# HOME CLOSING PREP GUIDE

The Amazing Brentwood

Neighbourhood Two
Tower 5





# Action Items

3 critical steps to a successful home completion:

| 01 | 02 | 03 |
|---|---|---|
| SECURE FINANCING | SUBMIT YOUR LAWYER / NOTARY<br>**Submit Here** | 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 construction completion is:

- Tower 5: January 15, 2027 – April 15, 2027

The Developer currently anticipates that the completion date established by the closing notice will occur after March 1, 2027.

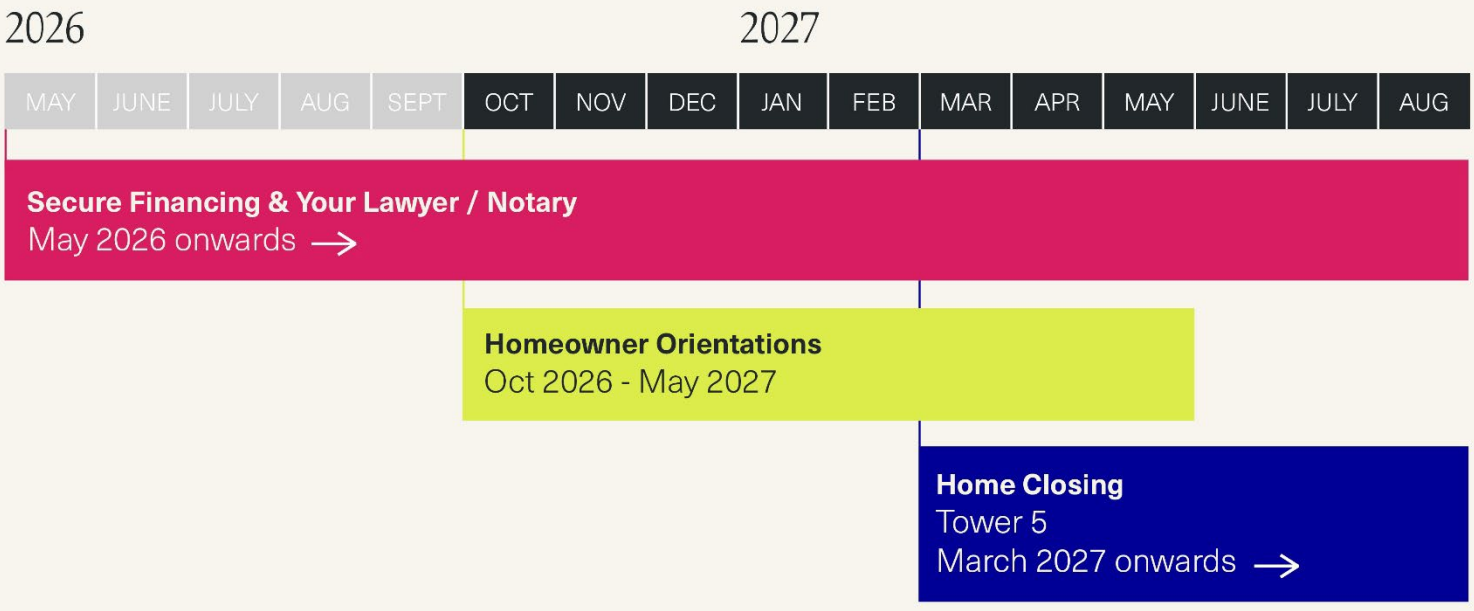
**You will receive a minimum of 14 days' notice to complete on your home.**

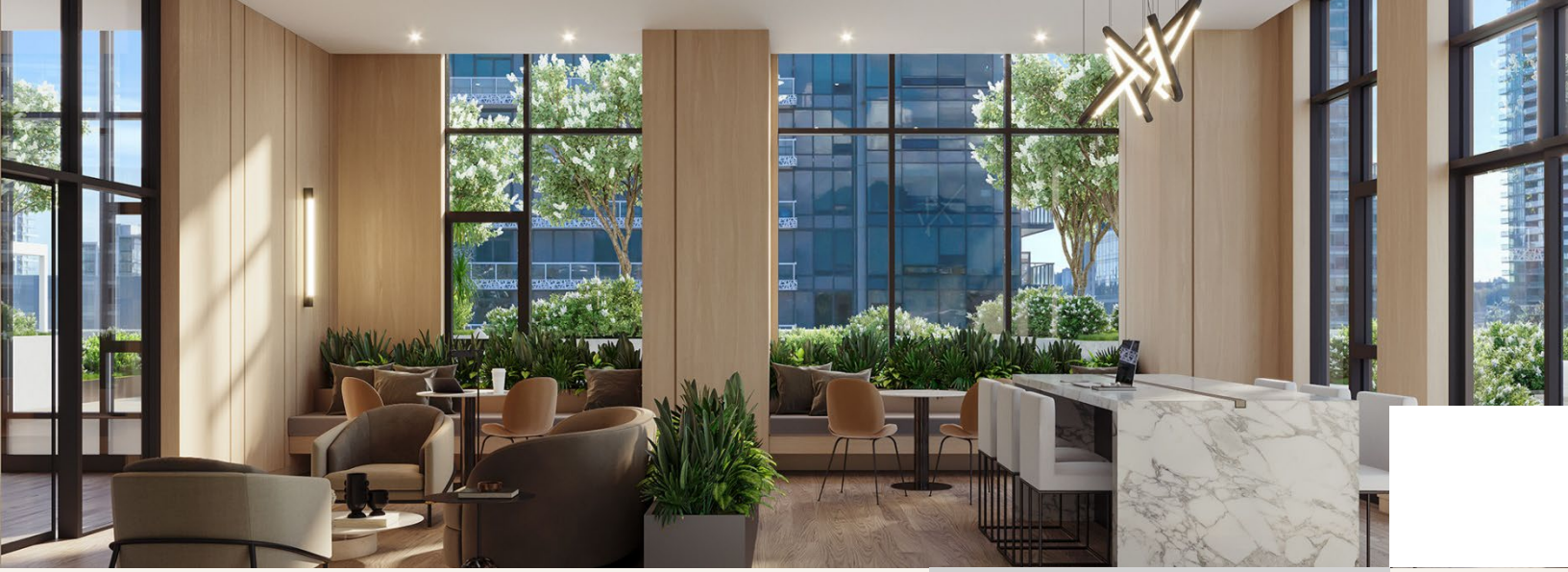



# Estimated Timeline

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





## 01 SECURE FINANCING NOW

RBC and TD have blanket appraisal programs in place for Tower 5.

RBC Webinar Recording

TD Webinar Recording

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

### RBC

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

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

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

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

### TD

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

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

### 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

### SCOTIABANK

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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

Securing financing now may protect you from any unexpected changes with:

- Your employment income
- Mortgage rules
- Mortgage interest rates



## 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 December 31st, 2026**

**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 Oct 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 October 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**

# Dare to compare



As Canada's largest bank*, RBC® is well equipped to offer the smartest builder mortgage solutions for The Amazing Brentwood - T5 by Shape – 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. | |


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

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

**Shanna Lee**
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**Danny Chung**
Mortgage Specialist
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## 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 mortgage approval. Additional conditions apply. For more information, speak with an RBC Mortgage Specialist.

[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.
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All other trademarks are the property of their respective owner(s). VPS115446



130665-B (08/2026)

October 1, 2026

Dear Purchaser:

Thank you for trusting us to build your new home. Our priority is to ensure you experience a seamless occupancy and closing process. That's why we're excited to share some great news: RBC has implemented a **pre-approved property valuation** (Blanket Appraisal)* for The Amazing Brentwood T5 by Shape. This initiative is designed to help streamline and accelerate the mortgage application process for your home purchase.

If you haven't yet secured your mortgage with RBC, now is the perfect time to connect with your RBC mortgage advisor to explore your mortgage options.

**With an RBC Builder Mortgage you can expect:**

- **Mortgage approval:** At RBC, we offer mortgage approvals based on the closing date provided by the builder. This applies to select properties only, provided that all financial and other information you provided in your mortgage application continues to remain true and accurate and that you continue to meet Royal Bank of Canada's standard lending criteria at the time of closing. For more information, speak to an RBC mortgage advisor.
- **Mortgage interest rate guarantee**:** 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 specialist to confirm eligibility and provide the mortgage specialist with the necessary documentation within the stipulated timeframes.
- **In-market offers:** Be sure to visit rbc.com/mortgages or speak with your RBC mortgage advisor to discover the offers you may be eligible for at the time of closing.

For further information, please reach out to the following RBC Mortgage Specialists:



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



**Shanna Lee**
Mortgage Specialist
778-872-0963
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**Vanessa Li**
Senior Mortgage Specialist
236-833-1309
vanessa.c.li@rbc.com

We look forward to welcoming you home and celebrating this exciting milestone with you.

Personal lending products and residential mortgages are offered by Royal Bank of Canada and are subject to its standard lending criteria.
® / ™ Trademark(s) of Royal Bank of Canada.
‡ All other trademarks are the property of their respective owner(s).

* Applies to selected properties only. Confirm with you RBC mortgage advisor whether the unit you are purchasing is covered by a blanket appraisal and if there is a pre-approved property valuation.

** We guarantee your interest rate for the selected mortgage type and term for up to 120 days from the application date. If the mortgage is not funded within the 120-day period, the interest rate guarantee expires.



# 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 TD logo is the property of The Toronto-Dominion Bank.




## 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**

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.

## Let's connect

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

**Mohsin Ali**
Mortgage Specialist
Cell: 778-836-8033
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**Ruby Yao**
Mortgage Specialist
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**Daniel Kim**
Mortgage Specialist
Cell: 778-238-0608
daniel.kim@bmo.com

# 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**
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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
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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. ® The CIBC logo is a registered trademark of CIBC.

# 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**
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**Tony Xu**
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**Daniel Xie**
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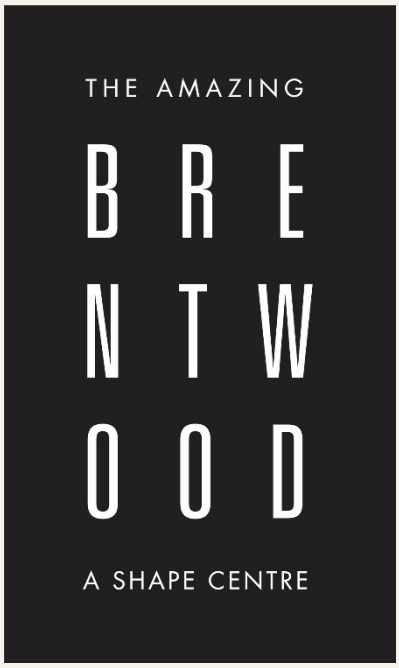


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SHAPE

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