



TOWNS
JUST **\$445,000.⁰⁰**



WELCOME TO **SUNSHINE VILLAGE**

Retire In Beautiful Penetanguishene

PROJECT OVERVIEW



VIRTUAL TOUR

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 AUTUMN 2022 with Occupancy Permits by SPRING of 2023.

THE TOWNHOMES

- ✓ We offer 2-story Townhomes approx.. 1,200 sq. ft.
- ✓ We offer a 1 bedroom floorplan with Den and Leisure Room as –
 - Interior unit
 - End unit
- ✓ Smart kitchen features designed for safety and ease-of-use.
- ✓ Elegant, large bathroom with tub/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 an EV car.
- ✓ 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 and this brochure is 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.
- » 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
- » 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, 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

2-STOREY UNITS BUILT USING SOLID CONSTRUCTION MATERIALS

- » Exterior walls framed with 2" x 6" wood studs
- » Exterior walls framed with 2" x 6" wood studs
- » Insulation ratings: exterior walls R-26 fiberglass batts
- » R-60 insulation in all exterior ceiling areas
- » Vinyl casement-style, double-panel windows
- » Casing is 2¾" and baseboard is 4"

INCLUDES SMART KITCHEN FEATURES TO KEEP YOU HAPPY AND SAFE

- » Kitchen cabinet 'uppers' are 30" tall
- » 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 with Appliance Upgrade Package (See Page 16)
- » Free-standing bottom-freezer fridge with Appliance Upgrade Package
- » 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

Sunshine Village Townhome units are designed for active seniors, allowing us to age, gracefully, in place. Presently, we offer many desirable standard features such as;

1. A roomy staircase designed to allow installation of an electrically operated stair lift or wheelchair lift. This can be installed at a relatively low cost should the need arise.
2. Ensuite Master Bathroom large enough for walker or wheelchair access.
3. All units come with soaking tub combined with a shower.
4. The bathroom is designed so you can upgrade the tub for a walk-in shower, if the need arises, which can be installed during construction for an additional charge to your base lease price.
5. Wide doors, throughout, for walker / wheelchair access.
6. The following tech features are standard in the base lease price:
 - ☑ Net-metered Solar Array (solar panels)
 - ☑ Individual, lockable EV Charging Plug
 - ☑ Energy Efficient Air-Heat Exchanger for year-round Climate Control
7. Also included as standard:
 - ☑ Kitchen Pantry
 - ☑ Laundry Hookup
 - ☑ High Rise Toilet
 - ☑ 60 sq. ft. Balcony
 - ☑ 125 sq. ft. Patio
8. Upgrade Packages you can purchase, include: 1. Independence Mobility Upgrade; 2. Appliance Upgrade Package (See Page 16 for details)
9. Each unit has a parking space by your front door – no long walks through the basement garage or parking lot to get your car.
10. Your base price includes a rooftop solar array [solar panels] to supply a majority 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 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

Financed Vs. Unfinanced Purchase Options

We are pleased to offer two purchase Options for your Life Lease Townhome at Sunshine Village – financed and unfinanced. All unit Options are priced at just \$445,000.00. The difference between the Options are;

OPTION 1 (FINANCED)

With **OPTION 1** you can move into a brand new Townhome with a \$250,000.00 deposit and lease payments fixed at \$899.00/month when you place a Deposit before Bank of Canada raises the interest rate. We offer a sliding scale of Deposits for financed units. The higher your deposit, the lower your monthly lease payment becomes and the greater your **SAVINGS** are over an equivalent-sized unit on the rental market. See the chart, on page 14, for the estimated equity you can earn upon resale and the savings you can make over an equivalent rental market townhome. With a Sunshine Village Life Lease, you have secure accommodation for as long as you wish to live in the unit. When selling your contract, you **EARN** a pro rata percentage of **EQUITY** on its new market value, based on the percentage of Deposit you place.

OPTION 2 (UN-FINANCED / FULL PURCHASE)

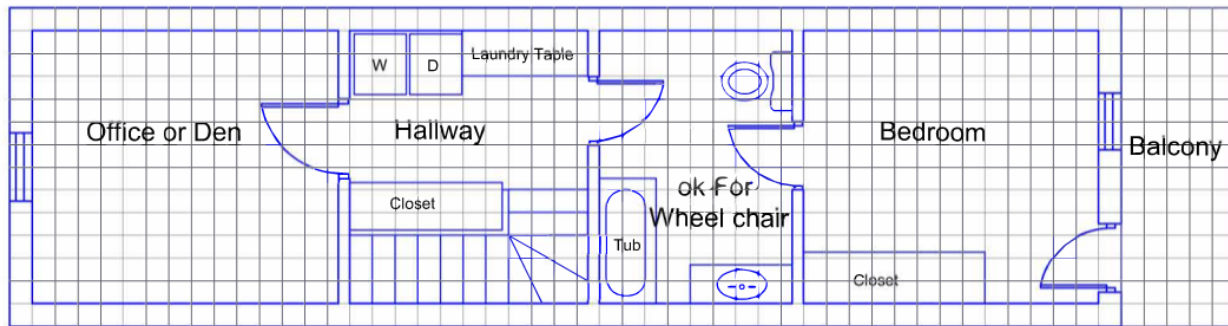
With this full purchase Option you control your Townhome Option and can Sell, Transfer or Bequeath it to a person, or entity, of your choosing. **Option 2**, allows you to **EARN EQUITY** on your full purchase price, in line with its new market value, at the time of resale. Your \$0 (zero-dollar) monthly lease payments do not change 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. Additionally, the detailed chart on Page 14 shows you an Estimated Return On Your Equity-Earning Life Lease. 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).

Sample of Estimated Savings with your Life Lease Contract

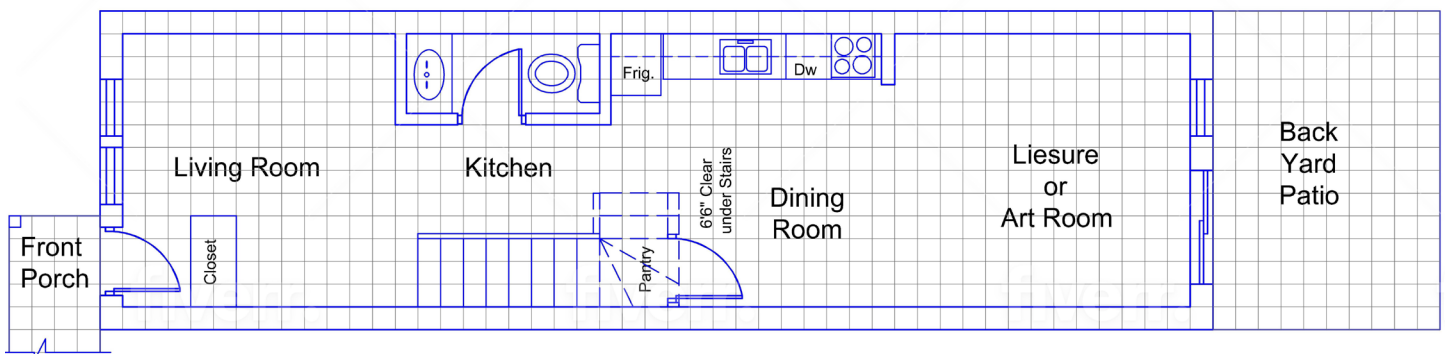
Whether you choose **Option 1** or **2**, see the chart, on page 14, for the approximate savings during your Sunshine Village Life Lease Contract compared to renting a similar Townhome unit at \$2,500 per month. This could vary depending on the deposit you make, actual rent increases and time lived in the rental unit.

SUNSHINE VILLAGE TOWNHOME

Our Townhomes are approximately **1,200 sq. ft. INCLUDING a Den and Leisure Room. PLUS there is a 125 sq. ft. back patio AND 60 sq. ft. upper balcony.** They offer an elegant and organized, future-proof design for gracious living in a smaller footprint – allowing you to age in place and free up money for life's other priorities.



Upper Floor Layout



Lower Floor Layout

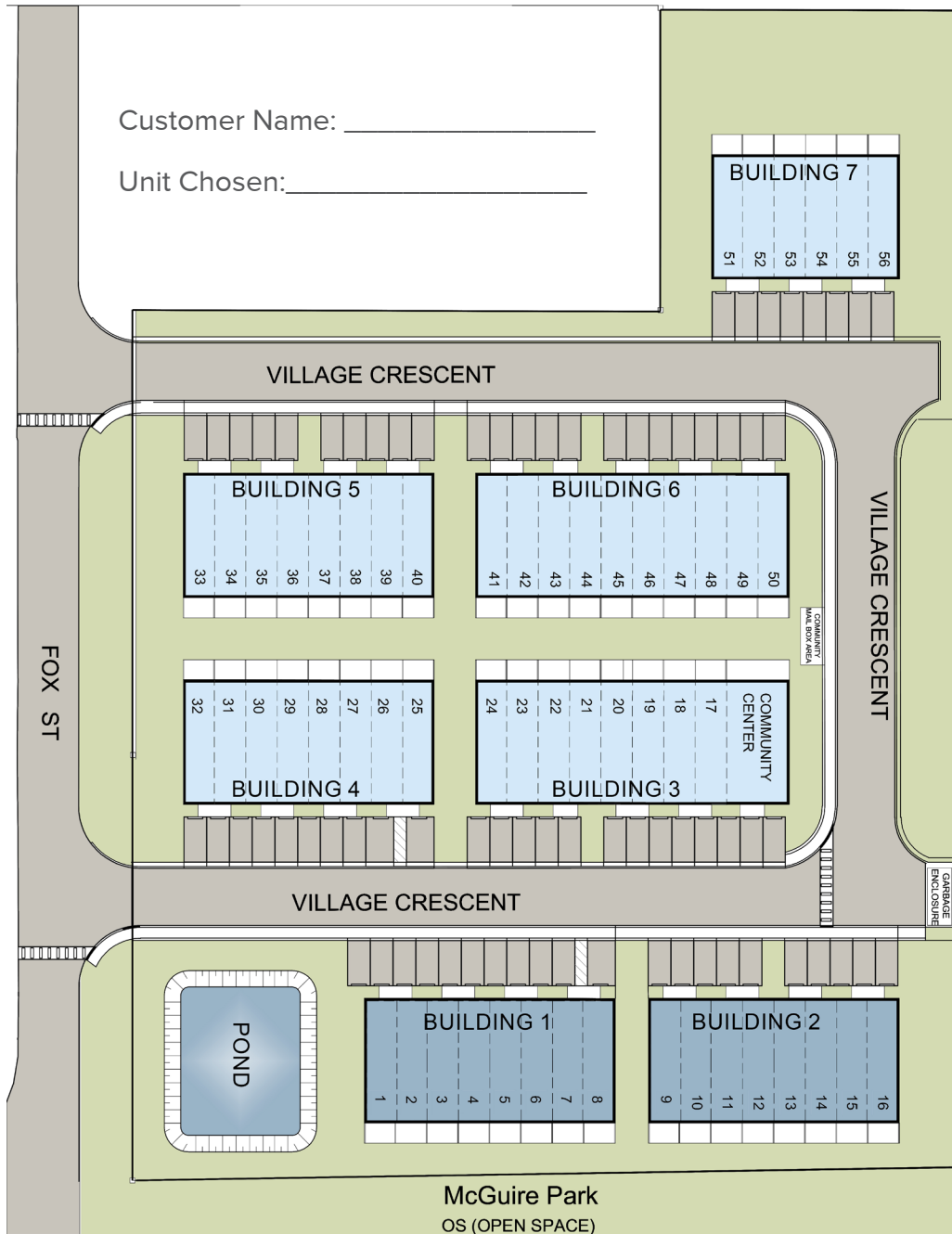
End units feature an extra window in Living room, Leisure room, Den and Master Bedroom.

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)



SITE PLAN MAP

SUNSHINE VILLAGE



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
- ☑ 60 sq. ft Balcony
- ☑ 125 sq. ft. Patio
- ☑ Finished Den on Second Floor

UNITS BY PRICE	MINIMUM DEPOSIT
Most Units require a Minimum Deposit of:	\$250,000.00
Units 1,8,9, 16, 51 and 56 require a Minimum Deposit of:	\$275,000.00

PLEASE NOTE: Option 1 is subject to Minimum Deposits as shown in the chart, above. The higher deposit made, the lower your monthly lease fee becomes. (SEE chart “EQUITY EARNING ON LIFE LEASE OPTION 2”, on page 14, for a sliding scale of deposits and their corresponding Monthly Lease Payments). This is especially helpful if a spouse wants to secure their partner’s future wellbeing with a low monthly lease payment and greater equity. Of course, the full purchase of an un-financed Life Lease, at \$445,000.00, offers the greatest security and peace of mind with its zero.dollar monthly lease payment and ability to sell, transfer or bequeath it to a person, or entity.

To secure your desired Townhome unit, the first step is to fill in the one-page “PLAIN LANGUAGE RESERVATION AGREEMENT” on page 15 and submit it with your Reservation Fee of \$10,000.00 which is applied to your Deposit, if you proceed, or it is fully refundable should you change your mind after reading the full Life Lease contract.

An investor can purchase an unfinanced Life Lease contract Option, giving them control to sell their Life Lease Contract, at a time of their choosing, at the new market value. An unfinanced Life Lease is \$445,000.00 and their monthly lease payment will remain at \$0 for the full 99 years.

We also offer a sub-leasing program where we will allow the rental of unit(s), at market value, to a suitable Senior tenant under the Terms and Conditions of the Master Lease.

LIFE LEASE 101

WHAT IS A FOXPARK HOMES LIFE LEASE?

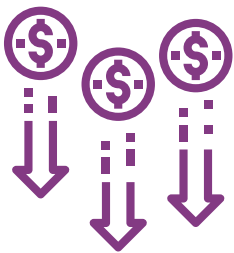
Our Life Lease is a unique home option that gives occupants the right to secure accommodation until they vacate their unit [See item 1 of Reservation Agreement]. It is an ideal housing solution for active adults who are looking for the flexibility of a lease with the equity-earning potential of ownership.



HOW DO I BENEFIT?

A Life Lease Townhome can cost 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
- » Offers affordable, secure accommodation with;
 - ☒ Less money out of your pocket
 - ☒ Equity earned on financed or unfinanced Options
 - ☒ No outdoor home maintenance
- » Provides 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, but not the pressures and complications, of home ownership.



WHY SHOULD I HAVE A LIFE LEASE?

A Life Lease home offers secure accommodation 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.

The great wave of retiring Seniors will create a demand for your unit that will help ensure more equity at resale or, create generational wealth should you opt to transfer or bequeath your unit to loved ones.



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 in the last 25 years. 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

“ HOW / WHEN DO FEES CHANGE?

You will see only a modest increase of about 2.0% per year on your *maintenance fee*, plus any government-compliant property tax or capital cost increases. Monthly lease payments remain fixed for 99-years for those placing their first Deposit before the B.O.C rate rise in September 2022.

“ 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 townhome without all the complications. To start, you simply 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. This amount will be deducted off your first deposit, if you proceed. In the event you don't proceed, your full Reservation Fee, of \$10,000.00, is refunded to you.

“ 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 common house cleaning standards. You may decorate or renovate the interior as you wish, subject to Company written approval.

“ HOW MUCH IS THE LEASE?

Life Lease and Maintenance Fee amounts vary from community to community based on the local capital costs and the level of finance you choose. Monthly lease amounts are subject to Bank of Canada interest rates but will be fixed for the life of your lease. The total purchase price for a townhome Life Lease contract, in Sunshine Village, is \$445,000.00 with financing available for those who opt for it (SEE chart "EQUITY EARNING ON LIFE LEASE OPTION 1 & 2", on page 14, 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 for life's other priorities while continuing to maintain or build equity in your unit. Foxpark's Life Lease communities are professionally managed to ensure that each project is supervised and any potential problems are handled quickly.

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

With Option 1 and 2 you can sell, transfer or bequeath your Option to another person or entity. Those with an Option 1 contract will earn pro-rata equity from the new market value, based on the percentage of deposit they paid. If you sell your Life Lease Contract, all profits should be non-taxable as the "beneficial owner" of the residence. [Please check with your own Accountant or Financial Advisor].

***For more information on Life Lease, and Smart Homes HQ Inc. communities,
visit www.foxparkdevelopments.com***

NOTE: The Life Lease Contract supersedes all advertising literature.

SUNSHINE VILLAGE DEPOSIT SCHEDULE

DEPOSIT FUNDS

All deposits are subject to the Deposit Schedule, below. Whether choosing the financed or the unfinanced Option, all deposit funds received earn interest and they are protected by the Security, noted below, and shall be placed in a separate Trust Account set up by Foxpark Development Corporation [The Company].

All deposits are paid into The Company's Trust account and released to The Company to pay for project value which includes land, work completed on the project and any security in place. 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 OPTION 1 & 2

After securing your desired unit with a Reservation Fee, the Deposit Schedule for your financed or unfinanced Life Lease unit divides your deposit payment into two stages, below.

- 1 To lock-in your Option purchase and monthly lease payments fixed for 99 years, the first segment of your deposit is 50% of the total Option purchase price.
- 2 Your second payment is due after the roof of the building, in which your unit resides, has been installed. It consists of the remaining funds, minus your **\$10,000.00** Reservation Fee;

SECURITY AND INTEREST EARNED ON DEPOSIT FUNDS

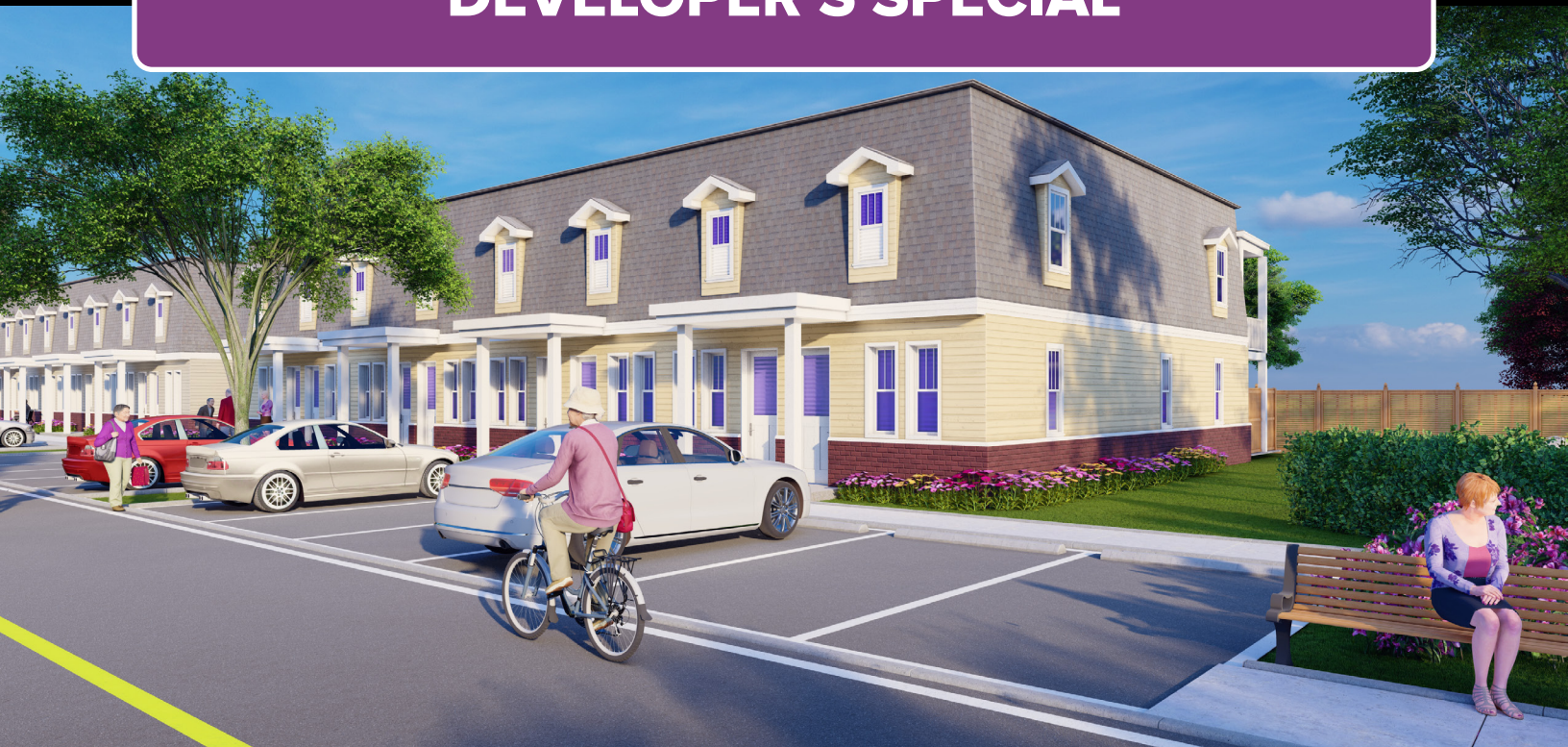
Project: Sunshine Village, 77 Fox St. Penetanguishene, Ontario

Each Life Lease Holder earns interest on the amount of their deposits as they are released to the Company's Trust Account. The interest rate is in the amount of 3% per annum. This interest will accrue and be paid at the time the Occupancy Permits are issued. Deposits will be secured by a shared mortgage, on the property, until completion at which time they will be cancelled and the Life Lease Contract will remain as their security.

Prior to removal of any trust funds, each individual Life Lease Holder will receive a 3% interest-bearing Promissory Note, from the Company, for the amount of their Life Lease Deposit. The Promissory Note will be secured by a shared mortgage on the property at 77 Fox St., Penetanguishene, Ontario, Canada. This Promissory Note and the mortgage will be cancelled at the time your unit's Occupancy Permit has been issued.

Upon substantial completion of the project, the above mortgage note will automatically cancel and your Life Lease contract, which is a legal document enforceable in court, will become your security.

DEVELOPER'S SPECIAL



FIX YOUR MONTHLY LEASE PAYMENTS FOR 99 YEARS WHEN YOU PLACE A DEPOSIT BEFORE THE BANK OF CANADA'S NEXT INTEREST RATE HIKE !

THESE EQUITY EARNING LIFE LEASE OPTIONS ALLOW YOU TO:

- » **MOVE INTO** a New Community for Adults 55+
- » **SECURE A BRAND NEW TOWNHOME** priced at \$445,000.00 and make \$0 Monthly Lease Payments
- » **OWN THE OPTION = CONTROL THE OPTION:** Resell your Option at its new market value, Transfer the Option or Bequeath it to a loved one
- » **EARN MORE** as our low-cost leases increase Market Value
- » **SAVE THOUSANDS** of \$\$\$ over renting equivalent-sized townhome¹
- » **PAY NO CAPITAL GAINS TAX²** as a 'beneficial owner'
- » **LIVE IN PLACE, LONGER³**

¹ Please see the Chart on Page 14

² Please consult with your own Accountant or Financial Advisor if this rule is current in the latest CRA rules.

³ A Life Lease offers the Right to Occupy for as long as you are able to live in the unit.

NOTE: Terms and Conditions of the Life Lease Contract supersedes all advertising literature.

RENTAL SAVINGS ON OPTION 1 & 2

Estimated Savings on a Life Lease Townhome Compared to Rental

COMPARISON CHART

Monthly Rent on Comparable Unit, Year 1, \$2,500

Yearly Estimated Rent Increase 2.00% - This chart is approximate due to the many variables –

Deposit	Monthly Lease Payment (A)	Saving in the First Five years	Saving in the First Ten years	Saving in the First Fifteen years	Saving in the First Twenty years	Saving in Twenty Five years
250,000.00	899.00	70,956.96	154,913.30	253,222.01	367,376.88	499,027.19
275,000.00	784.00	77,856.96	168,713.30	273,922.01	394,976.88	533,527.19
300,000.00	669.00	84,756.96	182,513.30	294,622.01	422,576.88	568,027.19
325,000.00	553.00	91,716.96	196,433.30	315,502.01	450,416.88	602,827.19
350,000.00	438.00	98,616.96	210,233.30	336,202.01	478,016.88	637,327.19
375,000.00	323.00	105,516.96	224,033.30	356,902.01	505,616.88	671,827.19
400,000.00	207.00	112,476.96	237,953.30	377,782.01	533,456.88	706,627.19
425,000.00	92.00	119,376.96	251,753.30	398,482.01	561,056.88	741,127.19
445,000.00	0	124,896.96	262,793.30	415,042.01	583,136.88	768,727.19

EQUITY EARNING ON LIFE LEASE OPTION 1 & 2

Estimated Return on Your Equity-Earning Life Lease Option Purchase

EQUITY-EARNING LIFE LEASE OPTION 1 & 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 Between 3% and 8% per annum									
Deposit	250,000			275,000			300,000		
Sale Period	3%	E.S.P.	8%	3%	E.S.P.	8%	3%	E.S.P.	8%
5	289,818.52	367,332.02		318,800.37	404,065.22		347,782.22	440,798.42	
10	335,979.09	539,731.25		369,577.00	593,704.37		403,174.91	647,677.50	
15	389,491.85	793,042.28		428,441.04	872,346.51		467,390.22	951,650.73	
20	451,527.81	1,165,239.29		496,680.59	1,281,763.21		541,833.37	1,398,287.14	
25	523,444.48	1,712,118.80		575,788.93	1,883,330.68		628,133.38	2,054,542.56	
Mnthly Lease Pymnt	899			784			669		
Deposit	325,000			350,000			375,000		
Sale Period	3%	E.S.P.	8%	3%	E.S.P.	8%	3%	E.S.P.	8%
5	376,764.07	477,531.62		405,745.93	514,264.83		434,727.78	550,998.03	
10	436,772.82	701,650.62		470,370.73	755,623.75		503,968.64	809,596.87	
15	506,339.41	1,030,954.96		545,288.60	1,110,259.19		584,237.78	1,189,563.42	
20	586,986.15	1,514,811.07		632,138.93	1,631,335.00		677,291.71	1,747,858.93	
25	680,477.83	2,225,754.44		732,822.28	2,396,966.32		785,166.72	2,568,178.20	
Mnthly Lease Pymnt	553			438			323		
Deposit	400,000			425,000			445,000		
Sale Period	3%	E.S.P.	8%	3%	E.S.P.	8%	3%	E.S.P.	8%
5	463,709.63	587,731.23		492,691.48	624,464.43		515,876.96	653,850.99	
10	537,566.55	863,570.00		571,164.46	917,543.12		598,042.79	960,721.62	
15	623,186.97	1,268,867.65		662,136.15	1,348,171.87		693,295.50	1,411,615.26	
20	722,444.49	1,864,382.86		767,597.27	1,980,906.79		803,719.50	2,074,125.93	
25	837,511.17	2,739,390.08		889,855.62	2,910,601.96		931,731.18	3,047,571.46	
Mnthly Lease Pymnt	207			92			0		

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 monthly lease payments, the Leaseholder will have to pay a monthly maintenance fee of \$190. which covers year-round exterior maintenance, Management and Reserve Fund. Property tax, clean and wastewater charges, plus electricity are paid for separately by the Leaseholder. 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 Leaseholder pays for any electricity used above that which is supplied by their solar panels. Heating and air conditioning are supplied by an electric air-heat exchanger. Buyers who wish to own their Life Lease Option outright, can purchase the full Option for \$445,000.00.

Please put an X in the box 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 decide to vacate the premises.
3. **Option 1** monthly lease payments are subject to Royal Bank of Canada first mortgage rates. However, those who reserve and place their first Deposit on a unit before the next BOC rate increase, will have their monthly lease payment fixed for the 99-year lease period. Both Option 1 & 2 allow you to sell your Life Lease contract, transfer or bequeath it to a person, or entity, for generational wealth building. [Terms Apply]. Both Option Holders earn accrued equity, when selling their contract based on the percentage of deposit placed.
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.
6. You will be responsible for interior repairs to your townhouse except for normal wear and tear.
7. You have no claim against the company except for the Reservation Fee you have paid.
8. A Reservation Fee of \$10,000.00 is payable to Foxpark Development Corporation and is required upon signing the Reservation Agreement to ensure that your unit reservation is secured. Your Reservation fee will be deducted from your last Deposit, should you proceed.
9. Should the project not proceed or be delayed 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 first Life Lease deposit must be made within 30 days from the time that you, as Reservation Holder, are 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 the Trust Account must be used directly for expenses relating to the project. Should the Reservation Holder(s) not sign the Life Lease Agreement and/or make their deposit within 30 days from being sent their Life Lease Contract, 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 shared mortgage on the project up until building Occupancy Permits are issued.
12. Following occupancy, your security will be your Life Lease Contract. Your security mortgage, noted in Item 11, above, will be behind our construction mortgage, which will be for the finished value of the project, less 25%.
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

EXPECTED DEPOSIT

1
UPGRADE(S) CHOSEN

2
EMAIL

UPGRADE PACKAGES

01

Mobility Upgrade Package

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



02

Appliance Upgrade Package can include any combination of the following;

- » Washer / Dryer
- » Dishwasher
- » Fridge with bottom freezer
- » Stove
- » Built-in Microwave



Note: Product photos are for example purposes only. Actual products may vary.