



BELLWOODS HOUSE

PROCEDURE FOR BUYING

Signing of Agreements will Commence October 19th

Baker Broker Portal: <https://mybaker.baker-re.com/projects/BellwoodsHouse>

2 Ways to Purchase

1. Please submit a Worksheet online through our Baker Broker Portal at:
<https://mybaker.baker-re.com/projects/bellwoodshouse>

Please click on “Request to Purchase” to start.

OR

1. Bring your client(s) to our Presentation Centre located at **737 Queen St W, Toronto, ON**, Monday-Friday, 12 pm-6 pm, Saturday and Sunday, 12 pm-5 pm, and meet with one of our Sales Representatives who will assist in completing your Worksheet.
2. The worksheet **must** be completed to be accepted.
3. Once we have received a completed worksheet and a suite has been allocated to your buyer, **your assigned Baker Sales Representative will contact you to book your in-person signing appointment at our Presentation Centre**. Our Sales Representatives will be at our Presentation Centre during the Launch from Monday-Friday, 12 pm-6 pm and Saturday and Sunday, 12 pm-5 pm.

There is a locked mailbox by the front door of the Presentation Centre for your convenience. Please ensure that your Suite # is clearly indicated on the Draft/envelope. Please note that Wire Transfers are not permitted for the Initial Deposit.

4. Please ensure that your client brings the following items to their in-person signing appointment:
 - **Valid Driver's Licence or Proof of Address** (i.e.: Recent Utility Bill).
 - **Valid Proof of Canadian Citizenship** (i.e., Canadian Passport, PR Card, Citizenship Card). All sales must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.
 - **A Bank Draft payable to [Harris Sheaffer LLP in Trust](#) in the amount of \$10,000**. This must be presented at the time of purchase. Please also bring a cheque book for the remaining deposits. If an address appears on the cheque, it must match with the cheque issuer's Photo ID.
5. Should your client prefer to sign off-site, **we can offer a virtual signing appointment as an alternative**. Your client will sign on Zoom via DocuSign with one of our signers. **Note that we require a completed worksheet, IDs and the Bank Draft in-hand at our sales office before we can book a virtual signing appointment.**
6. To comply with Fintrac requirements, if a name other than that of the Purchaser(s) appears on a Bank Draft or if cheque(s) are being issued by someone other than the Purchaser(s), Photo Identification and Employment Information must be provided for the person named on the Draft, the cheque holder and anyone else named on the cheques they are providing.

*All promotions, incentives, and specifications are subject to change without notice and available for a limited time only. Terms and conditions apply. Please speak to our sales representative for more details. E. & O. E. All areas and stated room dimensions are approximate only and are calculated in accordance with the HCRA Directive regarding Floor Area Calculations. Must comply with the Prohibition on the Purchase of Residential Property by Non-Canadians Act.

October 17, 2023

Exclusive Listing: Baker Real Estate Incorporated, Brokerage. Brokers Protected.





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7. The Broker Referral will be signed once the sale has gone firm, all deposit cheques have been received and an acceptable mortgage approval has been provided. Mortgage approvals will be verified with the Lender.

Thank you for your support and co-operation. For any questions, please feel free to reach out to one of our Sales Representatives.

Cristina Ion
Sales Representative
C: 905.999.0566
E: cristinaion@bellwoodshouse.ca

Sharon Edwards
Sales Representative
C: 416.577.8123
E: sharonedwards@bellwoodshouse.ca

Bellwoods House Presentation Centre
P: 416.363.0888
E: bellwoodshouse@bakersales.info
Address: 737 Queen St W, Toronto, ON, M6J 1G1

Launch Hours: Monday-Friday 12-6PM, Saturday-Sunday 12-5PM commencing Thursday, October 19, 2023

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