

BUYER'S GUIDE

1

PRELIMINARY CONTRACT

Signing of the preliminary contract and remittance of a cheque for \$2000.
In keeping with Article 27, you can cancel the contract within 10 days, by paying a penalty of 0.5% of the

2

FINANCING

Application for financing from our financial institution within 10 days after completing Step 1.

You can contact our advisor at the Fédération des Caisses Desjardins for financing approval (Vincent Derval, 514-605-0520).

Send us confirmation of financing as soon as possible by fax (514-354-8528) or email. (Deadline: ten days after signing.)

3

OFFICIAL DEPOSIT

Remittance of a second deposit of 5% of the value of the unit (within a maximum of 10 days after the signing of the preliminary contract).

4

CONSTRUCTION

Construction of the building

5

CHOICE OF COLOURS

We will contact you at an opportune time to choose the colours for the cupboards, tiles, etc. (you have 30 days to make your choice).

6

MORTGAGE DEED

Signing of the mortgage deed at the notary's office (a few days prior to Step 7).

Me Daniel Lafond, 3455 boul. De la Pinière, Terrebonne, (450) 416-3206.

7

PRELIMINARY INSPECTION

(IF APPLICABLE) A representative of Habitations Laurendeau Inc. will make contact with you to make an inspection of your future housing unit and prepare a list of items to be completed.

8

FINAL INSPECTION

I. The final inspection will be scheduled a few days before the sale deed is signed.

II. It confirms that all of the elements identified during the preliminary inspection have been completed.

9

SALE DEED

Signing of the sale deed at the notary's office. The big day has arrived! At this meeting, you must remit a certified cheque to pay the balance of your down payment.

You must also pay:

I. The municipal tax, school tax and insurance adjustments.

II. The notary's fees (\$1200, taxes and registration fees included).

III. The unfinanced options.

IV. If necessary, the taxes on the CMHC premium.

V. You will receive the co-ownership declaration, the new house guarantee and your keys.

10

EARLY OCCUPATION

(IF APPLICABLE) In certain cases, it is possible that the construction will have been completed but you are unable to sign the sale deed. This can happen when the new cadastral records have not been registered or when your financial institution has not had the time to complete your file. Don't worry! You can still move in after signing an early occupation document. At that time, you will deposit the balance of your down payment and will pay rent on a daily basis, equivalent to the interest that you would have to pay if your mortgage loan had been paid.

In this way, your budget will remain balanced. The situation is usually corrected within a few days.

11

TRANSFER TAX

I. This tax, also called the welcome tax, is due a few months after Step 7.

II. The amount is calculated as follows: \$250 for the first \$50,000 and 1% for each additional \$1,000.