

DEPOSIT AND DOWN PAYMENT ADVANTAGES ONLY AT...



The Wyatt

CONDOMINIUM SUITES

5% DEPOSIT

ASK ABOUT
FIRST HOME
BOOST*

Ask about the most powerful homeownership program in Canada!

BOOST your down payment from 5% to 15%... interest & payment free!

BOOST your chances of owning a great home in Downtown East!*

Coming soon to the heart of Toronto's Downtown East, Daniels introduces The Wyatt – a collection of condominium suites that will redefine downtown living.

Not only will this incredible community offer a rare homeownership opportunity in downtown Toronto, but we are making it easy by only asking for 5% of the purchase price, payable with our 5% Gradual Deposit Payment Plan.

Here's how it works, you only need to provide \$3,500 on signing of the Agreement of Purchase and Sale, and \$1,000 per month until your move-in date, or until 5% of the purchase price has been paid.

If you qualify for a 95% first mortgage your 5% deposit is all you'll need. Of course, if you have the cash, you may choose a higher down payment in order to lower your monthly mortgage payments.

If you do not own a home and are currently renting you may qualify for Daniels' First Home BOOST – The most powerful homeownership program ever created. This innovative Down Payment Program provides an INTEREST-FREE and PAYMENT-FREE loan for an additional 10% of the purchase price, turning your 5% deposit into a 15% down payment! This program will allow you to carry a mortgage for only 85% of the purchase price, which means lower monthly carrying costs – and the most attractive opportunity to get into homeownership in the city.

The Benefits

- The BOOST program provides qualified purchasers with a 10% down payment assistance in the form of a second mortgage
- The funds are recognized by CMHC
- This is an interest FREE and payment FREE second mortgage

How to Qualify

- You and/or your spouse cannot own a home in Canada, and you must currently be renting
- Your home at The Wyatt must be your sole and principal residence
- Your annual household income does not exceed \$87,800
- You must be a permanent resident of Canada
- You must be 18 years of age or older

Repayment

- Repayment occurs when you sell your home or when it is no longer your principal residence
- At that time you will repay the original 10% second mortgage plus 10% of the capital appreciation. As an example – on a purchase price of \$250,000 where a 10% second mortgage was obtained and the resale price was \$300,000, the repayment would be the original 10% (\$25,000) plus 10% of the \$50,000 increase value, which would equal \$5,000 for a total repayment of \$30,000
- If you sell your home within the 20 year period but experience a capital loss, repayment of the loan is waived provided it is sold at fair value and the sale is an arm's length transaction
- If you own and occupy the home for 20 years the second mortgage is forgiven
- If you would like to repay the loan within 20 years without selling the home, the 10% second mortgage plus 10% of the capital appreciation must be paid

Remember, when you choose Daniels, you're not alone. We're in this with you, paving your way to homeownership. You are in the driver's seat and we are your GPS, guiding your journey until you reach your destination – your new HOME at The Wyatt.

BOOST loans are made possible through the support of the Governments of Canada, Ontario and the City of Toronto.

Canada

Ontario

TORONTO

Daniels
love where you live™

*Deposit and First Home BOOST programs are subject to availability, may end at any time and are subject to change without notice. Conditions apply. See Sales Representative for details. Illustration is artist concept. E. & O.E.