

## Maple Creek Estates LOT SALE – FAQ's

**Q:** Are the pre-populated aspects of the Legal Agreements of Purchase and Sale open to editing?

**A:** No, all aspects of the agreement that have been pre-populated such as irrevocable date, deposit amount, closing date etc. are all to remain as-is in order for your Agreement to be deemed complete.

**Q:** Can I submit offers of multiple lots?

**A:** Yes, but the nature of this process means that for every lot you have successfully bid on you will have a Firm and Binding Agreement, so you must be prepared for this potential outcome.

**Q:** If I want to purchase multiple lots, do I have to submit multiple Legal Agreements?

**A:** Yes, we have pre-populated a Legal Agreement for each lot available. If you hope to purchase multiple lots, you are to submit a separate offer for each lot.

**Q:** If my offer isn't successful for my preferred lot, will I be given the opportunity to bid on my 2<sup>nd</sup> or 3<sup>rd</sup> lot choice?

**A:** No, as there is high demand for this release, please be prepared to submit your best offer. We will only contact those who have submitted matching bids on the same lot in order to allow for the opportunity to submit a new bid on the lot in question.

**Q:** Do my deposit cheques have to come with the Agreement?

**A:** No, as per the Agreement we prefer to collect deposit cheques in person only with Purchasers who have submitted the successful bid. Our Sales Representative will connect with successful Purchasers to set up an in-person meeting to collect applicable deposit cheques and formally document ID and personal information. These meetings will occur promptly following the submission deadline.

**Q:** How will I know when closing will occur?

**A:** Our Agreement generally states closing will occur "20 days after Uniform Urban Developments" provides written notice." This means, we are waiting on formal Registration for the land to happen. This is pending: however, we cannot pinpoint exact timing. And so, we intend to remain in close communication with our Purchasers and keep them informed of when legal closing. Please be prepared for a quick closing roughly anytime within 1-5 months of signing the Agreement.

**Q:** Can I visit the site to physically see the lots?

**A:** Yes, you are welcome to drive to site and view the lots. There will be general signage identifying the general location of each lot. Please note there may be some barricades up to certain entry points. This

could require parking and walking.

**Q:** Will Uniform cooperate with Real Estate Agents representing clients?

**A:** Yes, we will cooperate with a flat co-broke fee detailed in the co-broke form included as a downloadable document in this section. Please fully complete the form and return to our Sales Representative either by way of email or in person drop-off **no later than time of client's Agreement and offer submission.**

**Q:** What are the requirements and relevant information surrounding tree removal for each lot?

**A:** Uniform Urban Developments has handled the tree assessment requirements for the site as a whole. This means, individuals who purchase a lot require no permits to conduct tree removal on their lot in preparation to build. **NOTE:** Tree removal activities can only occur once a Purchaser has formally closed on their lot.

**Q:** What is provided by Uniform with the lot?

**A:** Uniform will provide Rogers/Bell/Hydro/Gas service connections at the property line. Please note Bell Fibe is not available in this community and Well and Septic installations are at the cost of the Purchaser after closing.