



FAQ

info@PreSaleYYC.com

Q: Where can I find the Condo Disclosure Documents?

[CLICK HERE for Disclosure Documents](#)

Q: Where do I send my deposit? and when is it due?

A: Please send your deposit to our lawyers at [Calbridge Homes Ltd.](#) via post or courier. A draft or certified cheque is the preferred method of payment.

Please ensure to keep a copy of method of payment and have your Unit Number and Last Name written into the memo of the certified cheque or bank draft (this is required to match your payment amount to your purchase).

The initial amount of 5% on firm date (10 days after APS execution), the final deposit of 5% due 90 days from your firm date.

You may choose to use the Alberta New Home deposit bond instead of paying the second deposit. [You can find more information on that process here.](#) If you choose this option the completed documentation must be approved within 60 days of your firm date. More info will be sent to you after your firm date of purchase and a Calbridge New Home Warranty team member will contact you to start the process.

- The exact amounts for your deposit will be outlined within your APS and within an email that will be sent to you on your APS acceptance date.

We recommend sending **postdated cheques** made out to: "**Calbridge Homes Ltd.**" for the second payment if you do not use the deposit bond option.

Attention: Sales Admin Team with your Unit number and last name in the memo

221 19 St. SE Suite 250
Calgary, Alberta, T2E 7M2

- You will receive a deposit receipt from the Sales Admin team at Calbridge via email.
- by Alberta Condominium Property Law, your deposit amount (once received by Calbridge) will be transferred to their Legal team to be held in trust.

Q: Are there any preferred banks for Financing Approvals?

A: We recommend using National Bank for financing approvals. Contact details below.



Yibin (Jack) Wang @ National Bank

Yibin.wang@nbc.ca

403 891 3629

Q: When do I need final financing?

A: A pre-approval is not a requirement of purchaser however, we always recommend confirming your financing prior to your firm date in order to protect your purchase position with today's financing rules and regulations. In addition, you will be able to hold an interest rate with our preferred contacts for up to 24 months.

We recommend securing financing, if not already done prior to your firm date, at least 120 days prior to your anticipated closing date.

Q: When do I need legal representation?

A: We recommend securing your Legal representation 90 days prior to your closing date to ensure timely closing.

Note: as promoted, if you decide to use the Seller's preferred lawyer ([Litco Law - information here](#)) then your legal fees for closing will be covered by the seller and you will only be responsible for disbursements and registration (approx. \$500 +/-).

If you choose not to use the developer lawyer you will be responsible for your full legal closing fees (approx.. \$1,500 +/-).

Please note that you will need a lawyer in Alberta as law is provincial. Once you secure a lawyer, please send their contact details to:

info@PreSaleYYC.com

"subject" Vantage Townhomes #(your unit number) Closing Lawyer Info

We recommend copying your lawyers on this communication.

Here is an alternate lawyer to contact and consider when the time comes:

BORHOT LAW

1231 9 Ave SE #220 Calgary AB

Calgary, Alberta, T2G 0S9 1231 9 Ave SE #220 Calgary AB

403 474 8023 legalassist@borhotlaw.com

Q: How do I assign my contract?

A: It is a Calbridge Homes policy that all purchase contracts are made in personal names to begin with and assigned to holding companies or third parties prior to closing using the correct paperwork.

If you wish to assign to your own hold co, you must send a request to info@PreSaleYYC.com with a copy of your corporate documents inclusive of articles of incorporation prior to the expiry of your condition date (within 10 days). If received within this timeline, your fee to assign to your own corporation (shareholders are the same name(s) as your original purchase contract) will be \$10.00. Any assignment to a third party prior to closing will be charged a \$1,500.00 flat fee.

All assignments must be requested through our Customer Experience team no more than 90 days prior to the closing date. NOTE: these requests will not be open or processed until Q1 2023 for the project.

To request you can email info@PreSaleYYC.com prior to your closing date.

Q: What are the assignment fees?

A: All assignments requested after your firm date will be charged at \$1,500 plus you will need to cover your additional legal fees (if any).

Q: What is the estimated completion date?

A: You can find the estimated completion window within the APS "Occupancy Date Statement"

Our customer experience team will begin sending you updates during the build process to keep you informed.

Note, at a minimum under Alberta Condominium Property Law, the developer must provide you with at least 30 days notice of the confirmed final completion date.

Q: What's included in my condo fees?

A: Included are the following:

- Landscaping, snow removal, waste removal
- Building Insurance (you will need content insurance)
- Reserve Fund Contribution
- Common Property Maintenance/Utilities
- Common Property Management Fees
- Water is included for the stacked townhome units

Q: What amenities are within close proximity to the Fireside Community?

A: [Fireside Community Map](#):

- 200 meters (2 min walk) from Shopping and Park
- 5 min walk from elementary and middle schools
- 3 parks within the community
- 25 kms of bicycle paths throughout the Fireside community
- 25 minute drive to University of Calgary, Foothills Hospital, Alberta Children's Hospital and Tom Baker Cancer Research and Treatment Building (second largest in North America)
- 30 minute drive to Downtown Calgary
- 45 minute drive to Banff

Q: How does the 4 year Property Management program work?

A: Included with your purchase is the professional tenant management of the property for 4 years commencing on the closing date and expiring on the 48th month thereafter. Included is the initial acquisition of the Tenant including property advertising, background and credit cheques on potential tenants and lease document execution. Also included is the provision for turnover (new tenants annually and the monthly management and tenant communications

Q: What happens after the 4 year Property Management program is over?

A: After the 4 year property management program expires, you will have the option to continue working with Calbridge's preferred property management company at your own expense or explore other options. Our expert and award winning customer service team will make all of the introductions necessary. You can request more information by emailing our team at info@PreSaleYYC.com

Q: What happens if I do not want the 4 Year Property Management Program?

A: You will have the ability to opt out prior to your confirmed closing date. For the time being all contracts will include the Property Management Program. Cancellations of the Property Management Program will be requested and processed up to 30 days prior to your closing by emailing info@PreSaleYYC.com

