

Oxford

Outline of Purchase Requirements

- Nov. 28/12** Lot selected at the Lot Draw, Holding Application executed & \$5,000.00 qualifying deposit provided.
- Dec. 15/12 – Jan. 14/13** Sale & Development Agreements mailed to all Buyers.
- Take these documents to your solicitor for review. Ensure you understand your obligations before you sign your sale and development agreement.
- Jan. 31/13**
- Executed Sale & Sustainable Development Agreement, \$10,000 Sustainability & Architectural Performance Fees (\$20,000 for Duplex lots) and balance of 15% deposit (by certified cheque or bank draft) must be delivered to the Property Sales Office by 3:30 p.m. (20th Floor Century Place, 9803 – 102A Avenue)
- Feb. 1/13**
- Right of entry is granted to the buyer (pursuant to Clause 10 of the Sale & Sustainable Development Agreement)
- Between Feb. 1 & Apr. 30/13** Buyers must have:
- consulted & hired a certified energy advisor to model the house plan (see the directory in the Sustainability and Architectural Guidelines for a list of Certified Energy Advisors);
 - submitted and received house plan approval from the designated design consultant, Windward Landtec Inc.;
 - applied for and obtained the development and building permit (City of Edmonton-Sustainable Development 5th Floor, HSBC Bank Place, 10250 – 101 Street NW);
 - had a licensed surveyor stake out the basement
 - had the basement excavated;
 - had a professional engineer perform soils testing on the excavated area; and
 - provide a copy of the soils report prepared by the professional engineer to the City (pursuant to Clause 6 of the Sale and Sustainable Development Agreement – Soil Condition).
- May 1/13** Possession to the lot is granted to the Buyer.
- May 30/13** Construction of the house must have commenced (ie. footings and foundation)

July 31/13

Closing Date - Balance of lot price must be paid to the City. Transfer of Land is provided to the lot purchaser for registration at the Alberta Land Titles Office (or their solicitor in trust). All overdue payments will begin to accrue 18% interest from the Closing Date to the date payment is received.

October 31/14

Buyers must have by the Development Completion date:

- had a certified energy advisor perform the blower door test & provides the Energuide label
- construction of the house must be fully complete, including landscaped in accordance with the Sustainability & Architectural Design Guidelines(pursuant to Clause ____ of the sale and development agreement;
- provided our office and Windward Landtec with your Energuide label;
- requested a final inspection with Windward Landtec.

Upon satisfactory completion of the above, the \$10,000 Performance Fees (\$20,000) for Duplex Lots will be returned to the buyer. For homes who achieve an Energuide rating of 80 and above may be eligible to receive an Oxford Green Building grant from \$1,000 to \$7,000)

NOTE: In the event of any conflict or discrepancy between this outline and the Sale and Sustainable Development Agreement, the Sale and Sustainable Development Agreement shall prevail.