



# WELCOME TO **SUNSHINE VILLAGE**

*Retire In Beautiful Penetanguishene*

# PROJECT OVERVIEW



## MODEL HOME

For Virtual Tour Text “TOUR” to  
**+1 705-999-7684**

**Site Location:** 77 Fox Street,  
Penetanguishene, Ontario

For more information or to  
reserve your Townhome, email:  
**LifeLease@foxparkdevelopments.com**  
or call Sales at **+1 705-999-7684**

### SITE AND BUILDING

- ✓ 56 Townhomes are located on our site in Penetanguishene, Ontario, Canada
- ✓ Estimated Phase One construction is scheduled for FALL 2021 with Occupancy Permits by late FALL 2022.

### THE TOWNHOMES

- ✓ We offer 1.5 story Townhomes
- ✓ We offer a 1 bedroom floorplan with 2 different aspects –
  - 1 bedroom interior unit
  - 1 bedroom end unit
- ✓ Smart kitchen features designed for safety and ease-of-use.
- ✓ Elegant, large bathroom with tub and shower, and washer/dryer hook-up.
- ✓ Built-in bedroom closets.
- ✓ Inclusive net-metered solar electricity and high energy efficient insulation and appliances for beyond net-zero operation.

### PARKING

- ✓ One driveway parking spot supplied for every Townhome with independent, lockable electric charging plug for EV cars.
- ✓ Visitor Parking available

### LOCAL AMENITIES

- ✓ Penetanguishene Harbourfront Park and Boat Launch
- ✓ Penetanguishene Dog Park
- ✓ Ecology Park and Beaches
- ✓ McGuire Park adjoining Sunshine Village
- ✓ Municipal and Neighbourhood Parks
- ✓ Pavilions, Gazebos and Amphitheatre
- ✓ Sports Courts and Fields
- ✓ Arena & Recreation Centre
- ✓ Seniors Recreation Programs – with inclusion, accessibility and subsidy policies
- ✓ Local and Provincial Walking, Skiing, Snowmobile Trails
- ✓ Penetanguishene Town Centre
- ✓ Public Transit Bus Service to Midland and Barrie

### THE AREA

- ✓ Midland (with major box stores) – 7 minutes
- ✓ Orillia – 45 minutes
- ✓ Barrie - 48 minutes
- ✓ Blue Mountain Skiing – 1h
- ✓ Muskoka – 1h 15 minutes
- ✓ Toronto Airport – 2h

Features and amenities represent the builder's current concepts and plans and are subject to change without notice. Foxpark makes no warranty or representation expressed or implied, concerning the accuracy or completeness of the information contained within. Specifications are subject to change without notice. Builder has the right to substitute material of equal or better value subject to E.&O.E.



# STANDARD TOWNHOME FEATURES AND FINISHES

## EVERY TOWNHOME IS WELL-EQUIPPED ON THE INSIDE

- » Simple, elegant, non-trip, non-dazzle flooring throughout
- » 34" wide front entry door with decorative glass insert and side light
- » Deadbolts installed on all entry doors
- » 8 foot ceilings throughout
- » Air-heat exchanger provides a comfortable temperature all year around.
- » Air heat pump to supply heating, air conditioning and hot water
- » Smoke / carbon monoxide detectors included in living and sleeping area
- » Kitchen exhaust vented to exterior
- » Standard light switches are white "designer" style
- » Electrical outlets are at raised height for easy access
- » Interior door hardware is lever style

## SOLID CONSTRUCTION CARRIES THROUGH TO THE OUTSIDE

- » Roof shingles backed by manufacturer's 25 years warranty
- » Masonry, vinyl siding and stucco exterior finishes
- » Pre-finished aluminum soffits, fascia, eavestrough, and downspouts
- » 34" wide front entry door
- » Railings installed at front porches
- » Asphalt parking out front
- » Wood privacy fence around perimeter and between patios
- » One exterior electrical outlets (GFCI protected outlets per code)
- » One exterior water tap
- » One independent, lockable EV charging plug
- » Landscaping shall include topsoil, sod to the lot, young trees and river stone stylings

## ELEGANT, FUTURE-PROOF BATHROOM

- » Sit down vanity, large mirror and porcelain sink including mechanical pop-up drain stop
- » Tub shower and convenient shower wand
- » Grip bars upgrade available for shower and toilet
- » Water conserving high-seat comfort toilets
- » Washer-Dryer Laundry Facility
- » Built-in linen shelves

## 1.5-STORY UNITS BUILT USING SOLID CONSTRUCTION MATERIALS

- » Exterior walls framed with 2" x 6" wood studs
- » Interior walls framed with 2" x 4" wood studs
- » Insulation ratings: exterior walls R-30 fibreglass batts and rigid sheathing
- » R-60 insulation in all exterior ceiling areas
- » Vinyl casement-style, triple windows with a U-Value <1.4 and a Solar Heat Gain Co-Efficient of under 0.3
- » Casing is 2¾" and baseboard is 4"

## INCLUDES SMART KITCHEN FEATURES TO KEEP YOU HAPPY AND SAFE

- » Kitchen cabinet 'uppers' are 30" tall
- » Ceiling-height storage upgrade package available
- » Over-the-sink and cooktop pot lights
- » Soft close drawers installed through lower half of kitchen
- » Laminate counter tops with integrated backsplash
- » Kitchen fitted with double stainless steel sink and chrome single lever faucet
- » Built-in microwave and exhaust fan
- » Free-standing bottom-freezer fridge
- » Final details will be confirmed in the Life Lease Agreement and accompanying architectural drawings.

# LOCAL AMENITIES



ROWING



SPORTS AND RECREATIONS



ATTRACTIONS



BEACHES



CULTURE



GOLF



RELAXATION AND WELLNESS



BOATING

# PURCHASER'S INFORMATION

Our units for this project are designed for seniors of all ages, allowing us to age in place. Presently, we offer many desirable standard features such as:

1. A straight staircase designed to allow installation of an electrically operated stair lift or wheelchair lift. This can be installed at a relatively low cost when the need arises.
2. There is a large ensuite washroom equipped with washer/dryer for your convenience.
3. Washrooms are large enough for walker / wheelchair use and, if a walk-in shower is installed, the wheelchair or walker can fit easily into the shower.
4. All doors are wide enough for wheelchair / walker access.
5. Additional, convenient heated storage space in the second-floor attic with access through a walk in door, not a hatch in the ceiling.
6. All units come with a soaking tub, combined with a shower. There is an upgrade to change the tub to a walk-in shower. The washroom is designed so you can upgrade the tub for a shower at a later date if the need arises or it can be installed during construction for an addition to your base lease price.
7. The following tech features are available for your unit as standard in the base lease price.
  - ☑ Net-metered Solar Array (solar panels)
  - ☑ Individual EV Charging Plug
  - ☑ Kitchen Pantry
  - ☑ Ensuite Master Bathroom with Laundry hookup, Shower Seat and Comfort Rise Toilets
  - ☑ Energy Efficient Air-Heat Exchanger for year-round Climate Control
  - ☑ 200 sq. ft, unfinished, Heated, Walk-in Storage
  - ☑ 60 sq. ft balcony
  - ☑ 125 sq. ft. patio
8. Upgrade Packages you can access include; 1. Voice-activated Smart Home Automation Hub; 2. Independence / Mobility Upgrade; 3. Storage Upgrade; 4. Appliance Upgrade Package. (See Page 12 for details).
9. All units have both a patio and balcony for relaxing or entertaining.
10. Each unit has a parking space by your front door – no long walks through the basement garage or parking lot to get to your car.
11. All units come with their own independent, lockable electric charging plug for EV cars.
12. Your base price includes a rooftop solar array [solar panels] that should supply up to 85% of your electrical needs. This figure depends on how you use your electricity and the amount of sunshine received each year. This power should be sufficient for most of your heating, air-conditioning, hot water and your electricity for your appliances, lighting and electrical outlets. The heating and air-conditioning come from an electric air heat pump. The balance of your electrical need will come from the grid should the solar panels not supply enough electricity. NOTE: the solar array on this project will remove the equivalent emissions from 40 gasoline powered cars from the atmosphere per year. These townhomes are beyond net zero emissions and way above future government greenhouse emissions standards.

***These are the in-house features which are only the start of your future life at Sunshine Village. Many other conveniences and attractions can be enjoyed around charming Penetanguishene.***

# TWO PURCHASE OPTIONS AVAILABLE

## Interest-Earning Vs. Equity-Earning Options

We are pleased to offer two purchase Options for your Life Lease Townhome at Sunshine Village. Both are financed. Our units are \$445,000.00 on the open market but you can move in to a brand new Townhome for as little as a \$100,000.00 deposit and your monthly lease payments are, essentially, the finance payments. We offer a sliding scale of Deposit Tiers you can make (starting at \$100K and going up in increments of \$25,000.00 - So; \$100K, \$125K, \$150K, \$175K etc... up to \$300K. The higher your deposit, the lower your monthly lease payment. These are Life Leases so you have secure accommodation for as long as you are willing and able to live in the unit. There is a monthly Maintenance Fee, of \$375.00, to look after the exterior of all the buildings (snow-plowing, grass-cutting etc...) and property tax. For both of our Options, your Deposit is guaranteed to be returned whenever you decided to exit the lease. The difference is;

### OPTION 1 (INTEREST-EARNING)

With this first Option you earn a guaranteed, yearly, compounded interest on your deposit. Your deposit, plus the compound interest, is paid to you or your estate within 30 days of exiting the property. However, your Townhome unit is returned to company ownership and re-leased to another adult who is 55+ years old. Please see chart on page 13 for a sliding scale of Deposits with corresponding monthly lease payments and interest earned.

### OPTION 2 (EQUITY-EARNING)

With this second Option you can Sell, Transfer or Will the unit to your estate. You control your Option and earn equity on the deposit, in line with property increases. Our below-rental-market lease payments do not increase for the life of the lease, creating great SAVINGS over an equivalent-sized rental unit which, in turn, will bring a higher resale price for your Option deposit. See the chart, below, for a synopsis of the estimated savings you can make on each Deposit Tier and the detailed chart on Page 14 for the Estimated Return On Your Equity-Earning Life Lease Deposit. As a "Beneficial Owner", the profit earned on the sale of your unit could be tax-free. (Check with your own accountant or financial advisor).

## Synopsis of Estimated Savings with your Life Lease Contract

Whether you choose **Option 1 or 2**, see chart, below, for approximate savings during Sunshine Village Life Lease Contract compared to renting a similar Town Home unit starting at \$1,900 per month. This will vary depending on the deposit you make, actual rent increase and time lived in rental unit.

### COMPARISON CHART

Monthly Rent on Comparable Unit, Year 1; \$1,900

Yearly Estimated Rent Increase 2.00%

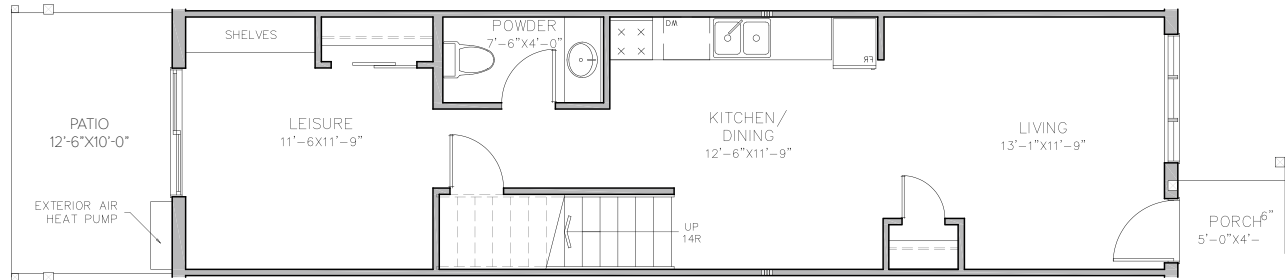
Deposit	Monthly Lease Payment (A)	Saving in the First Five years	Saving in the First Ten years	Saving in the First Fiteen years	Saving in the First Twenty years	Twenty Ffive years
100,000.00	1,350.00	14,233.93	38,379.89	73,469.53	120,641.87	181,154.48
125,000.00	1,250.00	20,233.93	50,379.89	91,469.53	144,641.87	211,154.48
150,000.00	1,150.00	26,233.93	62,379.89	109,469.53	168,641.87	241,154.48
175,000.00	950.00	38,233.93	86,379.89	145,469.53	216,641.87	301,154.48
200,000.00	850.00	44,233.93	98,379.89	163,469.53	240,641.87	331,154.48
225,000.00	750.00	50,233.93	110,379.89	181,469.53	264,641.87	361,154.48
250,000.00	650.00	56,233.93	122,379.89	199,469.53	288,641.87	391,154.48
275,000.00	550.00	62,233.93	134,379.89	217,469.53	312,641.87	421,154.48
300,000.00	450.00	68,233.93	146,379.89	235,469.53	336,641.87	451,154.48

**Note:** These yearly savings do not include the guaranteed return of your Deposit and any interest or potential profit earned.

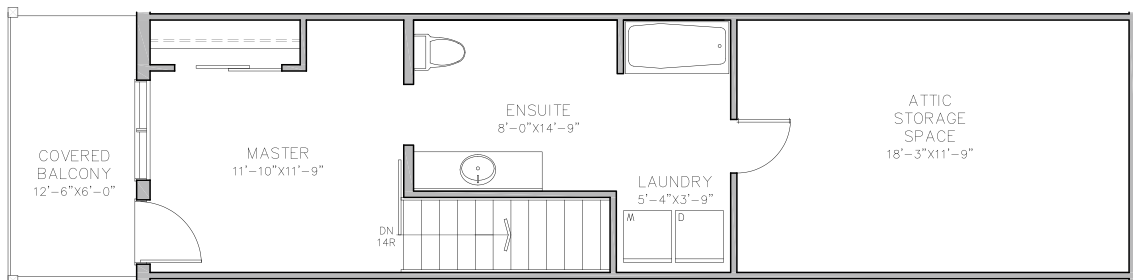


# SUNSHINE VILLAGE TOWNHOME

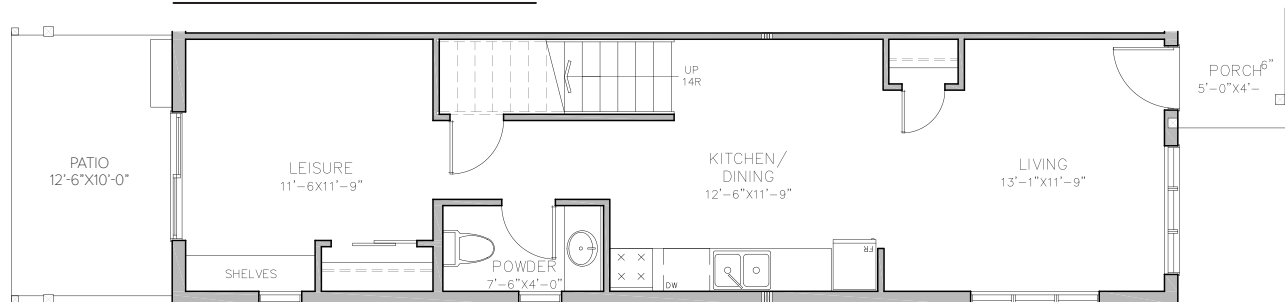
Our Townhomes are **900 sq. ft. PLUS a 125 sq. ft. back patio, 60 sq. ft. upper balcony and 200 sq. ft. walk-in heated storage (see Storage Upgrade Package for details)** They offer an elegant and organized, future-proof design for gracious living in a smaller footprint - allowing you to free up money for life's other priorities and age in place.



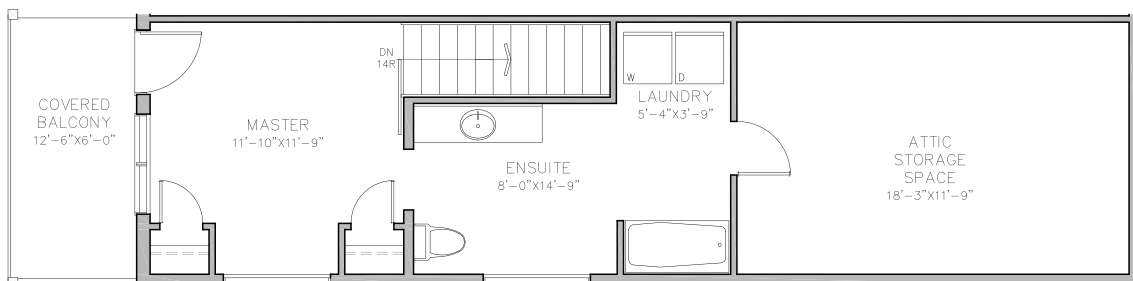
**MAIN FLOOR – INSIDE UNIT**



**UPPER FLOOR – INSIDE UNIT**



**MAIN FLOOR – END UNIT**



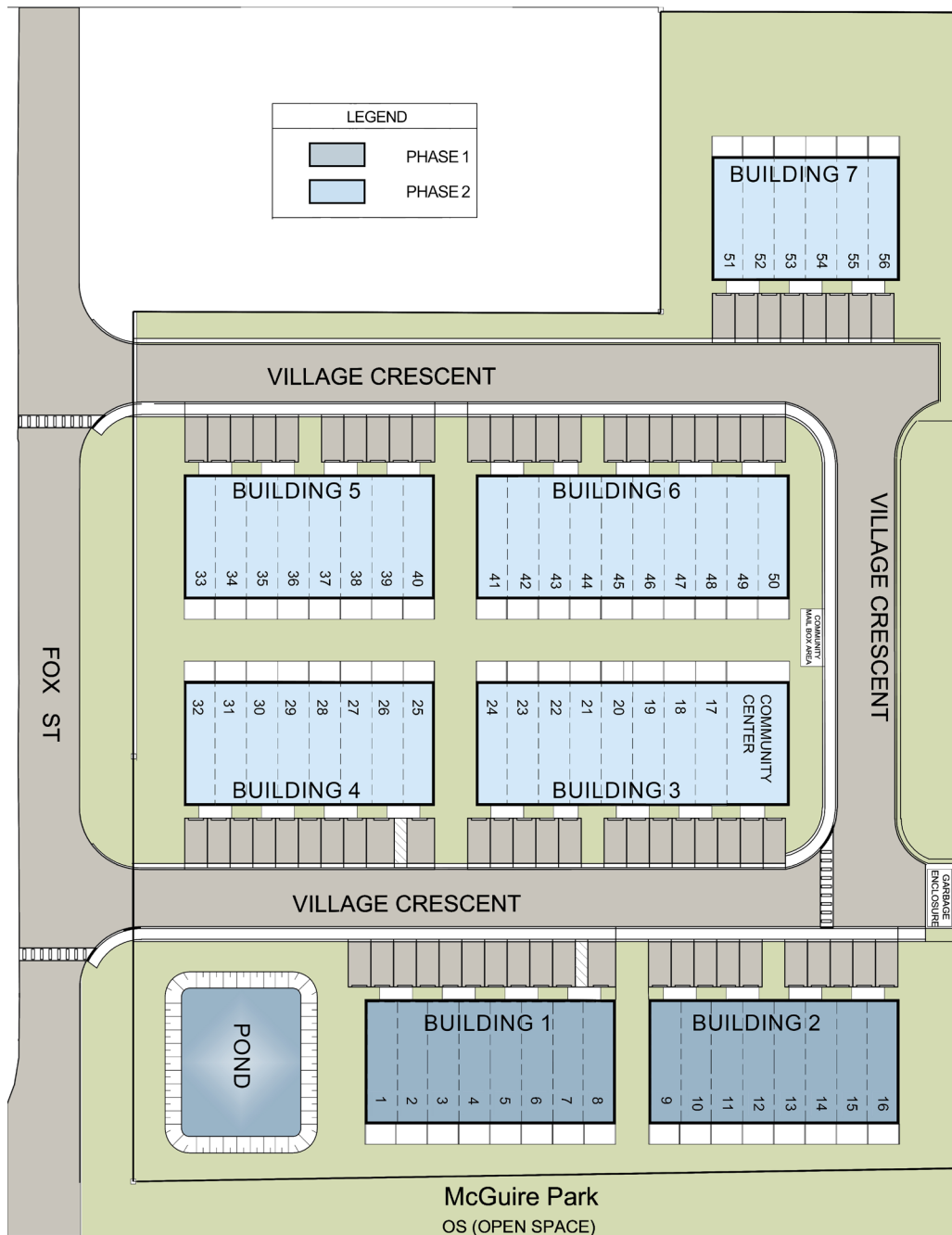
**UPPER FLOOR – END UNIT**

NOTE: Floor plans and features are valid as of August 30, 2021. Floor plans and square footage may not be exactly as shown on construction drawings. This plan is the property of Foxpark Development Corporation and / or its affiliates. All rights reserved, including the right of reproductions in whole or in part subject to E.&O.E. This is not an offer for sale. Property leased may be the mirror image of the floorplan. (08.30.2021)

**FOXPARK**  
DEVELOPMENT  
CORPORATION

# SITE PLAN MAP

## SUNSHINE VILLAGE



[www.FoxParkDevelopments.com](http://www.FoxParkDevelopments.com)

Foxpark Development Corporation makes no warranty or representation, expressed or implied, concerning the accuracy or completeness of the information contained within. This is not an offer to sell, nor an offer to buy, to residents of any province in which registration or other legal requirements have not been fulfilled. Features, amenities and floorplan specifications represent the builder's current concepts and plans and are subject to change without notice. Substitution of materials shall be of equal or greater value. Actual useable floor space may vary from stated floor area subject to E.&O.E.



# MINIMUM DEPOSITS REQUIRED FOR PRIME UNITS

## ALL UNITS INCLUDE AMENITIES, AS STANDARD, LISTED HERE:

- ☑ Net-metred Solar Array (solar panels)
- ☑ Individual EV Charging Plug
- ☑ Kitchen Pantry
- ☑ Ensuite Master Bathroom with Laundry hookup, Shower Seat and Comfort Rise Toilets
- ☑ Energy Efficient Air-Heat Exchanger for year-round Climate Control
- ☑ 200 sq. ft, unfinished, Heated, Walk-in Storage
- ☑ 60 sq. ft balcony
- ☑ 125 sq. ft. patio

UNITS	MINIMUN DEPOSIT
17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 42, 43, 44, 45, 46, 47, 48 and 49	\$100,000.00
32, 33, 50, 52, 53, 54 and 55	\$225,000.00
2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 24, 25, 40 and 41	\$250,000.00
1,8,9, 16, 51 and 56	\$275,000.00

**PLEASE NOTE:** The higher deposit made, the greater interest paid or potential equity earned on your Life Lease deposit and the lower your monthly lease fee becomes. This is especially helpful if a spouse wants to secure their partner's future wellbeing.

You can pay up to a \$375,000.00 Deposit for a financed unit. Your deposit would earn the maximum 3.9% compounded interest (as seen on the Finance Chart of Page 9 of the Brochure) and your monthly lease payment would reduce to \$150.

Alternatively, an investor can purchase an unfinanced Life Lease. Purchasing the full, unfinanced Life Lease for your unit would allow you to sell on your Life Lease Contract, at a time of your choosing, to realize the profit for yourself. An unfinanced Life Lease is \$445,000.00. Your monthly lease payment would reduce to \$0.

**Investors:** We also offer a rental program where we will rent out the unit(s) that an Investor has purchased, to a suitable Senior tenant, until they sell their Life Lease, later, for a profit.

# LIFE LEASE 101

## WHAT IS A FOXPARK HOMES LIFE LEASE?

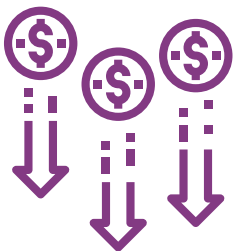
A unique home option that allows people to have the right to secure accommodation until you vacate your unit [See item 1 of Reservation Agreement]. It is an ideal housing solution for active adults who are looking to free up money from their existing home or for those looking for a way to get into the real estate market.



## HOW DO I BENEFIT?

A Life Lease Townhome costs much less than a freehold home to buy, which means it;

- » Allows homeowners to free-up money for life's other priorities, such as
  - ☒ Travel
  - ☒ Savings
  - ☒ Investment
- » Affordable, secure accommodation with;
  - ☒ Less money out of your pocket
  - ☒ Interest earned on our simple, deposit repayment agreement
  - ☒ No outdoor home maintenance
- » Residential Communities built for active Canadians, 55+ , who want to reduce their carbon footprint, downsize from the “economy of things” to simplify life and free time for more joy every day – with the benefits of, but not the pressures and complications of home ownership.



## WHY SHOULD I HAVE A LIFE LEASE?

A Life Lease home offers secure accommodation until you vacate your unit, in a community of like-minded individuals who want to live alone, together. Amenities like the community clubhouse have useful services, close at hand, where residents feel supported and connected. In this age of COVID-19, health is even more important than ever and our community clubhouse has a dedicated ultra-violet air cleaner that kills bacteria at the entranceway, making the environment one of the safest to visit.



# LIFE LEASE FAQs

## “ WHY HAVE I NOT HEARD ABOUT LIFE LEASES BEFORE?

The Life Lease has been around for decades in the U.S. and Europe and has become a popular alternative for Canadian Seniors looking to save money right here in Ontario. With many Ontario developers producing Life Lease Communities, the Ontario Government produces a Life Lease Housing Resource Guide with questions and answers for people considering Life Lease Housing. The guide can be found here: [https://files.ontario.ca/books/mmah-life-lease-housing-en-20191210\\_0.pdf](https://files.ontario.ca/books/mmah-life-lease-housing-en-20191210_0.pdf)

## “ HOW / WHEN DO FEES CHANGE?

You will see only a modest increase of 2.0% per year on your maintenance fee, plus any government-compliant property tax or capital cost increases.

## “ IS LEASING A HOME IN A LIFE LEASE COMMUNITY LIKE BUYING A TRADITIONAL HOME?

Leasing a home in a Life Lease Community is like buying a house without all the complications. To start, you must contact Foxpark's Administration, sign a Reservation Agreement and pay your \$10,000.00 refundable reservation fee. The Reservation Application Agreement will spell out the general terms of the Life Lease which is followed by a detailed Life Lease Agreement that will be sent at the time that the site plan has been approved.

## “ DO YOU ALLOW PETS?

Yes, Foxpark communities are pet friendly, however there are some restrictions depending on the individual community. The Terms and Conditions will be shown on your Life Lease Agreement.

## “ WHAT AM I RESPONSIBLE FOR AS A LIFE LEASE HOLDER?

As a Life Lease holder, you are responsible for regular maintenance and upkeep of the interior of your home in a manner consistent with Foxpark community standards. You may decorate the interior as you wish.

## “ HOW MUCH IS THE LEASE?

Life Lease and Occupancy Fee amounts vary from community to community based on the local capital costs and the level of finance you choose. Please see Page 9 for a sliding scale of deposits and their corresponding monthly lease payments.

## “ WHY SHOULD I OWN A LIFE LEASE?

A Life Lease is particularly attractive for those looking to free up time and money for life's other priorities while continuing to maintain or build equity.

Foxpark's Life Lease communities are also professionally managed to ensure that each project is supervised so any potential problems are handled quickly.

## “ HOW DO I SELL A HOME IN A LIFE LEASE COMMUNITY?

With **Option 1** you do not sell your Life Lease - Your Life Lease will return to the company and your deposit plus interest will be paid to you as per the Terms in the Table from page 9. This Option is non-transferable and interest is taxable. Please contact the Leasing Administrator for details. Contact information can be found by visiting [www.foxparkdevelopment.com](http://www.foxparkdevelopment.com)

With **Option 2**, you can sell or transfer this Option to another person or relative. Should you sell your Life Lease Contract, all profits should be non-taxable. Under both Options, your Deposit Payback is guaranteed by the Company Promissory Note.

***For more information on Life Lease, and Smart Homes HQ Inc. communities,  
visit [www.foxparkdevelopments.com](http://www.foxparkdevelopments.com)***

**NOTE:** The Life Lease Contract supersedes all advertising literature.



# SUNSHINE VILLAGE DEPOSIT SCHEDULE

## DEPOSIT FUNDS

Whether choosing Option 1 or Option 2, all deposit funds received shall be placed in a separate Trust Fund set up by Foxpark Development Corporation [The Company].

Up to 90% of the funds can be released to The Company to be used to pay for land value and work completed on the project as outlined in our Deposit Schedule and Use of Funds Chart. The amount to be released will be as approved by a designated AACI Appraiser, a Professional Engineer or a Professional person or entity.

## DEPOSIT SCHEDULE

Following the placement of your \$10,000.00 Reservation Fee, the Deposit Schedule for your Sunshine Village Life Lease unit divides your deposit payment into five stages that correspond to our five, clear project milestones, listed below. All deposits are paid into The Company's Trust account and released to The Company as per the "Use Of Funds Budget", attached.

- 1 The first segment of your total deposit is **\$15,000.00** and required upon Site Plan Approval by the Town of Penetanguishene.
- 2 The second deposit segment is **\$20,000.00** and required when the Development Agreement is completed and signed between the town of Penetanguishene and Foxpark Development Corporation.
- 3 The third segment is **\$20,000.00** and due at the time the Building Permits are available.
- 4 The balance of your chosen deposit amount is due (withholding 10% of total deposit) after substantial completion of the underground services installation.
- 5 The last 10% of total deposit is to be paid at the time of Occupancy being approved.

Each Life Lease purchaser can choose to pay their total deposit at Stage 1, above. Our Deposit Schedule protects you while ensuring the project's progress and by increasing value it secures your investment at each stage of completion.

Each Life Lease Holder earns interest or equity on the amount of their deposits as they are released to the Company's Trust Account. The interest rate is in the amount agreed, as outlined in their deposit agreement. This interest will accrue and be paid out within 30 days from the time that they vacate their unit in the future. Deposits will be secured by a mortgage on the property until completion at which time they will be cancelled and the Life Lease Contract will be their security.

## SECURITY OF DEPOSIT FUNDS

**Project:** Sunshine Village, 77 Fox St. Penetanguishene, Ontario

Prior to removal of any trust funds, each individual Life Lease Holder will receive a company no interest Promissory Note for the amount of their Life Lease Deposit. The Promissory Note will be secured by a mortgage on the property at 77 Fox St., Penetanguishene, Ontario, Canada. This Promissory Note will stay in place after the mortgage has been cancelled.

Upon substantial completion of the project, the above mortgage note will automatically cancel.

# INTEREST-EARNING LIFE LEASES OPTION 1

**Table Of Interest To Be Paid On Interest-Earning Life Lease Deposits**

Interest to accrue and be paid at time life lease holder vacates the unit. The amount is calculated every 5 years, so life lease holder understands their future payback amount. The interest is compounded on a yearly basis.

<b>Deposit</b>			<b>100,000.00</b>		<b>125,000.00</b>		<b>150,000.00</b>	
<b>Interest Rate Earned</b>			<b>2.00%</b>		<b>2.20%</b>		<b>2.30%</b>	
<b>Time</b>			<b>Return P&amp;I</b>		<b>Return P&amp;I</b>		<b>Return P&amp;I</b>	
Pay back in	5	years	110,408.08		139,368.46		168,061.96	
Pay back in	10	years	121,899.44		155,388.53		188,298.82	
Pay back in	15	years	134,586.83		173,250.08		210,972.46	
Pay back in	20	years	148,594.74		193,164.77		236,376.30	
Pay back in	25	years	164,060.60		215,368.61		264,839.10	
Monthly Lease Payment			\$ 1,350		\$ 1,250		\$ 1,150	
<b>Deposit</b>			<b>175,000.00</b>		<b>200,000.00</b>		<b>225,000.00</b>	
<b>Interest Rate Earned</b>			<b>2.45%</b>		<b>2.75%</b>		<b>3.05%</b>	
<b>Time</b>			<b>Return P&amp;I</b>		<b>Return P&amp;I</b>		<b>Return P&amp;I</b>	
Pay back in	5	years	197,513.99		229,054.67		261,470.38	
Pay back in	10	years	222,924.44		262,330.21		303,852.27	
Pay back in	15	years	251,603.97		300,439.79		353,103.86	
Pay back in	20	years	283,973.17		344,085.69		410,338.66	
Pay back in	25	years	320,506.70		394,072.16		476,850.70	
Monthly Lease Payment			\$ 950		\$ 850		\$ 750	
<b>Deposit</b>			<b>250,000.00</b>		<b>275,000.00</b>		<b>300,000.00</b>	
<b>Interest Rate Earned</b>			<b>3.40%</b>		<b>3.65%</b>		<b>3.95%</b>	
<b>Time</b>			<b>Return P&amp;I</b>		<b>Return P&amp;I</b>		<b>Return P&amp;I</b>	
Pay back in	5	years	295,489.94		328,987.37		364,119.32	
Pay back in	10	years	349,257.22		393,573.42		441,942.93	
Pay back in	15	years	412,807.99		470,838.85		536,399.86	
Pay back in	20	years	487,922.43		563,272.86		651,045.18	
Pay back in	25	years	576,704.68		673,853.29		790,193.76	
Monthly Lease Payment			\$ 650		\$ 550		\$ 450	

**Note:** In addition to the above monthly payments, the Lease Holder will have to pay a maintenance fee of \$375. per month which covers property taxes and common area maintenance fees. Clean and waste water charges, plus electricity are paid for separately. However, most electricity will be supplied indirectly by rooftop solar panels, through a "Net-Metering" program and there will be no increase in price of electricity supplied from the solar panels. The Lease Holder pays for any electricity used above that which is supplied by their solar panels. Heating and air conditioning is supplied by an electric air-heat exchanger. The maintenance fee will increase by 2% per year.

Please put an X to the right side of the deposit you will make, above, and sign below.

Reservation Holder Signature

Reservation Holder Signature

# EQUITY-EARNING LIFE LEASE OPTION 2

## Estimated Return On Your Equity-Earning Life Lease Deposits

The attached chart shows future estimated selling price of your Life Lease Contract \*

**Life Lease Contract Value is Estimated at 4% increase per annum**

Deposit	100,000		125,000		150,000	
Sale Period	E.S.P.		E.S.P.		E.S.P.	
5	121,665.29		152,081.61		182,497.94	
10	148,024.43		185,030.54		222,036.64	
15	180,094.35		225,117.94		270,141.53	
20	219,112.31		273,890.39		328,668.47	
25	266,583.63		333,229.54		399,875.45	
Monthly Lease Payment	\$ 1,350		\$ 1,250		\$ 1,150	
Deposit	175,000		200,000		225,000	
Sale Period	E.S.P.		E.S.P.		E.S.P.	
5	212,914.26		243,330.58		273,746.90	
10	259,042.75		296,048.86		333,054.96	
15	315,165.11		360,188.70		405,212.29	
20	383,446.55		438,224.63		493,002.71	
25	466,521.36		533,167.27		599,813.17	
Monthly Lease Payment	\$ 950		\$ 850		\$ 750	
Deposit	250,000		275,000		300,000	
Sale Period	E.S.P.		E.S.P.		E.S.P.	
5	304,163.23		334,579.55		364,995.87	
10	370,061.07		407,067.18		444,073.29	
15	450,235.88		495,259.46		540,283.05	
20	547,780.79		602,558.86		657,336.94	
25	666,459.08		733,104.99		799,750.90	
Monthly Lease Payment	\$ 650		\$ 550		\$ 450	

**Note:** Your Estimated Selling Price (E.S.P.) could be more or less, subject to unknown conditions. As the “live-in beneficial owner”, any profit you make on the resale of your Life Lease Contract goes to you and should be tax free, as stated in CRA rules. Check with your own accountant or financial advisor to confirm. In addition to the above monthly payments, the Lease Holder will have to pay a maintenance fee of \$375. per month which covers property taxes and common area maintenance fees. Clean and waste water charges, plus electricity are paid for separately. However, most electricity will be supplied indirectly by rooftop solar panels, through a “Net-Metering” program and there will be no increase in price of electricity supplied from the solar panels. The Lease Holder pays for any electricity used above that which is supplied by their solar panels. Heating and air conditioning is supplied by an electric air-heat exchanger. The maintenance fee will increase by 2% per year.

Please put an X to the right side of the deposit you will make, above, and sign below.

Reservation Holder Signature

Reservation Holder Signature



# PLAIN LANGUAGE RESERVATION AGREEMENT

## LIFE LEASE DESCRIPTION:

This reservation agreement is for a Life Lease at Sunshine Village, 77 Fox St., Penetanguishene, Ontario, Canada for persons 55 years and older. A Life Lease contract is a legally binding, long lease document that gives the Leaseholder dependable, secure accommodation subject to terms and conditions as laid out in the contract.

1. A Life Lease is a long lease that runs until you terminate it or until you can no longer look after yourself and need to move into a care facility. The exception to moving out would be to have a live in caregiver.
2. This lease will terminate at the time you vacate the premises.
3. **Option 1** is a simple agreement that repays your deposit with interest at the time you vacate the property. Or **Option 2** that allows you to resell, transfer or leave your contract to your estate.
4. Your deposit will be secured by a mortgage on the property. This will be outlined in the Terms and Conditions of your Life Lease.
5. Payment of interest, as outlined in item 3, above, will be completed within 60 days of you vacating the property and you or your estate signing a company release form.
6. You will be responsible for repairs to your townhouse except for normal wear and tear.
7. You have no claim against the company except for the deposit you have paid and the interest it earns as outlined in item 3, above.
8. A Reservation Fee of \$10,000.00 is payable to Foxpark Development Corporation and is required upon signing of this agreement to ensure that your unit reservation is secured. Reservation funds are considered future lease payments and will be applied to the monthly lease amounts starting at the time that the occupancy permit is granted for your unit.
9. Should the project not proceed for any reason or your Reservation Agreement has been refused or you notify the company that you wish to cancel your Reservation Agreement, The Company will refund your fee within 30 days of you signing the company release form.
10. Your Life Lease deposits must be made within 20 days from the time that the Reservation Holder is sent the full Life Lease Contract by email. The Life Lease will be sent at the time that the Site Plan has been approved. All deposit funds will be paid to a separate Foxpark Development Corporation Trust Account. These funds can only be used for payment of project expenses after the site plan has been approved. The removal of funds must take two designated signatures and all funds removed from this Trust Account must be used directly for expenses relating to the project. Should the Reservation Holder not sign the Life Lease Agreement and make their deposit within 20 days from being notified, The Company has the right to cancel their Reservation Agreement and repay the reservation fee with no interest.
11. Your deposit will be secured by a mortgage on the project up until building Occupancy Permits are issued.
12. Your security will be your Life Lease Contract and a Promissory Note for the amount of your deposit. Your security mortgage, noted in Item 11, above, will be in second position to a Financial Institution's mortgage, which will be for the appraised value, less the amount of all deposits.
13. The Company has the right to refuse any reservation. In the event of a discrepancy between this Reservation Agreement and the Life Lease Contract, the Life Lease Contract shall take legal precedence.

## I / WE HAVE READ, UNDERSTOOD AND AGREE TO THIS RESERVATION AGREEMENT:

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

## WITNESSED BY:

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

## MAIL AND EMAIL ADDRESS OF RESERVATION HOLDER:

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_  
UNIT NUMBER DESIRED

\_\_\_\_\_  
EMAIL

# UPGRADE PACKAGES

## 01 Voice-activated Smart Home Automation Hub Package for your

- » Security
  - Presence Sensor for your keychain
  - Keyless / Touchpad locks
- » Comfort
  - Lighting
  - Thermostat
  - TV automation
- » Energy efficiency
  - Set and forget smart sensors to save electricity



## 02 Mobility Upgrade Package

- » Walk-in Shower
- » Grip bars in shower, by toilet, front door
- » Shower seat
- » Ascension pole beside bed



## 03 Storage Upgrade Package

- » 200 sq. ft. heated attic storage with full height entrance door and installed attic floor
- » 2 electrical outlets installed in attic
- » 1 light and light switch installed in attic



## 04 Appliance Upgrade Package can include any combination of the following;

- » Washer / Dryer
- » Dishwasher
- » Fridge
- » Stove

