

Oxford Phase II (Stage 18)

Outline of Purchase Requirements

- May 12/14** Lot selected at the Lot Draw, Holding Application executed & \$5,000.00 non-refundable qualifying deposit provided.
- June 2/14** Sale & Sustainable Development Agreements (the “sale agreement”) mailed to all Buyers.
- Take these documents to your solicitor for review. Ensure you understand your obligations **before** you sign the sale agreement.
- June 16/14**
- Executed sale agreement, \$10,000 Sustainability & Architectural Performance Fee and balance of 15% deposit (by certified cheque or bank draft payable to The City of Edmonton) must be delivered to the Property Sales Office by 3:00 p.m. (20th Floor Century Place, 9803 – 102A Avenue)
- June 16/14**
- Right of entry is granted to the buyer (pursuant to Clause 10 of the sale agreement)
- Between June 16 & September 30/14** Buyers must have:
- consulted & hired a certified energy advisor to model the house plan (see the directory in the Sustainability and Architectural Guidelines for a list of Certified Energy Advisors);
 - submitted and received house plan approval (which must include PV Solar Ready requirements) from the designated design consultant, Windward Landtec Inc.;
 - applied for and obtained the development and building permit (City of Edmonton-Sustainable Development 5th Floor, HSBC Bank Place, 10250 – 101 Street NW);
 - had a licensed surveyor stake out the basement
 - had the basement excavated;
 - had a professional engineer perform soils testing on the excavated area; and
 - provide a copy of the soils report prepared by the professional engineer to the City (pursuant to Clause 6 of the sale agreement – Soil Condition).
- October 1/14** Possession to the lot is granted to the Buyer.
- October 31/14** Construction of the house must have commenced (ie. footings and foundation)

December 15/14

Closing Date:

- Balance of the lot price must be paid to the City by certified cheque, bank draft or Solicitor's trust cheque, payable to the City of Edmonton. Transfer of Land is provided to the lot purchaser for registration at the Alberta Land Titles Office (or their solicitor in trust). All overdue payments will begin to accrue 18% interest on the outstanding balance from December 16, 2014 to the date payment is received.

January 31/16

Buyers must have the development complete which includes:

- had a certified energy advisor perform the blower door test, which will include the Energuide label (minimum requirement is Energuide 80);
- buyer to provide the City with a copy of the Energuide label;
- construction of the house must be fully complete, including landscaping in accordance with the Sustainability & Architectural Design Guidelines, (pursuant to Clause 4.4 of the sale agreement);
- provided the designated design consultant, Windward Landtec with your Energuide label and approved final lot grading report;
- requested a final inspection with Windward Landtec.

Upon satisfactory completion of the above, the \$10,000 Performance Fee will be returned to the buyer. For homes that achieve an Energuide rating of 82 and above may be eligible to receive a grant through the Oxford Green Building Grant Program of \$3,000 to \$7,000.

NOTE: In the event of any conflict or discrepancy between this outline and the Sale and Sustainable Development Agreement, the Sale and Sustainable Development Agreement shall prevail.