

10 STEP BUYING PROCESS

Buying a new condo is an exciting and refreshing life-experience. As there are important details to keep in mind, the Rockport Team will guide and support you the entire way. The Rockport Buying Experience will leave you with every reason to walk into your new condo with a smile, readily anticipating a new chapter in your life.

Below are the principal steps you can expect when turning a brand new Rockport condo into your very own!

1

THE VISIT AND THE CHOICE

Visiting your potential future home is a highlight of the process! Each project offers model vignettes where a Rockport consultant will talk you through various layouts and designs, happily answering all of your questions and concerns.

Once decided on which suite you're going to call home, you will be able to purchase it by signing an Agreement of Purchase and Sale. By signing this agreement you are guaranteed the suite of your choice as well as the price, should prices increase.

2

THE AGREEMENT OF PURCHASE AND SALE

Once your paperwork is signed, a Rockport consultant will provide you with two executed copies, (one for your records and the other for your solicitor), as well as one copy of the Condominium Documents. At this point your statutory 10 day rescission period begins.

3

TALK TO YOUR REAL ESTATE LAWYER

Within your 10 days have a qualified Real Estate lawyer who specializes in Condominiums to review your paperwork for an explanation of the New Condominium Process and typical Closing Costs.

4

THE MORTGAGE APPROVAL

Start the Mortgage Pre-Approval process as soon as you have signed your paperwork. Since the closing date is typically 24-36 months from the date of your Purchase, Rockport requires your financial institution to provide a 24-36 month capped rate. Inquire about the advantages of utilizing Rockport's financial partnerships. Once you have a valid mortgage pre-approval, simply provide your Rockport consultant with a copy.

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ROCKPORT'S DESIGN STUDIO

At Rockport's Design Studio you will select your standard finishes from several Designer Selected pre-finished packages. Rockport's experienced design consultant can assist you in your choices, and will inform you about the additional products offered for your new home.

6

RECEIVING A CONFIRMED OCCUPANCY DATE

You will receive your confirmed Occupancy Date by mail or email once Rockport has complied with the TARION guidelines regarding notification of final occupancy (due to some circumstances, this date may vary. Refer to TARION guidelines)

7

PRE-DELIVERY INSPECTION AND CUSTOMER CARE

Just prior to your Occupancy Date, you will be contacted by Rockport's Customer Service Department to arrange your pre-delivery inspection. You will have the opportunity to inspect your new home, before occupancy, and accompanied by a Rockport Representative. Moving considerations will also be explained at this time to ensure your move-in is hassle-free. You will also be informed about the After-Sales Customer-Care Process and how you can make the most of it. The team is ready to manage your condo-related requests, ensuring your complete satisfaction!

8

TAKING POSSESSION OF YOUR NEW CONDO

At your lawyer's office you will sign the occupancy paperwork and provide any funds due as well as several postdated occupancy fee cheques. Once Rockport has received confirmation that your paperwork is complete, a Rockport Service Consultant will give you your new set of keys! Congratulations, you are on your way to becoming the owner of a brand new Rockport Home!

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REGISTRATION AND FINAL CLOSING

Typically between two and six months after your occupancy, (depending on your location in the building) the condominium corporation is Registered and Rockport will notify your Solicitor with the Final Closing Date or unit transfer date. A few days prior to your Closing Date you will meet one last time with your Solicitor to sign all the papers to convey title as well as pay any closing costs, outstanding balance and/ or registration of a mortgage.

10

TURNOVER MEETING

Rockport will set a date for a Turnover meeting, (typically within 30 days of Registration), where the Board of Directors will be elected from the condominium homeowners. In addition, Rockport will turn over all the architectural drawings, maintenance manuals and the Newly formed Condominium Corporation paperwork to the Elected Board of Directors.

Congratulations and Welcome to the Rockport Family !!