

Laurel Green (Stage 10)

Outline of Purchase Requirements

- June 24/15** Lot selected at the Public Lot Selection, Holding Application executed & \$5,000.00 non-refundable qualifying deposit provided.
- July 17/15** Sale & Sustainable Development Agreements (the "sale agreement") mailed to all Buyers.
- Take these documents to your solicitor for review. Ensure you understand **all** your obligations **before** you sign the sale agreement.
- August 4/15**
- Executed sale agreement, \$15,000 in refundable Performance Fees 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)
- August 4/15**
- Right of entry (for staking out of foundation location and soils test) is granted to the buyer (pursuant to Clause 9 of the sale agreement)
- Between June 24 & October 5/15** Buyers must have:
- drafted your blue prints;
 - 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);
 - completed the Lot Damage Statement Report (2nd last page of the Sustainability and Architectural Guidelines), taken pictures of any existing damage to City infrastructure that is adjacent to the lot purchased (concrete, light standards, water valve (cc), gutter, etc);
 - submitted and received house plan approval (which must include PV Solar Ready requirements) from the designated design consultant;
 - 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 a professional engineer perform soils testing from the surface; 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).
Buyers have the option of waiving or satisfying the Soils Condition as contained in Clause 6 of the agreement.
- November 4/15** 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 November 5, 2014 to the date payment is received.

November 4/15

Possession to the lot is granted to the Buyer.

May 2/16

Construction of the house must have commenced (ie. footings and foundation)

February 4/17

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 (or equivalent);
- construction of the house must be fully complete, including landscaping in accordance with the Sustainability & Architectural Design Guidelines, (pursuant to Clause 4 of the sale agreement);
- provided the designated design consultant, with your Energuide label (or equivalent) and approved final lot grading report;
- requested a final inspection with the designated design consultant.
- NOTE: because the completion date falls in the winter, this date is automatically extended to July 31, 2017

Upon satisfactory completion of the above, the \$10,000 Sustainability and Architectural 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.

Once the City or the City's Consultant has carried out an inspection of the City's infrastructure located immediately adjacent to the Sale Land (ie. streets, sidewalks, curbs, gutters, light standards, fire hydrants, curb stop/water valves, boulevard landscaping, trees, cathodic protection points, fencing and drainage swales, etc) and providing no damage has been caused during construction to the City's infrastructure, the \$5,000 Damage Performance Fee will be refunded. Should any damage be reported, the cost for the repair will be automatically deducted. In the event that the cost of the repair exceeds the \$5,000 Damage Performance Fee, the buyer will be advised to pay the difference.

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.