

A blue-tinted photograph of three people in a workshop setting. A woman in the center is smiling and looking towards a man on the right. A woman on the left is also looking towards the man. They appear to be engaged in a collaborative activity. The background is slightly blurred, showing what looks like a modern office or meeting space.

# WELCOME

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# VIP AGENT WORKSHOP

**Daniels**  
love where you live™

**40**  
YEARS

**The Daniels Realty  
Corporation**  
BROKERAGE

**Tiffany Wood**

**Vice President, The Daniels Realty Corporation**

# WORKSHOP HIGHLIGHTS

- 1** Discover the benefits of working with Daniels and learn how we can collaborate to achieve your goals.
- 2** Uncover the advantages of selling new construction homes for your business.
- 3** Learn helpful tips on how to properly prepare for a pre-construction launch.
- 4** Highlight some incredible Daniels communities Now on Sale.




**Daniels** / 40  
love where you live™

CELEBRATING 40 YEARS OF BUILDING  
VIBRANT, INCLUSIVE & RESILIENT COMMUNITIES



Since 1984, The Daniels Corporation has been Canada's pre-eminent purpose-driven city builder that has built nearly **40,000 homes** across the GTA.

Daniels is focused on developing master-planned whole communities that prioritize inclusion, accessibility, equity, sustainability and community prosperity. Daniels strives to create affordable housing, champion sustainability, foster local economic development, creating meaningful impact in the communities we build. Our guiding principles of integrity, quality, sustainability, inclusivity, and always putting people-first, is at the heart of everything we do.







QUALITY, TRUST, AND INNOVATION  
AT YOUR SERVICE.



We are proud to be a full-service community builder that is dedicated to Integrity & Quality. From initial concept to final project completion and beyond, we champion a streamlined approach, ensuring each home radiates the Daniels standard.

# WE GO ABOVE & BEYOND



**Our knowledgeable and trusted team of in-house professionals will walk your clients through every step of the homeownership journey!**

# "THE DANIELS DIFFERENCE"



**90%**

Satisfaction with  
Pre-Delivery  
Inspection (PDI)  
Experience &  
Team Knowledge



**86%**

Would Recommend  
Daniels to Friends  
& Family



**83%**

Score for Effective  
Communication

**Daniels**  
love where you live™

**40**  
YEARS

# 2023 AWARDS & RECOGNITION



**Ontario**  
Home Builders'  
Association

ONTARIO  
BUILDER OF  
THE YEAR



HOME  
BUILDER OF  
THE YEAR



DIVERSITY  
EQUITY &  
INCLUSION



# The Power of Collaboration & Partnership

Whether you're a seasoned professional or just starting out in the industry, by partnering with an award-winning developer like Daniels and leveraging our depth of experience, it will make all the **difference** to your business.



**Daniels**  
love where you live™

**40**  
YEARS

# The Value in Working with Daniels:

- 1 • **Early access** to resources & information on upcoming & on sale communities!
  - pre-launch informational sessions
  - exclusive marketing materials & social media assets
- 2 • **Knowledgeable & experienced Sales Team** to educate, guide & instill confidence in your clients
- 3 • Retain **100%** of your hard-earned commission
- 4 • Opportunity to **promote** communities now on sale:
  - Premium locations
  - Incredible incentives & deposit structures
  - Beautiful layouts & finishes

**The Daniels Realty  
Corporation**  
BROKERAGE

**Genny Liu-Thomas**  
Director of Sales

# What are the benefits of selling pre-construction?

- 1 Maximize Profitability**
  - Commissions are higher with pre-construction homes
- 2 Work-Life Balance**
  - You can schedule your time within regular business hours
- 3 Grow Your Client Base**
  - The opportunity to work and attract a variety of different clients because not everyone is looking to move-in immediately.

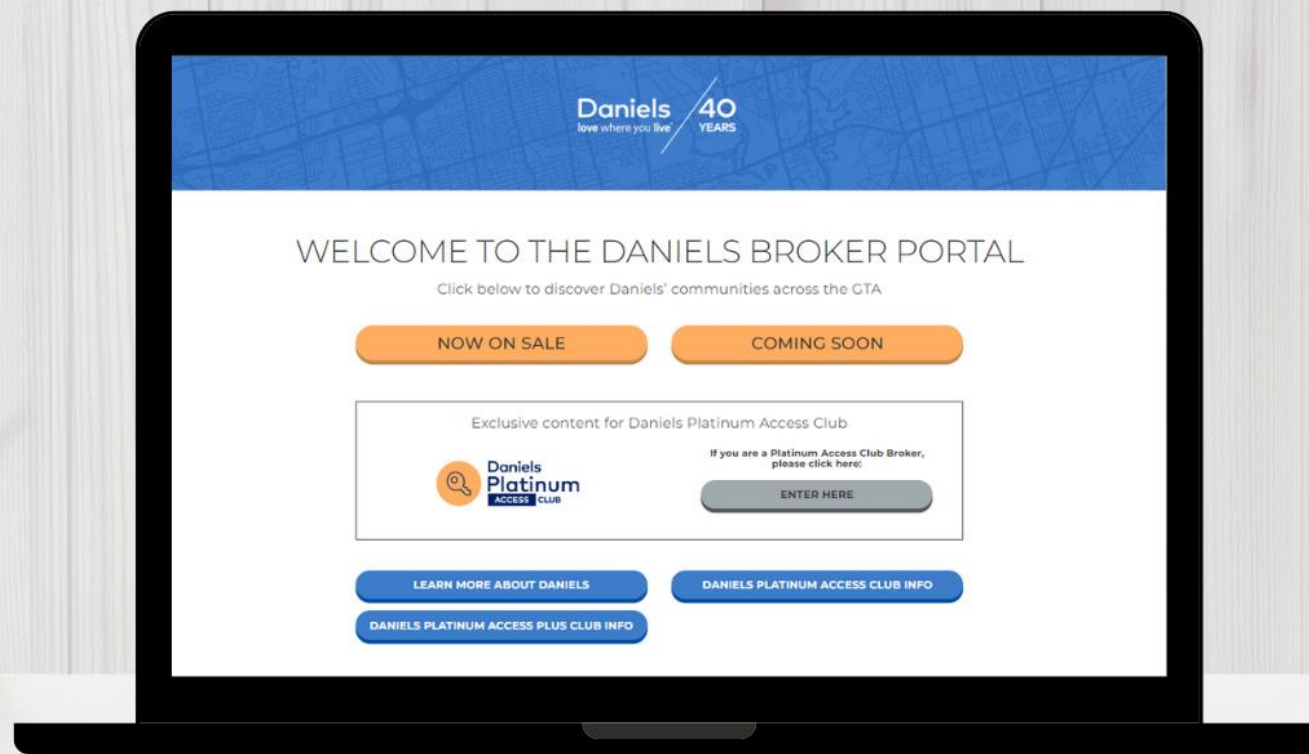
# How to Prepare for a Pre-Construction Launch

- 1** Visit Daniels Broker Portal to find information packages, sales procedures, marketing materials & more!
- 2** Speak with our Sales Team in-person to get better acquainted with the project.
- 3** Complete & submit your client's worksheet with preferred floorplans.
- 4** Ensure your clients have secured a mortgage pre-approval letter!



# DANIELS BROKER PORTAL

VISIT: [www.DanielsAccess.com](http://www.DanielsAccess.com)



## Agent Information Package

- 1 Procedures for Purchasing
- 2 Worksheet Submission Details
- 3 Worksheet + Top Suite Choices Form

## Client Information Package

- 1 Mortgage Commitment Requirements
- 2 Deposit Structure
- 3 Parking & Locker Information
- 4 Exclusive Sales Incentives
- 5 Procedures for Purchasing
- 6 Initial Deposit Cheque Requirements

# Financial Package

- 1 Mortgage Commitment & Financial Details Requirements
- 2 Document Checklist
  - Confirmation of Down Payment
  - Employment & Income Verification
  - Existing Property Information
- 3 Lawyer Information
- 4 List of Acceptable Lenders

# Mortgage Requirements

- Prepared by a lender on our *Acceptable Lenders* list
- Must contain the address and be specific to the property
- Valid for at least 90 days
- The approval amount must cover at least the purchase price with the deposits deducted
- Income confirmation and credit check to be completed by the underwriter

If the purchaser does not require a mortgage, they may provide financial confirmation:

1. Bank account statements from a Canadian Chartered Bank, Trust Company or Credit Union
2. Investment portfolio statements from a Canadian securities dealer
3. Letter from their financial institution or a Chartered Professional Accountant

# MORTGAGE & FINANCING

- With each community, we partner with trusted financial institutions who can provide a **locked-in rate** with a **mortgage approval** valid until closing!
- You can speak with a mortgage **specialist** on site at each preview to discuss the pre-approval process!



BMO





# Worksheet Submissions

## \*Agent Information

First Name	Last Name
Brokerage Name	
Mobile Phone	
Office Phone	
Email Work	

## Brokerage Address

Address Line 1	Address Line 2
City	State/Province Ontario
Postal Code	Country Canada

## \*Purchaser 1

First Name	Last Name
Phone Number	
Phone Type	
Email Address	
Email Type	
Profession/Occupation	
Date of Birth (YYYY/MM/DD)	

## Purchaser 2

First Name	Last Name
Phone Number	
Phone Type	
Email Address	
Email Type	
Profession/Occupation	
Date of Birth (YYYY/MM/DD)	

**Tip:** Enter full brokerage name

**Tip:** Enter full legal name  
(First name and middle name or initial as it appears on Photo ID, can be entered in the "First Name" box)

# Worksheet Tips

## \*Preference

Choice #	Model	Preferred Floor(s)	Notes
Choice #1	Select One ▾	<input type="text"/>	<input type="text"/>
Choice #2	Select One ▾	<input type="text"/>	<input type="text"/>
Choice #3	Select One ▾	<input type="text"/>	<input type="text"/>

## \*Intended Nature of Purchase

- Investment
- Principal Residence



Submit

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**Tip:** Refer to the model floorplan & price list for preferred floor options

**Tip:** All fields must be completed for the worksheet to be submitted

# DANIELS ON PARLIAMENT



DANIELS ON  
**PARLIAMENT**

AT PARLIAMENT & GERRARD

**NOW ON  
SALE  
from the  
High  
\$400s**

- **10 STOREY NORTH TOWER**
- **25 STOREY SOUTH TOWER**
- **STUDIO TO 3-BED SUITES & TWO STOREY WALKOUTS**
- **CONSTRUCTION UNDERWAY**
- **OCCUPANCY COMMENCING FALL 2025!**

**THE BEST VALUE IN TORONTO'S DOWNTOWN CORE!**



# AMENITIES AT YOUR DOORSTEP



DANIELS ON  
PARLIAMENT

**Daniels**  
love where you live™





**MAKER SPACE**



**COURTYARD**

**PA/GE  
one  
CLUB**



**CO-WORKING SPACE**



**FITNESS CENTRE**

**DANIELS ON  
PARLIAMENT**

**37,000 + SQ. FT. OF COMBINED  
INDOOR & OUTDOOR AMENITY SPACE**

**Daniels**  
love where you live™





**KIDS' CLUB**



**OUTDOOR TERRACE**

**PA/GE  
one  
CLUB**



**PARTY ROOM**



**OUTDOOR TERRACE**



# LIMITED TIME INCENTIVES!

## **\$40,000 CASH BACK**

Studio, 1-Bedroom and 1-Bedroom +Den Suites

## **\$50,000 CASH BACK**

2- Bedroom Suites & Larger

## **FREE PARKING & LOCKER ON SELECT SUITES**

VALUED AT \$55,900

## **CAPPED CLOSING COSTS**

- **\$10,000** for Studio, 1-Bedroom and 1-Bedroom + Den suites
  - **\$15,000** for 2-Bedroom suites and larger

**\$10,000** EV CHARGING UPGRADE

VENDOR'S ASSIGNMENT FEE WAIVED



# DANIELS ON PARLIAMENT

AT PARLIAMENT & GERRARD

LIMITED TIME

# 10%

EXTENDED DEPOSIT UNTIL OCCUPANCY\*

An opportunity  
you don't want  
to miss!



## \$10,000

Upon signing your  
Agreement of Purchase  
and Sale



## 30 days

After signing, top-up  
your deposit to 5% of  
the purchase price



## 250 days

After signing, provide  
another deposit of 5%  
of the purchase price



## 5% on Occupancy

Your final deposit of 5%  
of the purchase price is  
due on occupancy

Daniels  
**MPV2**  
An EcoUrban Community

DANIELS  
**Omg2**  
OLIVIA MARIE GARDENS

**THE kith**  
CONDOMINIUMS

  
**OAKVILLE YARDS**  
AT DUNDAS & TRAFALGAR

**COMING SOON!**

**Daniels Keelesdale**

**DANIELS ON PARLIAMENT**

**NOW ON SALE OPPORTUNITIES IN THE GTA!**





# THANK YOU!

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love where you live™ YEARS