



**TERMS OF SALES AGREEMENT
RESIDENTIAL LOTS SOLD TO INDIVIDUALS
EFFECTIVE APRIL 18, 2010**

ELIGIBILITY RESTRICTIONS:

- Lot draw application fee is \$3,000
- Other Eligibility Restrictions Remain Unchanged and Include:
 - Signing a legal declaration stating that the lot purchased is to be used to construct their own personal residence and will not be used for speculation or resale;
 - Purchase of one lot every three years;
 - Must be 18 year of age and a Canadian citizen;

AGREEMENT FOR SALE:

- The individual would enter into an Agreement for Sale for purchase of the Lot.
- Normal payment terms would apply as follows:
 - Deposit of 13% of the lot price plus GST less \$3,000 submitted with the lot draw application;
 - Eight months to pay in full with interest, at prime, on any outstanding balance.
- All lots to be sold shall at a minimum have water and sewer and shallow buried services installed. Purchaser shall acknowledge that the City or its agents will complete sidewalks, curbs, and road construction which may prohibit or restrict site access during installation of these services;
- Individuals sign a legal declaration stating that they are constructing their own personal residence and that there is both a three-year time requirement in which to build and a residency requirement of four years associated with the purchase.

FORGIVABLE MORTGAGE:

- A \$50,000 forgivable mortgage held by the City of Saskatoon, and related to the three-year to build time and the four-year residency requirements, will be registered against each lot sold to an individual purchaser;
- The three-year time requirement to build commences from the date the Agreement for Sale is signed and possession of the lot is granted. If the three-year build requirement to a clear final inspection is not met, the \$50,000 forgivable mortgage will not be forgiven.
- The four-year residency requirement commences upon the time of Title transfer. This mortgage will be forgiven in equal monthly instalments over the final thirty-six months of the four year term.
- An Appeals Board will be appointed to consider requests for forgiveness of any outstanding mortgage balance due to special circumstances. The decision of this Board will be final.