

FISH CREEK

EXCHANGE

Welcome Home Owners

We can't wait to welcome you into your new home!



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- Construction pacing for June 2020 completion top floor (5th floor) down
- 4th and 5th floor suites currently completed. 3rd floor on schedule.
- Full building occupancy permit scheduled for late May 2020
- COVID19 Alberta Health regulations practiced daily for safety of our valued construction crew members and you!
- Anticipated move in dates to start first week of June 2020



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- Have you locked in your mortgage rate yet?
- Rates have been reduced making now a great time to revisit financing details.
- **Current rates as April 19, 2020**
 - 5 YR FIXED 2.44% 4 YR FIXED 2.64%
 - 3 YR FIXED 2.54% 2 YR FIXED 2.64% 1 YR FIXED 2.94%
 - 5 YR VARIABLE 2.24% 3 YR VARIABLE 2.60%
 - 12 MOS. RATE HOLD 2.89% PRIME RATE 2.45%
- Our preferred lender contact:
- Kanchan Bhatia
- kanchan.bhatia@bmo.com
- T. 403-714-8995



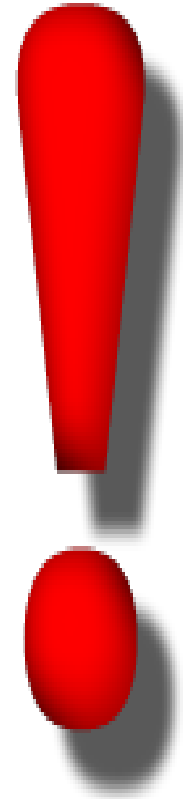
99 Shawnee Boulevard SW - 587.481.3111 - info@fishcreekexchange.ca



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- Have you supplied us with your Lawyer information yet?
- Not doing so could cause delays. Don't wait any longer
- Send to info@fishcreekexchange.ca



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- 35-day notice letters will then go out with set possession date, SOA and information on condo admin. What next?
- 1st step. Contact your mtg broker to prepare financing documents
- 2nd step. Contact your lawyer's office to prepare all legal closing documents for new ownership.
- We are now ready to schedule PDI walk through appointments with construction to determine any deficiencies are noted. (1 to 2 weeks prior to possession date)

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- What is a PDI (Pre-Delivery Inspection)?
- This is the opportunity to learn about your condo with tutorials and information on how to understand your new home.
- Deficiencies are noted and we attempt to rectify prior to your move-in date
- Health and safety is important! All COVID19 health regulations will be followed during these appointments ensuring health and safety for everyone.

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- Home ownership day! Key Day/Possession
- Keys are passed over once closing has occurred and law office has confirmed.
- Walk through and tour of the building.
- Congratulations!

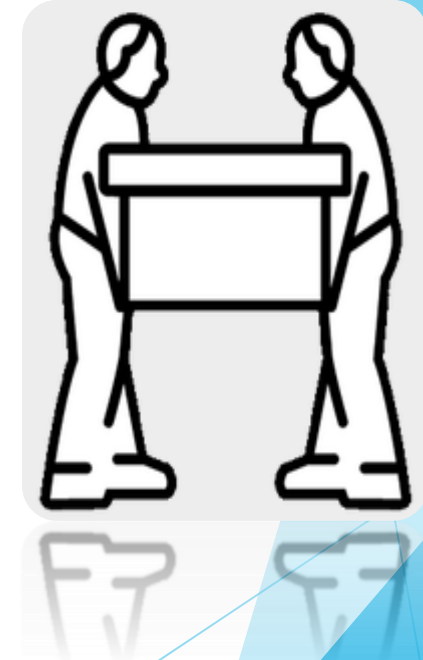


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- Move-in Day typically 1 day after key turnover/possession day.
- Book the elevator for move in day. Only 1-2 booking per day.
- Bookings are done through the property manager, you should schedule this when you receive possession notice.
- Evenings or weekends 2-3 hours max per booking.



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- Alberta Home Warranty
- Schedule D is discussed and signed by homeowner, this commences your warranty.
- 1-2-5-10 Year Warranty details will be covered
- Schedule D then signed. Copy to homeowner, Graywood and Travelers Warranty.

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- First year service requests. This involves any possible deficiencies on Labour and Materials in your home.
- 1 year after warranty commencement date. This date occurs 1 year after your possession date. Follow up letter will go out 30 days prior as a reminder to ensure possible deficiencies list is received for maintenance review and necessary scheduling.
- All inquiries will go to:
Service@fishcreekexchange.ca

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- ▶ Occupancy checklist
- ▶ What needs to be done and by who:
 - ▶ You, contact your lawyer
 - ▶ You, contact your Mortgage Broker to prepare financing
 - ▶ You, contact Property Management for your move-in day to book the elevator
 - ▶ We, will reach out to you to set up your PDI Scheduled Appointment
 - ▶ We, will be in touch to schedule your Possession Date and time of day for key

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▶ Questions?