



TWELVE OAKS

BROKER CO-OPERATION PROGRAM

Project: TWELVE OAKS Building : \_\_\_\_\_ POTL #/Unit #: \_\_\_\_\_ (the "Unit")

Purchase Price: \_\_\_\_\_ Net Purchase Price: \_\_\_\_\_

Purchaser(s): \_\_\_\_\_ (collectively, the "Purchaser")

GC King Bond GP Inc. (the "Vendor") agrees to pay:

(the "Broker") a co-operating fee (the "Fee") of Three Percent (3%) of the Purchase Price (net of H.S.T., and any incentive values) stated in the Agreement of Purchase and Sale dated \_\_\_\_\_ 202\_, along with all the schedules or amendments thereto, if any, between the Vendor and the Purchaser (the "Agreement"), on the terms and conditions contained herein.

The Fee is payable to the Broker as follows:

1. One and One Half Percent (1.5%) of the Fee will be advanced after the expiry of the rescission period provided any Purchaser's conditions have been satisfied and Ninety (90) days after the Vendor is in receipt of all of the following:
  - A fully executed copy of the Agreement together with all post-dated cheques (or alternative), Purchaser's mortgage approval as per the Vendor's Mortgage Approval Requirements, and all Purchaser's information, all of which to be acceptable to the Vendor at the Vendor's sole discretion and received within 30 days of the date of the Agreement.
  - All deposits then due and payable have cleared Vendor's or Vendor's Solicitors Bank account.
2. The final One and One Half Percent (1.5%) of the Fee is payable on the final closing of the Unit.

To be eligible for the Fee, the Broker's salesperson must accompany the Purchaser on the Purchaser's first visit to **Twelve Oaks** sales office. Both the Purchaser and Broker's salesperson must register at that time. For clarity, the Purchaser shall not have previously registered with the Vendor. Failing terms and conditions herein, the parties agree there shall be no Fee payable. In the event that the Agreement is terminated either by the Purchaser or the Vendor for any reason, all deposit monies relating thereto shall be retained by the Vendor and any payments made on account of Broker's salesperson fees in connection with such agreement shall at the option of the Vendor be set off against any Broker's salesperson fees then owing to the Broker's salesperson, or returned to the Vendor.

Broker's salesperson must be a licensed and registered real estate agent in the province of Ontario with the authority to perform a transaction on behalf of the client. Should the Broker's salesperson falsely represent to the Vendor or to the Vendor's agents that Broker's salesperson has such authority, or falsely represent that the Broker's salesperson accompanied a Purchaser on their first visit to the **Twelve Oaks** sales office, the Vendor shall have no obligations to such Broker's salesperson whatsoever, and may report its conduct to The Real Estate Council of Ontario or the Registrar in accordance with the *Real Estate and Business Brokers Act, 2002*.

It is hereby acknowledged and agreed by the Broker and the Vendor that Nadia Di Ilio/Micheline Nicola, Sales Representatives & PMA Brethour Real Estate Corporation Inc., Brokerage have the Vendor's authorization to act on its behalf as its Sales Representatives in all matters pertaining to the herewith transaction, including, but not limited to, completing the required information in the Agreement and communicating directly with the Purchaser, if necessary.

PLEASE EMAIL ALL INVOICES TO: [marc.qian@greencitydvp.com](mailto:marc.qian@greencitydvp.com)

COOPERATING BROKERAGE: \_\_\_\_\_

BROKER OF RECORD: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

REGISTERED SALESPERSON: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

GC KING BOND GP INC. Date: \_\_\_\_\_

Per: \_\_\_\_\_

A.S.O.

I have authority to bind the Corporation.