mortgage commitment contents to ensure that it is provided in accordance with our requirements. Refer to the attached Mortgage Commitment Checklist that sets out the information you need to provide.

DANIELS ON PARLIAMENT

CONDOMINIUM UNITS MORTGAGE COMMITMENT CHECKLIST (THIS INFORMATION IS INTENDED TO ASSIST YOUR FINANCIAL INSTITUTION)

In accordance with paragraph 44 (Financial Information) of the Agreement of Purchase and Sale, we confirm that your mortgage commitment must confirm that you have been approved for the required funds to close the unit. Additionally, your mortgage commitment must be from a Schedule 1 Bank.

ALL MORTGAGE COMMITMENTS MUST INCLUDE THE FOLLOWING INFORMATION:

PROPERTY

- ADDRESS: 30 DREAMERS WAY, SUITE_____, TORONTO, ON
This letter will confirm that you qualify for a residential mortgage with the _____ (lender's name) with the following terms and conditions:
- SUITE NO.: _____ LEGAL UNIT NO.: _____ LEGAL LEVEL: _____
- PURCHASER NAME: _____
PLEASE NOTE THAT THE NAME(S) MUST BE THE SAME AS SHOWN ON THE AGREEMENT OF PURCHASE AND SALE
- MORTGAGE COMMITMENT AMOUNT: _____ PURCHASE PRICE MINUS 15% DEPOSIT = _____

THE MORTGAGE COMMITMENT AMOUNT AND THE DEPOSIT MUST ADD UP TO AT LEAST THE PURCHASE PRICE OF THE UNIT

FOR ANY PURCHASER WHO WILL HAVE A LOWER MORTGAGE AMOUNT AS THEY WILL BE PROVIDING ADDITIONAL DEPOSIT MONIES ON FINAL CLOSING, THE PURCHASER MUST PROVIDE VERIFICATION OF THE FUNDS TO COMPLETE THE PURCHASE.

THIS CAN BE IN THE FORM OF COPIES OF THE PURCHASER'S BANK ACCOUNT STATEMENTS FROM A CANADIAN CHARTERED BANK, TRUST COMPANY OR CREDIT UNION AND / OR THE PURCHASER'S INVESTMENT PORTFOLIO STATEMENTS FROM A CANADIAN SECURITIES DEALER, WHICH DEMONSTRATE THAT THE PURCHASER HAS THE FUNDS AVAILABLE ON DEPOSIT, OR IN LIQUID INVESTMENTS, TO PAY THE TOTAL PURCHASE PRICE. ALTERNATIVELY, A LETTER CAN BE PROVIDED FROM THE ABOVE MENTIONED FINANCIAL INSTITUTIONS, A SAMPLE OF WHICH IS PROVIDED ON THE FOLLOWING PAGE.

- FIXED ANNUAL INTEREST RATE: _____ (e.g. 3.5% per annum)
- PREPAYMENT OPTION: _____ Closed to prepayment
- TERMS OF MORTGAGE: _____ 5 Years
- AMORTIZATION: _____ 30 Years
- APPROVAL CONFIRMATION IS VALID
- UNTIL ANTICIPATED CLOSING DATE: _____ December 2025

- NAME, SIGNATURE AND CONTACT INFORMATION OF BANK ORGANIZATION PROVIDING MORTGAGE APPROVAL:

NAME

BANK

PHONE NUMBER / EMAIL ADDRESS

**CONTACT INFORMATION AND
SIGNATURES ARE REQUIRED**

PLEASE TAKE YOUR AGREEMENT OF PURCHASE AND SALE ALONG WITH THE CHECKLIST TO YOUR FINANCIAL INSTITUTION WHEN MAKING YOUR MORTGAGE COMMITMENT ARRANGEMENTS IN PREPARATION FOR YOUR FINANCING APPLICATION IT IS RECOMMENDED TO HAVE READY DOCUMENTS THAT ARE REQUIRED TO COMPLETE THE TRANSACTION.

DOCUMENT CHECKLIST

☐ PURCHASE AND SALE AGREEMENT

CONFIRMATION OF YOUR DOWN PAYMENT

- ☐ SAVINGS OR INVESTMENTS STATEMENTS FOR THE LAST 90 DAYS
- ☐ SALE OF AN EXISTING PROPERTY – COPY OF THE SALE AGREEMENT
- ☐ GIFT LETTER – ACCOMPANIED BY SUPPORTING DOCUMENTS
- ☐ WITHDRAWAL FROM RRSP UNDER HOME BUYERS' PLAN

EMPLOYMENT AND INCOME VERIFICATION

- ☐ COPY OF LATEST PAY SLIP
- ☐ T4(s)
- ☐ LETTER OF EMPLOYMENT
- ☐ T1 GENERAL(S)
- ☐ NOTICE(S) OF ASSESSMENT (NOA)
- ☐ OTHER INCOME
 - ☐ LEGAL AGREEMENTS TO SUPPORT A SPOUSAL OR CHILD SUPPORT PAYMENT
 - ☐ OTHER COMPENSATION (DISABILITY PENSION, RENTAL INCOME, ETC.)

DO YOU CURRENTLY OWN YOUR HOME?

IF SO, INFORMATION RELATED TO YOUR EXISTING PROPERTY/PROPERTIES:

- ☐ RECENT MORTGAGE STATEMENT
- ☐ MOST RECENT PROPERTY TAX BILL/STATEMENT
- ☐ DOCUMENTS VERIFYING HEATING COSTS AND CONDO FEES
- ☐ LEGAL DESCRIPTION OF YOUR PROPERTY
(YOU CAN FIND THIS ON YOUR PROPERTY TAX STATEMENT OR ORIGINAL PURCHASE AGREEMENT)

OTHER INFO THAT MAY BE REQUIRED

- ☐ LAWYER INFORMATION

DANIELS ON PARLIAMENT

LIST OF ACCEPTABLE LENDERS

- ADS Canadian Bank
- B2B Bank
- BMO Financial Group
- Bridgewater Bank
- Caisse populaire acadienne ltée (UNI Financial Cooperation)
- Canadian Tire Bank
- Canadian Western Bank
- CIBC
- Coast Capital Savings Federal Credit Union
- Concentra Bank
- CS Alterna Bank
- Duo Bank of Canada
- Equitable Bank
- Exchange Bank of Canada
- First National
- General Bank of Canada
- Haventree Bank
- Home Bank (Home Capital Group Inc. & Home Trust)
- HomeEquity Bank
- HSBC Bank Canada
- ICICI Bank Canada
- Laurentian Bank of Canada
- Manulife Bank of Canada
- MCAP (associated with BMO)
- Motusbank
- National Bank of Canada
- People's Bank of Canada
- President's Choice Bank
- RFA Bank of Canada
- Rogers Bank
- Royal Bank of Canada
- Shinhan Bank Canada
- Tangerine
- TD Bank Group
- The Bank of Nova Scotia
- Vancity Community Investment Bank
- VersaBank
- Wealth One Bank of Canada

Source: <https://cba.ca/member-banks>

**SAMPLE LETTER REGARDING
CONFIRMATION OF ADDITIONAL DEPOSITS**

Logo of Financial Institution
Name of Financial Institution
Address of Financial Institution
Contact Telephone Numbers

Date:

DANIELS HR CORPORATION
130 Queens Quay East
West Tower, 8th Floor
Toronto, ON M5A 0P6

Attention: Teresa Lau, Director, Corporate Accounting

**Agreement of Purchase and Sale ("Agreement") Between
[HOMEOWNER NAME(S)] and DANIELS HR CORPORATION
For Suite_____, Daniels On Parliament
Municipal Address: 30 Dreamers Way, Toronto, ON**

FINANCIAL CONFIRMATION

This letter will confirm that the above-mentioned client has financial assets in excess of:

\$_____

which amount is the required **additional deposits** to complete the property purchase, after subtracting the mortgage commitment amount, and the scheduled deposits, from the Purchase Price shown on the Agreement.

Signature of Authorized Representative of Financial Institution

Name of Representative of Financial Institution

**CONTACT INFORMATION AND
SIGNATURES ARE REQUIRED**

**SAMPLE LETTER REGARDING
FINANCIAL CONFIRMATION: PROOF OF FUNDS**

Logo of Financial Institution
Name of Financial Institution
Address of Financial Institution
Contact Telephone Numbers

Date:

DANIELS HR CORPORATION
130 Queens Quay East
West Tower, 8th Floor
Toronto, ON M5A 0P6

Attention: Teresa Lau, Director, Corporate Accounting

FINANCIAL CONFIRMATION

This letter is to confirm that [Purchaser] has been banking with [Financial institution] since [Date] and is in good standing with no outstanding debts and all obligations are up to date. As of this date, [date] we also confirm that [Purchaser] has sufficient funds to purchase the following property without the need for mortgage financing:

Project Site: Daniels On Parliament
Location: For Suite _____, Daniels On Parliament
Municipal Address: 30 Dreamers Way, Toronto, ON

Purchase Price:
Closing Date:

Should you require further information, please feel free to contact me at [telephone number].

Sincerely,

Signature of Authorized Representative of Financial Institution

Name of Representative at Financial Institution

Title

Contact Email

Contact Telephone

**CONTACT INFORMATION AND
SIGNATURES ARE REQUIRED**