HOME CLOSING PREP GUIDE

The Amazing Brentwood

Neighbourhood Two
Tower 5

SHĀPE

THE AMAZING
BRENTWOOD
A SHAPE CENTRE

Action Items

3 critical steps to a successful home completion:

01 SECURE FINANCING	02 SUBMIT YOUR LAWYER / NOTARY **Submit Here**	03 ATTEND YOUR HOMEOWNER ORIENTATION

Steps Required to Receive Your Completion Notice:

- Building Construction Completion, Occupancy Permit achieved and Final Strata Plan filed
- SHAPE's solicitor, Gowling WLG (Canada) LLP ("Gowling"), will send an official notice to your Lawyer / Notary
- SHAPE will notify you (and your Realtor, if applicable)

The estimated date range for completion is:

- Tower 5: June 2027 – August 2027

You will receive a minimum of 14 days' notice to complete on your home.

Estimated Timeline

As we move toward the completion of your new home at The Amazing Brentwood, we want to ensure your experience is as seamless as possible. It's crucial to begin preparations for your home closing well in advance. This helps to avoid the risk of last-minute hurdles and ensure a stress-free closing process.

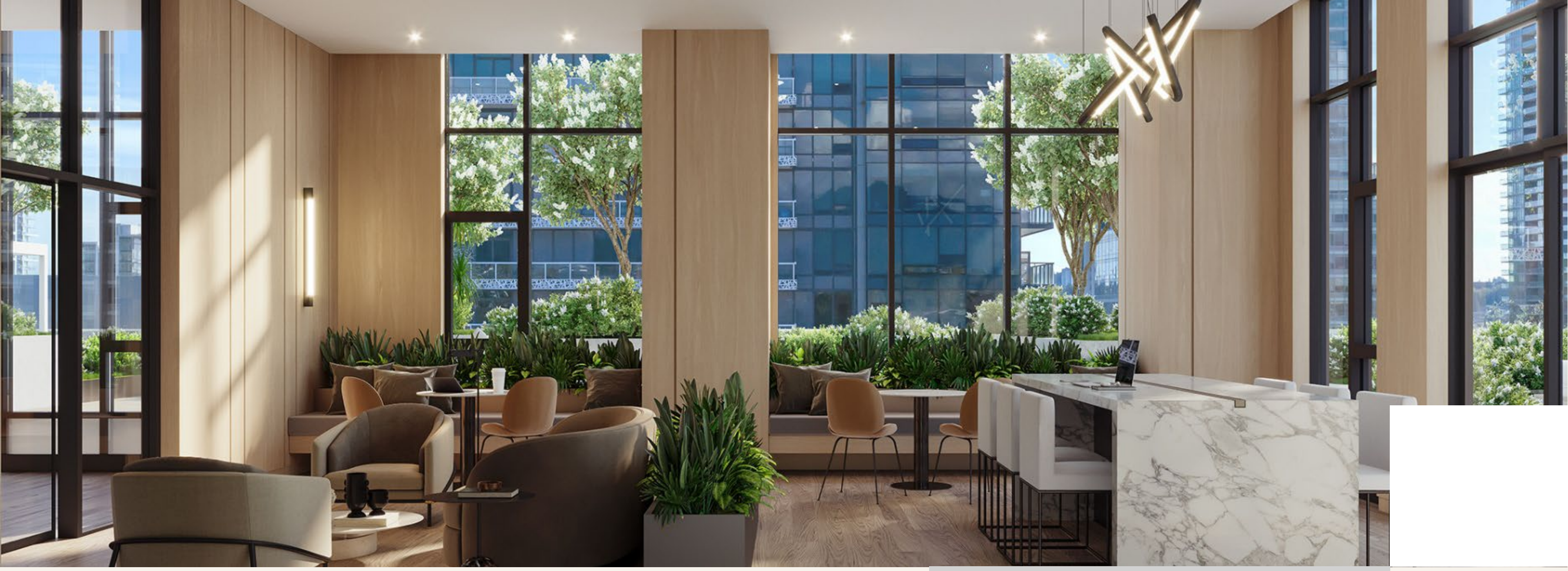
ESTIMATED TIMELINE

2026								2027							
MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG

Secure Financing & Your Lawyer / Notary
May 2026 - Aug 2027

Homeowner Orientations
Sept 2026 - May 2027

Home Completion
Tower 5
June - Aug 2027



01 SECURE FINANCING

It is highly encouraged to secure your financing well in advance of closing. If you will be taking out a mortgage, a pre-approval helps secure your mortgage interest rate in advance of completion.

Pre-approvals may protect you from any unexpected changes with:

- Your employment income
- Mortgage rules
- Mortgage interest rates

As a Homeowner at The Amazing Brentwood, you have access to exclusive mortgage packages at the following banks:

BMO

Bill Chatson | 778-688-3056
bill.chatson@bmo.com

Daniel Kim | 778-238-0608
daniel.kim@bmo.com

Mohsin Ali | 778-836-8033
mohsin2.ali@bmo.com

Ruby Yao | 778-552-1717
yu.yao@bmo.com

CIBC

Acton Zheng | 604-230-0865
acton.zheng@cibc.com

Amber Yu | 604-219-0753
amber.yu2@cibc.com

RBC

Danny Chung | 604-379-3987
danny.chung@rbc.com

Kenny Nguyen | 604-351-9479
kenny.nguyen@rbc.com

Shanna Lee | 778-872-0963
shanna.lee@rbc.com

Terry Qian | 778-872-0966
terry.qian@rbc.com

Vanessa Li | 236-833-1309
vanessa.c.li@rbc.com

SCOTIABANK

Daniel Xie | 778-385-5163
daniel.xie@scotiabank.com

Holly Park | 604-365-2137
holly.park@scotiabank.com

Victor Liang | 604-366-0229
victorz.liang@scotiabank.com

Tony Xu | 778-999-3858
tony.xu@scotiabank.com

TD

Connor Su | 604-499-0236
connor.su@td.com

Amyn Nathoo | 778-889-6150
amyn.nathoo@td.com

For more information on these exclusive mortgage packages, please see Additional Resources.

02 SUBMIT YOUR LAWYER / NOTARY INFORMATION

A Lawyer or Notary is mandatory for the sale of any property in British Columbia.
Please submit your Lawyer or Notary details by clicking the button below prior to March 1st, 2027

Submit Here →

You may use any Lawyer or Notary of your choosing, but here is a list of recommended companies that SHAPE has successfully worked with:

BURNABY

Jina Kim Law Corporation
Jina Kim | 604-291-6776
jinakimlaw@hotmail.com

Juris Notary
Sylvia Choi | 604-416-0211
sylvia@jurisnotary.com

VANCOUVER

An Hong Le Notary Corporation
An (Rocco) Hong | 604-719-8098
roccolenotary@gmail.com

Bell Alliance LLP
Khushhal Bains | 604-873-8723 ext. 105
kbains@bellalliance.ca

VANCOUVER

Coal Harbour Law
Kaajal Hayer | 604-639-3643
khayer@coalharbourlaw.ca

Joseph Y.F. Ho Notary Public
Joseph Y.F. Ho | 604-323-2961
jhonotary@gmail.com

Pauline Fong-Leung Notary Corporation
Pauline Fong-Leung | 604-879-7812
notarypf@telus.net

Vanguard Law Group Law Corporation
Jason C.S. Wang | 604-696-6710
jwang@vanguardlg.com

VANCOUVER

Wood Wind Law Office
Matt Chan | 604-568-7070
matt.chan@woodwindlaw.com

RICHMOND

Alexander Ning Notary Corporation
Alex Ning | 604-270-8384
alex@annc.ca

Liu & Yang Notaries Public Corporation
Cory Liu | 604-284-5629
info@lynotaries.com

03 HOMEOWNER ORIENTATION

Your First Opportunity to View Your Home

Prior to your Completion Date, you'll be invited to see your new home. This is referred to as the Deficiency Inspection in your Contract.

- Scheduled between Fall 2026 and May 2027
- Provides a features and functions overview
- Opportunity to take photos and measurements
- Note deficiency items (if any)

More details to come with your Homeowner Orientation invitation.

ADDITIONAL RESOURCES

Contracts & Assignments

Our Conveyance team is here for any questions about your Contract. We're ready to help you with:

- Changes in your contact information
- Assist with assignment requests to add or remove your spouse, an immediate family member or a company which is wholly owned by you
- Provide details of your home to your mortgage appraiser

For assistance, please email **info@theamazingbrentwood.com**

Third Party Assignment Guidelines

Frequently Asked Questions

DEFINITIONS

What is a Filed Strata Plan?

When a Developer files the Strata Plan with the Land Title Office, and a Strata Corporation is created.

What is an Occupancy Permit?

An Occupancy Permit is the date that the City of Burnaby provides formal approval that the building and surrounding areas are safe for people to use and comply with relevant bylaws and codes.

What is a Completion Date?

Your Completion Date is the date the remaining balance of the purchase price is paid to the Developer's solicitor and the legal title of the new home is transferred to you.

What is a Possession Date?

Your Possession Date is the day following your Completion Date.

BEFORE COMPLETION

Do I need to use one of your Lawyer or Notary recommendations?

Any Lawyer or Notary of your choice is acceptable to close on your home.
For suggestions, please refer to our list of recommended Lawyers and Notaries on Page 5.

When will my Homeowner Orientation take place?

Homeowner Orientations will take place between Fall 2026 and May 2027. Invitations to book Homeowner Orientations will be emailed based on the construction timeline and schedule.

Who can attend the Homeowner Orientation?

Attendance is limited to the Purchaser(s) on the Contract and your Realtor, if applicable. Children under the age of 18 are not allowed on the construction site.

Who can I get a mortgage from?

You may use any mortgage provider that can assist you with closing on your home.
For recommendations, please refer to the section titled 'Secure Financing'.

Who do I contact regarding my appraisal for financing?

Please have the bank appraiser send email requests to info@theamazingbrentwood.com. We will provide information to them as requested and arrange access if required.

Can I assign my unit to a third party?

To inquire about third party assignments, please reach out to our sales team at info@theamazingbrentwood.com. You may refer to Page 8 of this guide for additional information.

If I am currently renting, when should I give notice to my landlord?

Please do not give notice until you have received your formal Completion Notice from the Developer, which indicates your specific Completion Date. We also strongly recommend that you give notice after you have secured your move-in date.

AFTER COMPLETION

When will I find out information about Parking and Storage?

Your parking and storage details will be provided on your Possession Date. Your Possession Date is the day following your Completion Date.

Who is the warranty provider at The Amazing Brentwood?

Warranty in your home is backed by Travelers Canada, and serviced by SHAPE's Warranty Care team.

What type of Warranty Coverage do I have for my home?

Your home is protected by 2-5-10 home warranty insurance:

- 12 months coverage for defects in material and labour for your home.
- 15 months coverage for defects in material and labour for the common property.
- 24 months coverage for defects in material and labour for major systems: heating, electrical, plumbing, etc.
- 5 years coverage on the building envelope including coverage on unintended water penetration.
- 10 years coverage on major structural items.

STACK Property Management

If you're renting out your home, consider professional management by SHAPE's preferred partner.

STACK

PROPERTY MANAGEMENT

STACK shares the unmatched standards, customer experience and rigorous analysis that you've come to expect from SHAPE.

STACK

STACK

STACK

STACK

PROPERTY MANAGEMENT

Rental Management for Individual Homeowners

Contact us to learn how STACK can unlock the full potential of your investment.

info@stackpm.ca
604.803.9862

Learn more at STACKPM.CA

Why STACK?

UNMATCHED MARKET KNOWLEDGE

Our inside knowledge of SHAPE's projects + markets means above-market pricing + competitor insight.

PARTNERSHIP

We are advisors who will work with you to maximize the return on your investment.

SHARED INTEREST

We are invested in SHAPE's projects long term. Your success is our success.

PROPERTY MANAGEMENT SERVICES

STACK manages rental homes for owners who desire the highest level of care + return on investment.

TOP-TIER MARKETING

Includes professional photography, virtual tours + tailored positioning

TENANT SELECTION + PLACEMENT

Includes identity + income verification, credit checks, criminal background checks + references

STRATEGIC PRICING

Our professional analytics give precise insights to price your home right

AFTER HOURS SERVICE

Your tenants have access to our team 24/7

REPAIRS + MAINTENANCE

STACK will work directly with SHAPE Warranty Care on warrantable items + coordinate maintenance requests with our trusted partners

FULL-SERVICE ACCOUNT MANAGEMENT

Includes all paperwork, fees, non-resident tax filings, transparent accounting, financial statements + insurance coordination

RENT COLLECTION + DISBURSEMENTS

We handle transactions + direct deposits to make your life easy

ONLINE PORTAL

Owners will have real-time access to statements + unit updates through their online portal

Register now at STACKPM.CA

Congratulations on your new home!

As a purchaser of The Amazing Brentwood Towers 5 & 6, BMO can help you **make real financial progress** with these exclusive home financing solutions:

- Exclusive Builder **rate hold for up to 36 months** for the selected term at the time of application.
- Peace of mind with **firm appraisals and approvals for the duration of the rate hold** (no income or credit report look backs).
- Option to **convert to a market rate** at closing and lock it for up to 130-days, the longest rate guarantee of any major Canadian bank.*
- **Make the most out of the borrowing request;** realize appreciated value from the contract date to closing, up to 80% of current market value.**
- Home financing options on assigned units

Solutions For Every Need:

- Options for investors, assignment sellers, Newcomers to Canada and Canadian Defense Community.

Home financing experts at your fingertips! Our specialists will guide you to make the best decision, now and in the future

Let's connect

Bill Chatson
Mortgage Specialist
Cell: 778-688-3056
bill.chatson@bmo.com

Mohsin Ali
Mortgage Specialist
Cell: 778-836-8033
mohsin2.ali@bmo.com

Ruby Yao
Mortgage Specialist
Cell: 778-552-1717
yu.yao@bmo.com

Daniel Kim
Mortgage Specialist
Cell: 778-238-0608
daniel.kim@bmo.com

THE AMAZING BRENTWOOD A SHAPE CENTRE

BMO

*Conditions apply. Full re-approval required if there is a change in term.
**New application required, subject to qualification at that time.

Builder Program

Complete your new home purchase with confidence, when and where it is most convenient for you

What you can expect from CIBC

- Mortgage approvals that are fully underwritten, inclusive of an appraisal completed at the time of application
- Preferred mortgage offers[1] guaranteed from the time of approval to closing, including capped rates up to 36 months
- Once approved, you'll be guaranteed the rate provided to you even if mortgage rates increase before you close on your home. Plus, you may be eligible for a lower rate 120 days prior to your closing date[2]
- A dedicated team of experienced CIBC Mobile Mortgage Advisors who specialize in the new home market. Ask us about our mortgage solutions and specialized programs for unique financial situations
- Financial protection through Creditor Insurance for your CIBC Mortgage if you are unable to work due to a disability, experience involuntary job loss, are diagnosed with a covered critical illness, or in the event of your death[3]

Contact us today for expert advice that meets your unique needs

Amber Yu
Mobile Mortgage Advisor
Builder Specialist
604 219-0753
1 844 673-4785
Amber.Yu2@cibc.com

Acton Zheng
Mobile Mortgage Advisor
Builder Specialist
604 230-0865
1 844 673-4688
Acton.Zheng@cibc.com

CIBC is not responsible for, and does not endorse the properties, products or services of the builder or any other person or company. [1] To be eligible for a capped rate mortgage offer, mortgage must fund within the maximum capped rate period specified in the mortgage contract. Rates only available on fixed-rate closed mortgages. Not available in combination with any other discounts, offers or promotions. Please contact your CIBC Mortgage Advisor for the most current rates. [2] Your mortgage must fund within the maximum capped rate period specified in the mortgage approval letter. [3] Creditor Insurance for CIBC Mortgages is optional creditor's group insurance underwritten by The Canada Life Assurance Company and administered by Canada Life and CIBC. This insurance is subject to eligibility conditions, limitations and exclusions (which are circumstances when benefits are limited or not paid) which are described in the Certificate of Insurance you receive upon enrolment. Subject to credit approval. Other conditions and restrictions apply. Ask us for details. Offers may be changed or withdrawn at any time without notice.

Dare to compare

As Canada's largest bank*, RBC® is well equipped to offer the smartest builder mortgage solutions for The Amazing Brentwood - Tower 5 – with the following features.

RBC	Can your bank offer you these?	
✓	**Our flexible terms and customizable payment options** mean you can find a mortgage that can help meet your needs at every step of your life journey.	
✓	**Special offers!** You may be eligible for one of our current in-market mortgage offers, depending on your purchase date.[1]	
✓	**Guaranteed capped interest rate on select projects.**[2] Plus, you're eligible for a lower interest rate (if available) 120 days prior to closing.	
✓	**A processing fee is applicable. It may be refunded if certain conditions are met.**[3]	
✓	**Your mortgage application will be fast tracked** if there is a pre-approved property valuation on your home model.[4]	
✓	**Access professional advice** from one of the world's largest and most reputable banks.	
✓	**Optional HomeProtector® critical illness and life insurance at no cost during construction.** Subject to approval. Your RBC mortgage advisor can advise on which insurances are available.	
✓	**6 months of free VIP banking,** if eligible.	

Vanessa Li
Senior Mortgage Specialist
236-833-1309
vanessa.c.li@rbc.com

Kenny Nguyen
Senior Mortgage Specialist
604-351-9479
kenny.nguyen@rbc.com

Terry Qian
Mortgage Specialist
778-872-0966
terry.qian@rbc.com

Danny Chung
Mortgage Specialist
604-379-3987
danny.chung@rbc.com

Shanna Lee
Mortgage Specialist
778-872-0963
shanna.lee@rbc.com

Dare to compare these features with other banks and then connect with us.

[1] Speak with an RBC mortgage advisor to learn more.
[2] If the interest rate that you are eligible for decreases and you qualify for a lower rate, you must contact your mortgage advisor within the 120 day period prior to your closing date to request a revised pre-approval letter. It's important to note that qualification for a lower rate is not automatic. Qualification for a lower rate is subject to RBC's standard lending criteria. You must proactively reach out to your mortgage advisor to confirm eligibility and provide the mortgage advisor with the necessary documentation within the stipulated timeframes.
[3] Refund not applicable to construction draw mortgages. If you apply and are approved for a mortgage with Royal Bank of Canada, a processing fee will apply to your mortgage, and will be calculated and charged at the time your mortgage funds are advanced. The processing fee may be refunded if your mortgage is funded at the interest rate guaranteed for the original rate commitment period provided at time of firm approval. Additional conditions apply. For more information, speak with an RBC mortgage advisor.
[4] For qualified builders only. Confirm with your RBC Advisor if the home you are purchasing is eligible to be fast tracked using an RBC blanket assessment.

Personal lending products and residential mortgages are offered by Royal Bank of Canada and are subject to its standard lending criteria.

130665-B (12/2025)

Bring your dream home to life

Your Scotiabank® Home Financing Advisor and local realtor can help you achieve your homeownership goals.

Here is a quick summary guide to the home buying process. Call me to find out more.

Decide where your home fits in your life

- Location, location, location. Choose your neighbourhood.
- Consider the house features that are important to you.

Decide what you can afford

- Determine the down payment you can afford.
- Calculate your closing costs. You can get help from your Scotiabank Home Financing Advisor, realtor or lawyer to confirm your calculations.
- Figure out the monthly mortgage payments you can afford. Use the Scotiabank Mortgage Payment Calculator available at scotiabank.com/mortgages.

Figure out what you need to help you look for your home and make an offer.

- Request a referral to a realtor from your Scotiabank Home Financing Advisor.
- Apply for a pre-approved mortgage[1] through your Scotiabank Home Financing Advisor.
- A lawyer is required when purchasing a home. If you don't have a lawyer, your Scotiabank Home Financing Advisor or your realtor may be able to refer you to one.
- A home inspector when you find the home you like.
- Property insurance is required as a condition of advancing the funds of the mortgage. Property insurance is arranged after your offer has been accepted, and the policy is arranged in advance of the closing date.

Call us today to get started.

Victor Liang
Home Financing Advisor

604-366-0229
VictorZ.Liang@Scotiabank.com
English, Cantonese, Mandarin

Tony Xu
Home Financing Advisor

778-999-3858
tony.xu@scotiabank.com
English, Cantonese, Mandarin

Daniel Xie
Home Financing Advisor

778-385-5163
daniel.xie@scotiabank.com
English, Mandarin

Holly Park
Home Financing Advisor

604-365-2137
holly.park@scotiabank.com
English, Korean

Scotiabank®

A brand new home, and a brand new beginning.

The benefits of using a TD Mortgage for your new home

At TD, we're passionate about supporting you

Your dedicated TD Mobile Mortgage Specialist will help you every step of the way with your TD Mortgage. We focus on convenient appraisals and quick approvals[1], so you can focus on your new home.

Your interest rate is protected, giving you peace of mind

You're protected against interest rate increases for the rate hold period[2]. As an added benefit, if rates drop before your TD Mortgage is advanced, you can request a lower interest rate prior to advance[2].

TD Mortgage Protection

Mortgage Critical Illness and Life Insurance is available- and can help protect you and the ones you love the most, starting during the construction phase of your home[3] and continuing after you move into your new home[3].

We're excited to help you along the way to purchasing your new home.

Call us today

Connor Su
Manager, Mobile Mortgage Specialist
Tel: 604-499-0236
Connor.Su@td.com

Amyn Nathoo
Manager, Mobile Mortgage Specialist
Tel: 778-889-6150
amyn.nathoo@td.com

Ready to help you move forward | 

[1]Credit worthiness may be assessed at various points throughout the application period and the terms and conditions outlined in TD's approval letter must be met. [2]Available for terms with a fixed rate that is closed to pre-payment, for the length of the commitment period offered by TD. [3]Mortgage Critical Illness and Life Insurance are optional creditor's group insurance coverages. If a borrower or guarantor applies and is approved for coverage, suffers a loss covered under the Certificate of Insurance during the construction phase and the insured person's claim is approved, a benefit will only be paid if the mortgage is fully advanced under the insured person's name. For full terms and conditions, including benefits, restrictions, exclusions and limitations, please see the Certificate of Insurance. Accidental dismemberment coverage is underwritten by TD Life Insurance Company. All other coverages are underwritten by The Canada Life Assurance Company.

THE AMAZING

BRENTWOOD

A SHAPE CENTRE

SHĀPE

info@theamazingbrentwood.com