



WELCOME

VIP AGENT WORKSHOP

Daniels
love where you live™

40
YEARS

The Daniels Realty Corporation

BROKERAGE

Linda Fa

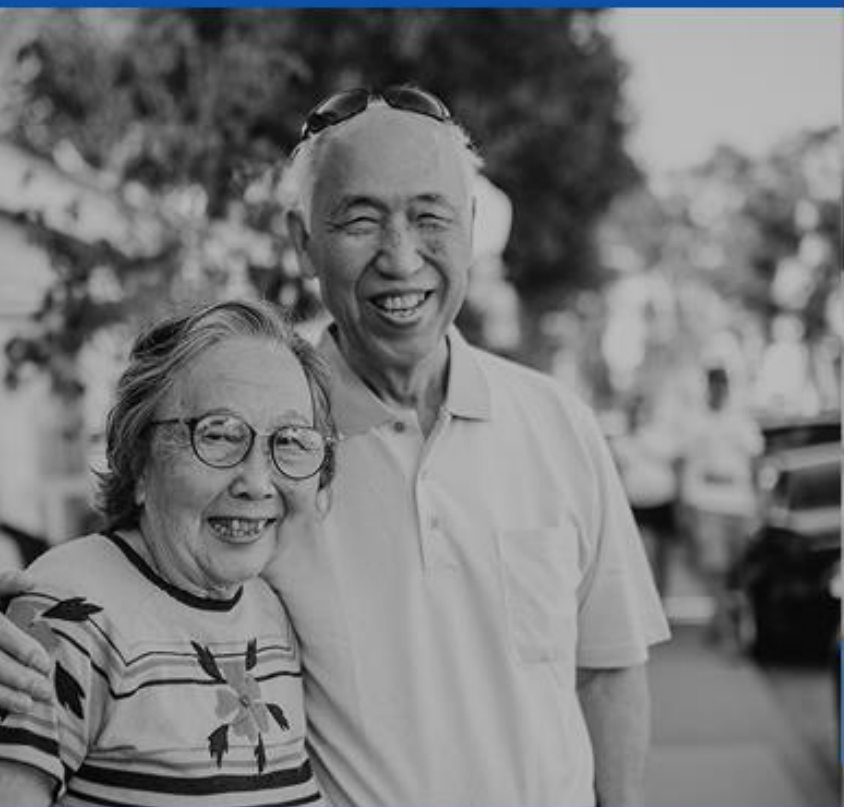
Director of Sales Operations

Genny Liu-Thomas

Director of Sales

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 Coming Soon & Now on Sale!



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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



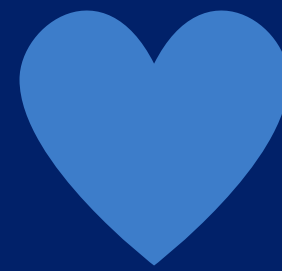
Our knowledgeable and trusted team of in-house professionals will walk your clients through every step of the homeownership journey!

“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
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YEARS

RECENT AWARDS & RECOGNITION



Ontario
Home Builders'
Association

ONTARIO
BUILDER OF
THE YEAR



HOME
BUILDER OF
THE YEAR



DIVERSITY
EQUITY &
INCLUSION



STEPHEN
DUPUIS
CSR AWARD

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.



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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

Retain **100%** of your hard-earned commission

- 3

Opportunity to **promote** communities now on sale:

- 4
 - Premium locations
 - Incredible incentives & deposit structures
 - Beautiful layouts & finishes

WHAT ARE THE BENEFITS OF SELLING PRE-CONSTRUCTION?

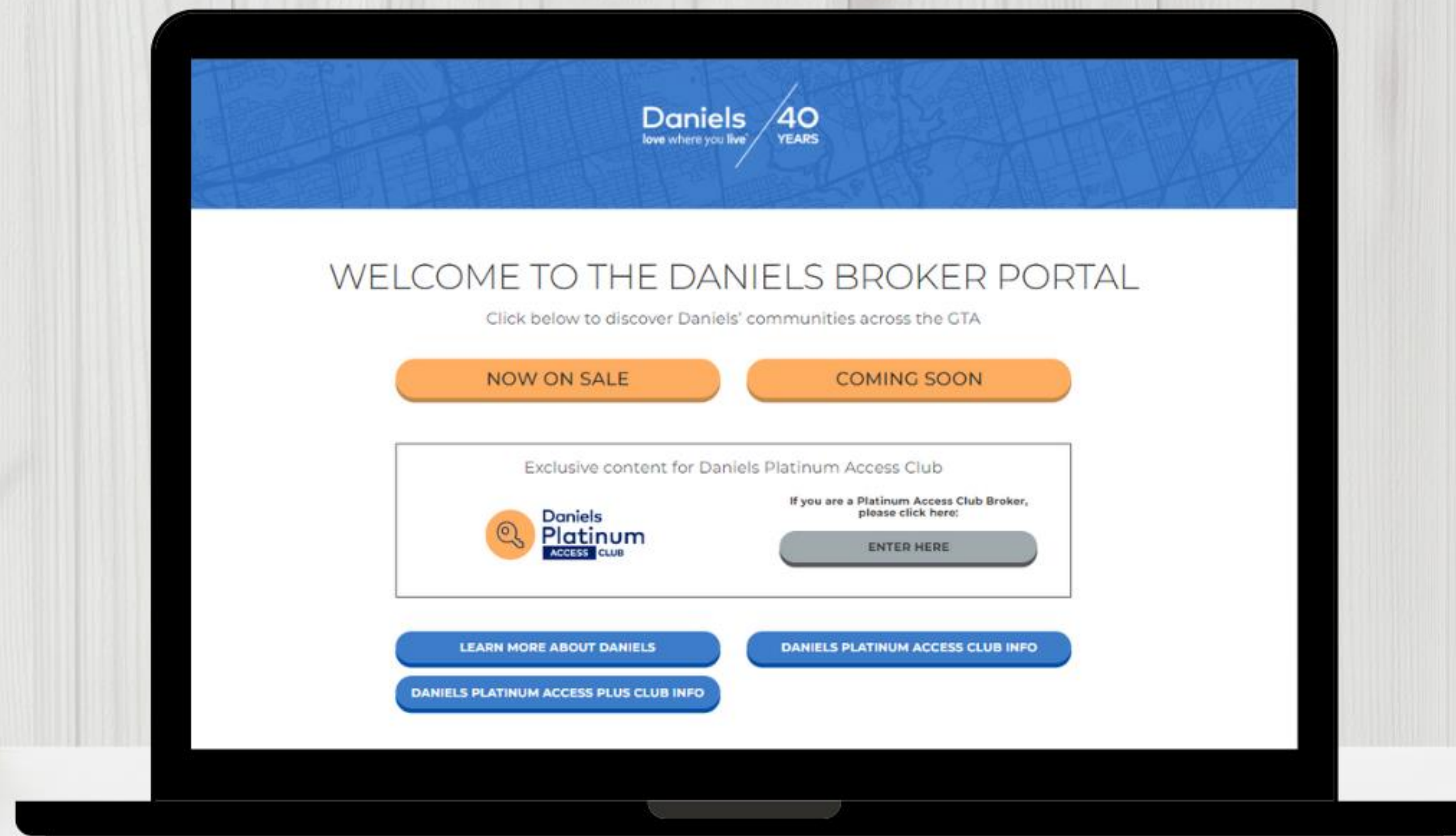
- 1 Maximize Profitability**
 - Commissions are higher with pre-construction homes
- 2 Work-Life Balance**
 - You can schedule your time within regular business hours
- 3 Grow Your Client Base**
 - The opportunity to work and attract a variety of different clients because not everyone is looking to move-in 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 clients' worksheets with preferred floorplans.
- 4 Ensure your clients have secured a mortgage pre-approval letter!

DANIELS BROKER PORTAL

VISIT: 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!



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"/> |

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

*Intended Nature of Purchase

- Investment
- Principal Residence

I'm not a robot  reCAPTCHA
Privacy - Terms

Submit

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

STAK36

CONDOMINIUMS at
Square One District

When Great Gets Better

STAK36
CONDOMINIUMS at
Square One District

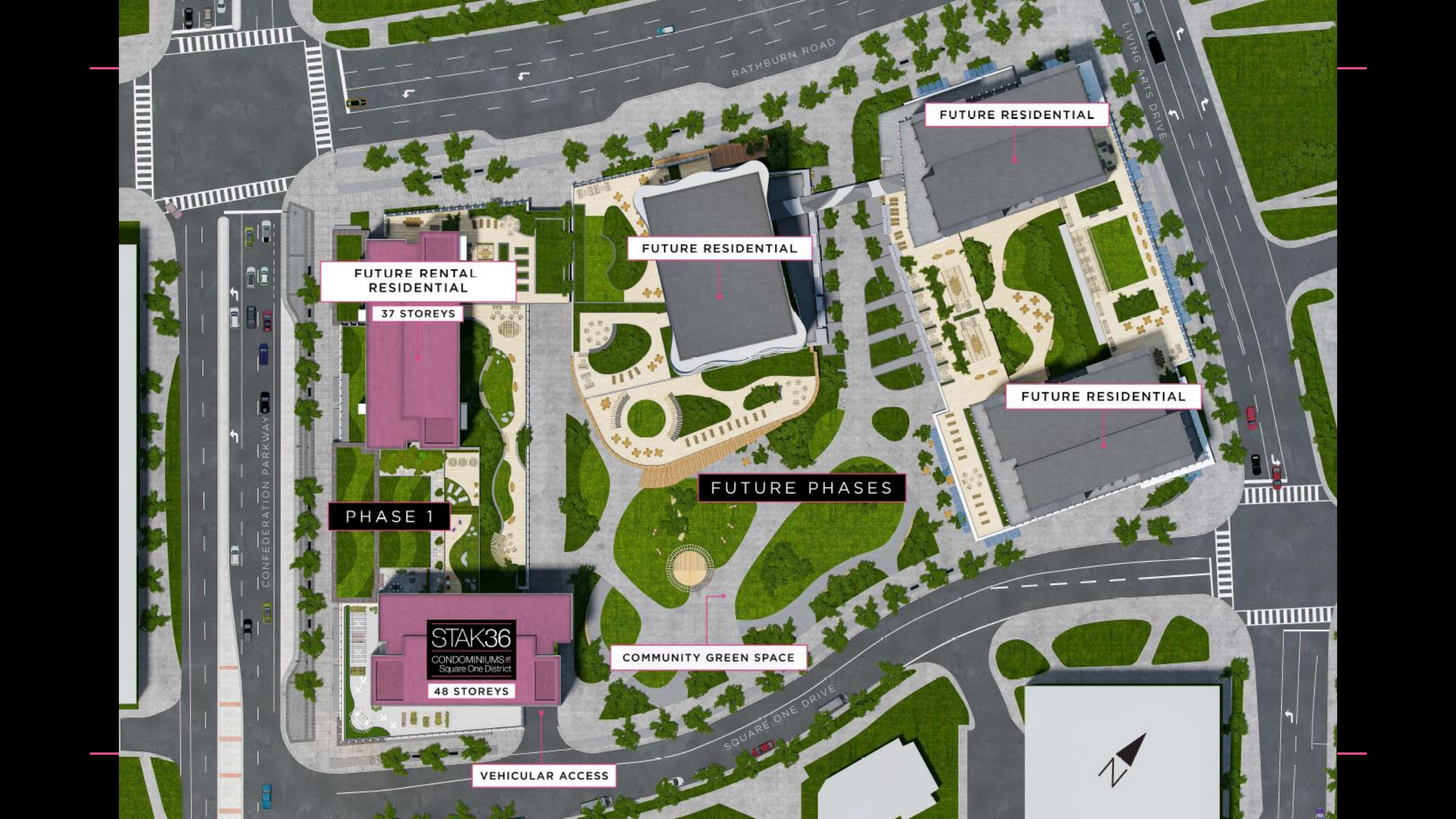
COMING THIS FALL!

Stak36 is a limited collection of suites at Condominiums at Square One District.

Three brand-new floors on the building's upper levels that offer breathtaking views of Mississauga!

- 48 Storeys
- 1 bedroom to 2 bedroom + den suite layouts
- 520 sq. ft – 872 sq. ft
- Construction well underway
- Occupancy commencing early 2025





FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

FUTURE RENTAL
RESIDENTIAL

37 STOREYS

FUTURE RESIDENTIAL

FUTURE PHASES

PHASE 1

STAK36
CONDOMINIUMS at
Square One District
48 STOREYS

COMMUNITY GREEN SPACE

VEHICULAR ACCESS





YOUR CLIENTS' FINAL OPPORTUNITY!

The final chance to own in the first residential tower of Square One District— Canada's most exciting city expansion!

SQUARE ONE DISTRICT

STAK36
CONDOMINIUMS at
Square One District

Square One District is a visionary mixed-use, master-planned community that will transform 130-acres near Square One Shopping Centre in a multi phase, multi-decade development!

Square One District will include:

- Over 18,000 residences
- Transit options with close proximity to the future Hurontario LRT
- Extensive retail
- Dining & restaurants
- Parks & green spaces
- Future employment hub



The Daniels Corporation & Oxford Properties

Daniels & Oxford have partnered together to build Stak36—a brand-new collection in the first residential tower of the Square One District city expansion.

Your clients can feel confident that they are investing in a home built by a team with a reputation for thoughtful planning and quality craftsmanship.

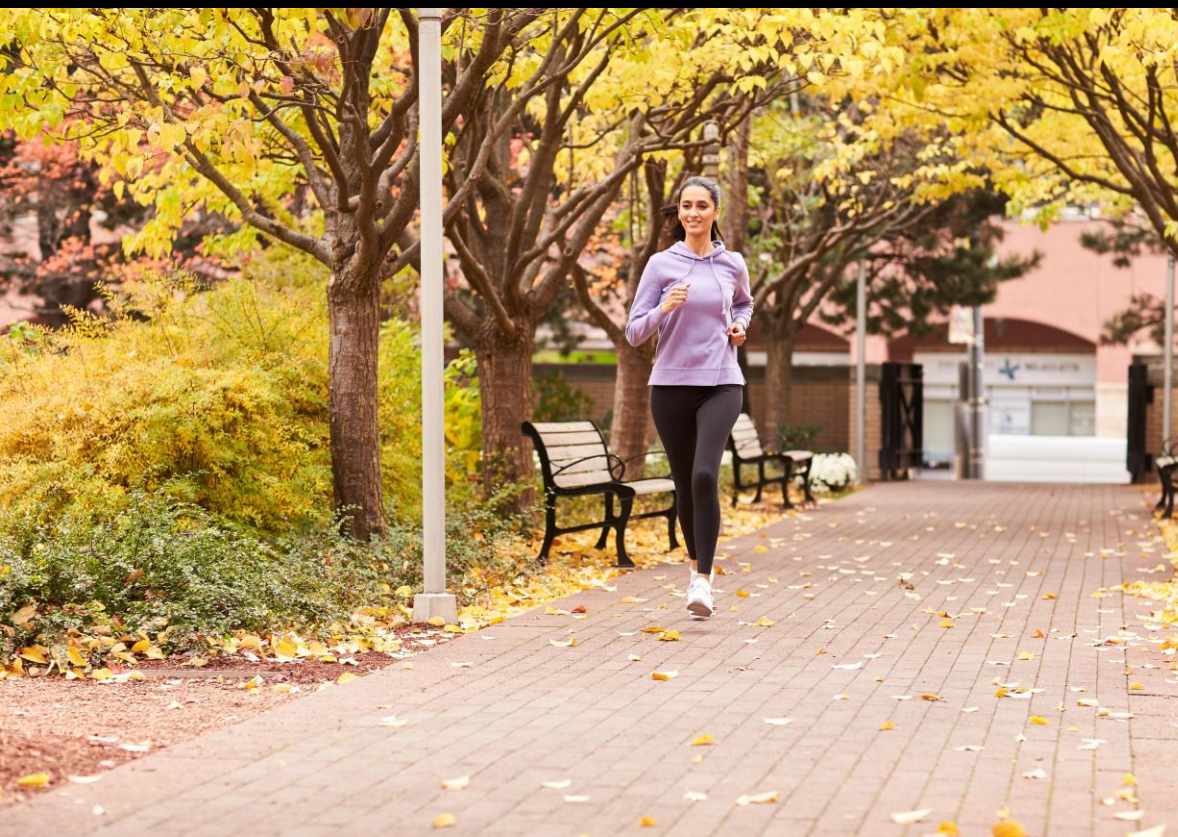
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OXFORD

WELL-CONNECTED NEIGHBOURHOOD

- 6-minute walk to Square One Shopping Centre
- Close to the GO Train, Highway 403 and 401
- 15-minute walk to the Hurontario LRT Station
- 15-minute drive to Pearson International Airport
- 2-minute walk to Sheridan College and 11-min drive to University of Toronto Mississauga Campus (UTM)
- Nearby parks and active community green spaces



1CLUB: BUILDING AMENITIES

STAK36
CONDOMINIUMS at
Square One District



LEVEL 1

- Bookable Meeting Rooms
- Co-Working Zone
- Parcel & Mail Room
- Dog Wash
- Concierge

LEVEL 5

- Climbing Wall
- Fitness Zone
- Fitness Studio
- Fitness Lounge
- Half-court
- Kids' Zone
- Parents' Zone
- Outdoor Play Area
- Outdoor Fitness
- Dry Sauna

LEVEL 6

- Outdoor Seating & Dining
- BBQs
- Bookable Outdoor Dining
- Lounge
- Bookable Prep Kitchen
- Bookable Dining Lounge
- Bookable Media Lounge
- Kitchenette
- Bookable Meeting Room
- Garden Prep Studio
- Gardening Plots

1 CLUB: BUILDING AMENITIES



1 CLUB + FUN



1 CLUB+ FIT



1 CLUB + LOUNGE

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CONDOMINIUMS at
Square One District

1CLUB BUILDING AMENITIES

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CONDOMINIUMS at
Square One District



LOBBY ENTRANCE



1 CLUB+ WORK

STAK36

CONDOMINIUMS at
Square One District



RBC Mortgage Specialists
are available to help your
clients arrange their
mortgage approval!



REGISTER YOUR CLIENTS TODAY!

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CONDOMINIUMS at
Square One District

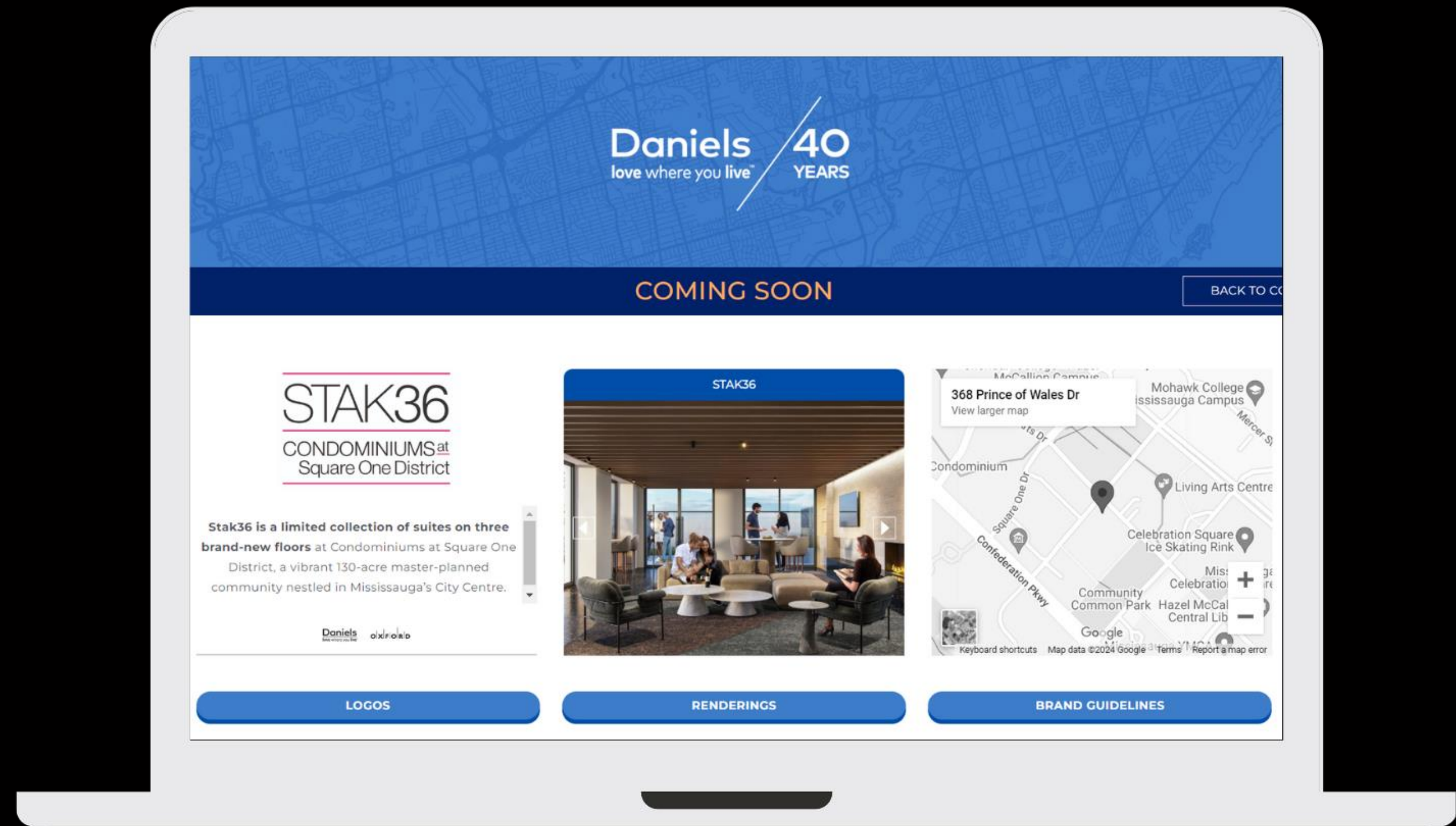


<https://livesquareonedistrict.com/>

VISIT DANIELS BROKER PORTAL

STAK36

CONDOMINIUMS at
Square One District



VISIT: www.danielsaccess.com to begin promoting Stak36 today!

Daniels
MPV2
An EcoUrban Community

DANIELS
Omg2
OLIVIA MARIE GARDENS

THE
kith
CONDOMINIUMS

Daniels
Keelesdale

DANIELS ON
PARLIAMENT

NOW ON SALE OPPORTUNITIES IN
THE GTA!

STAK36

CONDOMINIUMS at
Square One District

Thank You!