



VAUGHAN METROPOLITAN CENTRE
A CORTEL COMMUNITY

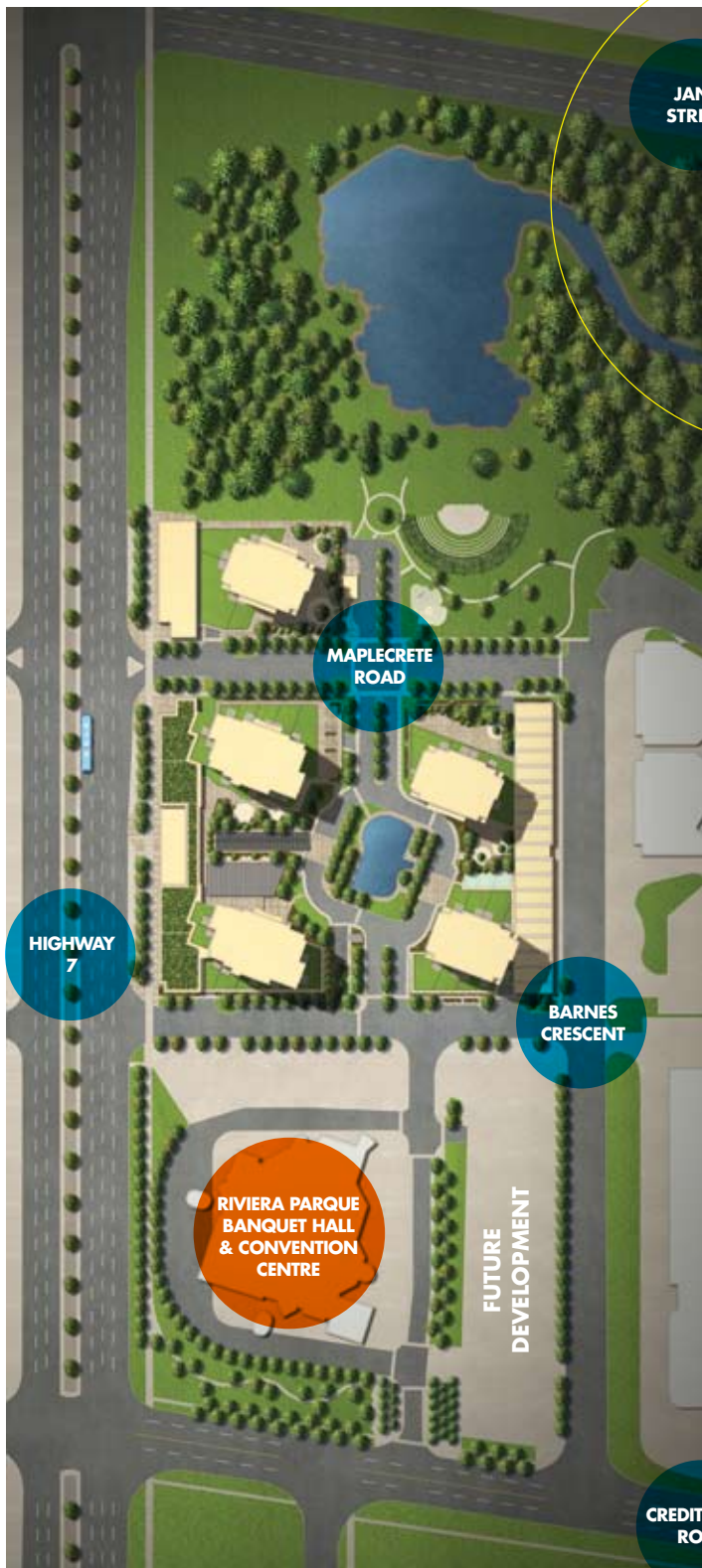
THE FUTURE
OF VAUGHAN
IS HERE...





VAUGHAN METROPOLITAN CENTRE
A CORTEL COMMUNITY

A SINGULAR DESTINATION WHERE EVERYTHING COMES TOGETHER TO DEFINE AN ICONIC COMMUNITY AT THE HEART OF VAUGHAN



JANE STREET

MAPLECRETE ROAD

HIGHWAY 7

BARNES CRESCENT

RIVIERA PARQUE BANQUET HALL & CONVENTION CENTRE

FUTURE DEVELOPMENT

CREDITSTONE ROAD

Vaughan's most anticipated new community will transform the city forever. Brilliantly designed, a pinnacle in development history, this exceptional master planned community at the crossroads of Hwy. 7 and Hwy. 400 is at the center of the new Vaughan Metropolitan Centre. The community will include luxury condominiums, retail stores, restaurants, recreation and transit. Introducing EXPO City - a lifetime in the making. A once-in-a-lifetime opportunity for you.

EXPO²

VAUGHAN METROPOLITAN CENTRE
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**EXPO CITY... WHERE ICONIC RESIDENCES,
INSPIRED AMENITIES AND UPSCALE FEATURES
TAKE LIFE TO THE NEXT LEVEL**





VAUGHAN METROPOLITAN CENTRE
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**THE GOOD LIFE. WHERE DESIGNER LABELS,
LUXURY SPAS AND GOURMET EATERIES ARE
RIGHT OUTSIDE YOUR DOOR**



EXPO 2

VAUGHAN METROPOLITAN CENTRE
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ELEGANT FEATURES, OPEN-CONCEPT DESIGN AND FLOOR TO CEILING WINDOWS THAT BRING BREATHTAKING VIEWS INTO YOUR LIVING ROOM





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A CLEAR VISION WHERE INSPIRED IDEAS AND CUTTING-EDGE PLANNING DEFINE THE NEW SKYLINE OF VAUGHAN



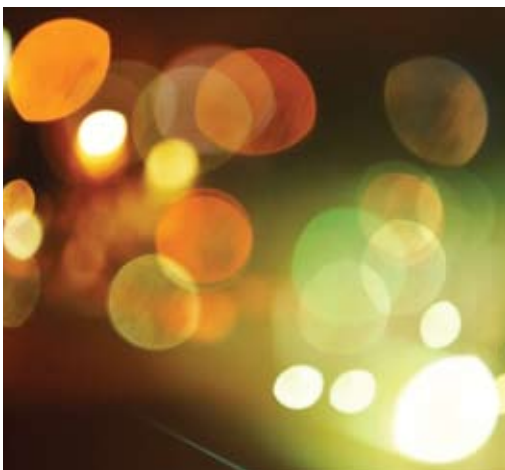


VAUGHAN METROPOLITAN CENTRE
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A REVOLUTION IN PUBLIC TRANSPORTATION WILL TRANSFORM LIFE IN VAUGHAN FOREVER TTC SUBWAY EXPANSION COMPLETION 2015

With instant access to subway transportation linking to Toronto's Spadina line with six new stops between Downsview Station and The Vaughan Metropolitan Station, it is entirely conceivable to live at EXPO and not need a car. This incredible link will make it possible to travel hassle-free from EXPO to Toronto's downtown Financial District in less than 45 minutes! Local bus service as well as VIVA rapid transit will connect at the very hub of EXPO City in the Vaughan Metropolitan Centre.

- The Vaughan Metropolitan Centre is supported by the \$2.6 billion federal, provincial, and regional funded 8.6 km subway extension, with a planned revenue service date for 2015.
- The planned subway terminal at Avenue 7 (Highway 7) near Jane Street will link Vaughan to downtown Toronto and York University, one of Canada's largest higher learning institutions. The Region's Transportation Master Plan recognizes Avenue 7 within the Vaughan Metropolitan Centre as an important transportation corridor.
- The \$62 million provincially-funded rapid transit infrastructure plan along Avenue 7 will connect Vaughan to other regional centres in the Greater Toronto Area.





“EXCLUSIVE VIP BROKER SELLING EVENT”

PROGRAM & SELLING OPPORTUNITY

BY APPOINTMENT ONLY

Sales Office

2900 Hwy 7
Vaughan, Ontario
L4K 1W8

T: 905-597-7877

F: 905-597-8773

Commission*

4%

For Exclusive VIP BROKERS ONLY

Paid 1% on Construction Start and 3% on final closing **

Expo T: 905-597-7877
F: 905-597-8773

*Valid only on Exclusive VIP BROKER Sales

*Some conditions apply:

Eligible on confirmation of firm sale, receiving Purchaser's mortgage approval and clearance of the first deposit. The Vendor's non-negotiable terms and conditions with respect to the payment of commissions to Brokers shall apply and shall be acknowledged by Brokers prior to the Vendor's acceptance of any Agreements with Purchasers. Vendor reserves the right to change, modify and amend terms and conditions without prior notice. E & OE. This document does not constitute a binding agreement between the Vendor and Brokers or any other persons.



VAUGHAN METROPOLITAN CENTRE
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“EXCLUSIVE VIP BROKER SELLING EVENT”
F.A.Q.s
BY APPOINTMENT ONLY

Allocation of Suites: Exclusive VIP Member Agents may fax the Suite Reservation /Worksheet Request Forms directly to Fax: 905-597-8773. Deadline for the Reservation/Worksheet Request Forms will be Friday March 23, 2012.

When you have been allocated a unit(s) you will be contacted by one of our staff to arrange an appointment for you and your client to sign the Agreement of Purchase and Sale.

Deposit Structure: \$5,000 with agreement (“APS”) balance to 5% in 30 days, via post-dated cheque
5% 90 days after Date of Agreement, via post-dated cheque
5% 180 days after Date of Agreement, via post-dated cheque
5% 360 days after Date of Agreement, via post-dated cheque
5% on Occupancy, via post-dated cheque

Please ensure that your client brings 6 cheques. All cheques are to be made payable to **Bratty and Partners, LLP in Trust**

Proof of Identity: Every named purchaser on the agreement must have a valid photo I.D. and S.I.N. number (if applicable). Please have your clients bring these documents when signing.

Selling Process/Structure: In order to sell 2 – one bedroom/one bedroom plus units you must also sell 1 – two bedroom unit

- To sell 4 – one bedroom/one bedroom plus den units you must sell 2 – two bedroom units

- 6 – one bedroom/one bedroom plus den units must sell 3 – two bedroom units

Taxes: Estimated at 1.0% of the Purchase Price.



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Mortgage Approval: We will need a letter of Approval from your clients lender that they qualify for a mortgage. This letter must be provided within the 10 days of the APS becoming firm and binding.

Please Note: The Royal Bank is providing representation on site and will facilitate this Mortgage Approval process within 48 hours.

**Tentative Occupancy
Date:** Fall 2015

Parking: Included in the purchase price

Locker: Included in the purchase price

Named Purchaser(s) on Agreement of Purchase and Sale will be allowed to change name(s) within the 10 day Rescission Period (subject to the Vendor’s standard terms and conditions).

No change of Brokerage permitted.

Only 2 suites allowed per purchaser name. Unless otherwise authorized by the Vendor.

***Some conditions apply. The Vendor’s non-negotiable terms and conditions with respect to Broker generated transactions and the payment of commissions to Brokers shall apply and shall be acknowledged by Brokers prior to the Vendor’s acceptance of any Agreements with Purchasers. Vendor reserves the right to change, modify and amend the terms and conditions of the sales procedures without prior notice. E&OE. This document does not constitute a binding agreement between the Vendor and Brokers or with any other persons.**



VAUGHAN METROPOLITAN CENTRE
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VIP Broker Co-operation Program

Suite / Model: _____ Expo (The "Unit")
Purchase Price _____
Purchaser Name (s): _____

PMA BRETHOUR REAL ESTATE CORP. INC. (The "EXCLUSIVE BROKERAGE") agrees to pay:

The "BROKER" a full co-operating fee (the "FEE") of **Four Percent (4%)** of the Purchase Price (net of H.S.T. and incentive values) stated in the Agreement of Purchase and Sale,

Dated: _____ (The "AGREEMENT") between the Vendor and the Purchaser listed below:

The commission payment will not be sent to the Broker until Purchaser has delivered their financial qualification letter, all postdated cheques and lawyer information. These items must be delivered to the Presentation Centre no later than the end of the 10-day rescission period.

The Fee is payable to the Co-Operating Broker as follows:

- One Percent (1%) of the fee is to be payable on construction start provided the Vendor is in receipt of 20% in deposits and a bonafide mortgage approval from the site approved financial institution (this is due in 30 days from the date of the agreement). And, PMA BRETHOUR REAL ESTATE CORP. INC. has received funds from the Vendor, Royal 7 Developments LTD for "The Unit."
- Balance of Commission Three Percent (3%) of the fee is payable at the Final Closing of "The Unit" provided PMA BRETHOUR REAL ESTATE CORP. INC. has received funds from the Vendor, Royal 7 Developments LTD. for "The Unit."

"You must be a licensed and registered real estate agent in the province of Ontario with the authority to act on your client's behalf. Should you falsely represent to Royal 7 Developments LTD or PMA Brethour Real Estate Corp. Inc. that you have such authority, or falsely represent that you accompanied a purchaser on their first visit to our sales office Royal 7 Developments LTD. and PMA Brethour Real Estate Corp. Inc. will not pay any commission to you under this program, and may report your conduct to the Registrar of the Real Estate and Business Brokers Act"

Notwithstanding any advance herein all commissions are earned on final closing.
Please note that should the above transaction not close for any reason whatsoever, any commission monies paid to date are to be refunded to PMA Brethour Real Estate Corp. Inc. (The "EXCLUSIVE BROKERAGE") immediately upon written notice to the Co-Operating Brokerage of failure of the unit to close.

COOPERATING BROKERAGE: _____
BROKER OF RECORD: _____
ADDRESS: _____
TELEPHONE: _____ FAX: _____
REGISTERED SALESPERSON: _____ SIGNATURE: _____ Date: _____

Date: _____ Company: _____

Per: _____

A.S.O.

I/We hereby have the authority to bind the Corporation.



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1st Preference Suite #: _____ MODEL: _____ UNIT PRICE: _____
2nd Preference Suite #: _____ MODEL: _____ UNIT PRICE: _____
3rd Preference Suite #: _____ MODEL: _____ UNIT PRICE: _____
One Parking Included and One Locker Included

VENDOR REP: _____

DATE OF SALE: _____

Purchaser (1): _____ Purchaser (2): _____
Drivers Lic #: _____ Drivers Lic #: _____
Expiry Date: _____ Expiry Date: _____
D.O.B. (M/D/Y): _____ D.O.B. (M/D/Y): _____
Address: _____ Address: _____
City: _____ Province: _____ City: _____ Province: _____
Postal Code: _____ Country: _____ Postal Code: _____ Country: _____
Home Tel: _____ Home Tel: _____
Mobile Tel: _____ Mobile Tel: _____
Email: _____ Email: _____
Occupation: _____ Occupation: _____

Purchaser Information – NOTE – ALL purchaser(s) must bring the following to qualify for purchase at point of sale: (a) an original government issued Photo Identification at time of purchase; (b) FIVE (5) deposit cheques to be made payable to “Bratty & Partners LLP In Trust”.

CO-OPERATING BROKER AND AGENT INFORMATION

Brokerage: _____
Agent Name: _____
Email: _____
Office Tel: _____
Mobile Tel: _____
Fax Tel: _____
Address: _____

Broker of Record: _____

Please attach your business card

FOR VENDOR'S OFFICE USE ONLY, DO NOT FILL IN BELOW

SUITE: _____ Deposit on Signing: \$5,000
Unit Price: _____ 30 Days: (5%) - \$5,000
Parking: _____ 90 Days: (5%) \$
Locker: _____ 180 Days: (5%) \$
PURCHASE PRICE: _____ 360 Days: (5%) \$
Occupancy (5%) \$
Source: _____
REMARKS: _____