



**ORCHARDS**

ON THE CANAL

PORT COLBORNE

# EXCLUSIVE VIP BROKER RELEASE

WORKSHEETS ACCEPTED

## INFORMATION PACKAGE

- Introduction
- Sales Procedure
- Incentive Sheets
- Preview Pricing
- Worksheet



**PINE GLEN  
HOMES**



**SPECTRUM**  
REALTY SERVICES INC. BROKERAGE

*Since 1992*



PINE GLEN  
HOMES

## EXCLUSIVE VIP BROKER RELEASE

# PROCEDURE FOR BUYING

1. The attached worksheet should be completed for your Purchaser. Completed worksheets should be e-mailed to [frances@spectrumrealtyservices.com](mailto:frances@spectrumrealtyservices.com)
2. We start accepting worksheets effective today.
3. Each worksheet **must** be completed in full with **Purchaser's full contact information** including **telephone number, e-mail address, occupation, name of employer**, etc. And **must be accompanied** by a clear colour copy of the **Purchaser's valid Government issued photo I.D.**
4. You will be contacted by telephone to confirm your client's lot selection, once confirmed the APS will be sent to your client via DocuSign.
5. At time of signing the Agreement, the Purchaser must provide **all post-dated deposit cheques, including the Initial deposit cheque** of \$20,000 in the form of a **Bank Draft**, to be made payable to the Vendor – **PINE GLEN COLBORNE INC.** **If the Agreement is done virtually, the Purchasers must drop off post dated cheques AND BANK DRAFT at the Spectrum Realty office, the next day.**

Thank you for your cooperation  
**ORCHARDS ON THE CANAL TEAM**





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## EXCLUSIVE VIP BROKER RELEASE

### SPECIAL ASSIGNMENT PROVISION

\$15,000 Assignment Fee plus Legal Fees\*

*-AND-*

### CAPPED DEVELOPMENT CHARGES

CAPPED AT \$7,000.00

*-PLUS-*

### BONUS PACKAGE:

SMART THERMOSTAT

FRONT DOOR KEYLESS ENTRY

ELECTRIC VEHICLE CHARGING STATION PORT

FULL SURVEILLANCE SYSTEM WITH 3 CAMERAS & ONE INTERACTIVE  
CAMERA AT FRONT DOOR WITH ACCESS TO SMART PHONE MONITORING

\*Legal fees extra. Speak to Sales Representative for further details. This exclusive offer is only available to our VIP Broker Partners and valid only for a limited time. Prices and specifications are subject to change without notice May 21, 2021  
E. & O.E.



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**EXCLUSIVE VIP BROKER RELEASE**

**FOR YOU:**

LIMITED TIME  
**2% COMMISSION\***

FURTHER INCENTIVE:

CLIENTS PAY DEPOSIT IN 60 DAYS\*\*

**WILL RECEIVE \$5000 DÉCOR DOLLARS **OR** \$7,500 ASSIGNMENT  
FEE\*\***

BROKER TO RECEIVE:

**1%\* OF COMMISSION WITHIN 90 DAYS OF ACCEPTANCE OF  
AGREEMENT**

\*Commission net of HST Subject to the terms of the Co-operative Broker Referral Agreement. \*\*Plus Legal Fees Specifications are subject to change without notice Please speak to Sales Representative for further details  
May 21, 2021 E. & O.E.



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HOMES**





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**LOT PREMIUMS**

**PHASE 1**

Lot Number	Premium Recommendation
48	<b>\$15,000</b>
49	<b>\$50,000</b>
50	<b>\$50,000</b>
51	<b>\$30,000</b>
52	<b>\$25,000</b>

Premiums subject to change E. & O. E.  
June 3/2021