



## **10 steps to Buying at Cheakamus Crossing**

*This document is designed to help outline the Buying Process for you at Cheakamus Crossing. **Please note**, all the documents you will see at your sales appointment are available for review on the website with descriptions under “Useful Information”. **If you have any questions, please contact our office at 604-938-9222.***

1. **Review Disclosure Statement:** You must review this document prior to your sales appointment! You will be required to sign a declaration to this effect as part of your offer. The Disclosure Statements will be available online at [www.cheakamuscrossing.ca](http://www.cheakamuscrossing.ca) or from our office. You will be contacted when the Disclosure Statements are available.

**\*You will be required to sign a declaration that you have read and understand the document prior to entering into a contract of purchase and sale.**

2. **Property Selection:** Be prepared. The sales appointment is a time to make an offer on an available property. Have your questions answered ahead of time and have thought about your property selection prior to your sales appointment. Sales will be updated daily on the website so you can follow the available properties from home or call our office. If you have any questions regarding purchasing at Cheakamus Crossing, please contact our office now.
3. **Confirm your Sales Appointment:** Sales will begin on October 18<sup>th</sup> and continue to the end of November. You will receive 2 weeks notice of your sales appointment by email. Please contact our office to confirm you will be at your sales appointment. Everyone on the WHA waitlist for Cheakamus Crossing will receive a 30 minute sales appointment after which point we will move to the next purchaser on the WHA waitlist in priority order. If you cannot attend your sales appointment and wish to purchase at Cheakamus Crossing, you must contact our office to arrange a Limited Power of Attorney. This allows you to assign someone other than yourself to execute your purchase at your sales appointment. Contact our office if this applies to you.
4. **What to bring to your appointment:** Social Insurance Number, Photo ID confirming your identity. Deposit (see below)

5. **Sales Appointment:** Unless you hear otherwise, Sales Appointments will take place in our office in Function Junction at #104 – 1080 Millar Creek Rd. At the Sales Appointment, you will have the opportunity to make an offer on an available property at Cheakamus Crossing. All offers will contain a subject to financing clause.
  
6. **Financing:** The subject to financing clause provides you with 14 days to return to your bank or mortgage broker and secure financing. You will need a copy of your contract and should ask your bank or mortgage broker if there is any other required documentation. Should you not be able to secure financing, contact our office ASAP and your offer will be collapsed. Once you have secured financing, you must return to our office and sign a subject removal form declaring that you have the necessary financing. At this point, your offer becomes firm and binding and your deposit of 2% is due and non-refundable.
  
7. **Deposit:** A deposit representing an amount equal to 2% of the Purchase Price is payable on or before the date on which the Purchaser removes the Purchaser's condition for financing. All deposits must be in the form of a **certified cheque or Bank Draft**. This means you have up to 14 days from the time you sign your offer to deliver your deposit to us. Yes you can bring your deposit to your sales appointment. **Payable to "The Whistler Real Estate Company In Trust"**.
  
8. **Choices:** You will need to make the following choices at your sales appointment
  - a. Appliance colours: white, black, stainless steel. (Stainless Steel will be standard unless otherwise specified by you).
  - b. Upgrade: Kitchen cabinetry can be upgraded to real wood for an additional \$2,500. Please note that this additional cost will not be included in the appreciation formula for resale purposes according to WHA policy.
  
9. **Second Deposit:** A second deposit increasing the total Deposit to 5% of the Purchase Price is payable on or before November 27<sup>th</sup>, 2009.
  
10. **Congratulations:** **If you followed the above mentioned steps, you are now a Home Owner.**