



Here's why Daniels FirstHome Beckenrose is the BEST home buying opportunity in South Brampton today!

Incredible value

Daniels FirstHome Beckenrose prices start from the mid \$300s.

Attractive deposit structure

Why fork over an \$80-100,000 deposit when you can buy with just a 5% deposit? With our popular Gradual Deposit Payment Plan, you pay \$3,500 upon signing your Agreement of Purchase and Sale, an additional \$3,500 10 days after purchasing your new home, then \$1,000 each month toward your deposit until you reach 5% of your purchase price or final closing. At final closing the balance of your purchase price is required.

No hidden costs*

At Daniels FirstHome Beckenrose, most of our closing costs are capped at \$3,500 and they're fully disclosed at time of purchase so there are no surprises.

*Does not include Tarion enrollment fee or 3-months' contribution of maintenance fees to the reserve fund.

Quick move-in dates

Why wait a year or more to start enjoying your new home, when you can move into a fully-built condominium townhome in just 60-120 days.

Fully-decorated models available

Rather than trying to visualize from a paper floorplan, you can experience first-hand how your home will look and feel.

Widest range of home designs

With 1, 2 or 3 bedroom designs ranging from 661 to 1305 square feet, we can accommodate single buyers to growing families.

Ability to lock in at today's rates

Avoid the risk of increased mortgage rates with our 60-120 day move-ins.



DANIELS MAKES HOMEOWNERSHIP EASY & ATTAINABLE

Interest has been phenomenal for these fully-built condominium townhomes coming to Rising Hill Ridge and Beckenrose Court in South Brampton. With our exclusive, 5% Gradual Deposit Payment Plan, models of every home design, and 60 - 120 day move-ins you, won't want to miss out on this incredible homeownership opportunity.

We understand that the decision to purchase a home is a big one and we want you to be as informed as possible. To provide you with a better understanding of just how easy it will be to own your new home at this great community, we've put together a "Cost Chart" to show you the **ESTIMATED PRICES** for a sampling of home types that will be available for sale.

COST CHART WITH ESTIMATED PRICES

This chart will help you determine which home design will best fit your budget and lifestyle, so you can be as prepared as possible when you attend our **Sales Event this Summer!**

MODEL TYPE	SQUARE FOOTAGE	PURCHASE PRICE	5% DEPOSIT	MONTHLY MAINT. FEE	MONTHLY PAYMENT	HOUSEHOLD INCOME REQUIRED
1 Bedroom	666	\$359,900	\$17,995	\$137	\$2,383	\$86,804
2 Bedroom	991	\$456,900	\$22,845	\$204	\$3,056	\$110,763
3 Bedroom	1,305	\$542,900	\$27,145	\$267	\$3,630	\$131,120

Monthly carrying mortgage costs includes principal, interest, CMHC high ratio premiums and maintenance fees.

PAYING YOUR 5% DEPOSIT IS AS EASY AS 1, 2, 3

1. Pay **\$3,500** upon signing your Agreement of Purchase and Sale.
2. Pay an additional **\$3,500**, ten days after the purchase of your new home.
3. Then pay **\$1,000** per month toward your deposit until you reach 5% of your purchase price or final closing. At final closing, the balance of your purchase price is required.

WHY IS NOW THE PERFECT TIME TO BUY?

Daniels and RBC have been working hard so you can lock in at today's low mortgage rates. By purchasing your home at Daniels FirstHome Beckenrose, you'll be eligible to receive Daniels' Exclusive Builder's Interest Rate for up to 12 months after you purchase. In addition, as a first-time buyer, you are eligible to:

- Withdraw up to \$25,000 from your personal RRSP to use towards the purchase of your first home.
- Receive a tax credit that provides up to \$750 in tax relief towards closing costs.

NOW IT'S UP TO YOU!

Get your mortgage pre-approval NOW by making an appointment with one of our RBC Mortgage Specialists. They will help you determine the mortgage you can carry which, in turn, will help you choose the home that best fits your budget and lifestyle.

RBC Mortgage Specialists:

- Michelle Adamski** 416-737-8807
michelle.adamski@rbc.com
- Gurjit Channa** 647-280-5196
gurjit.channa@rbc.com
- Amanda Vandeyar** 416-970-0677
amanda.vandeyar@rbc.com
- Bhupinder Singh** 416-666-2893
bhupinder.singh@rbc.com
- Ayaaz Merali** 647-889-4848
ayaaz.merali@rbc.com

BUY
WITH JUST A
5%
DEPOSIT

**ALREADY UNDER
CONSTRUCTION**

**60 - 120
DAY MOVE-INS!**

**1, 2 & 3
BEDROOM DESIGNS**

**TOUR A MODEL OF
EVERY HOME DESIGN**

Daniels
love where you live™



DanielsFirstHome.ca 905-866-5655

Note: PRICES PROVIDED ARE ESTIMATES FOR PRE-QUALIFICATION PURPOSES ONLY. Calculations are based on a carrying rate of 4.39% (12-month capped rate), 5-year fixed rate, and 25-year amortization. Each applicant will be required to qualify at a 5.54% mortgage interest rate. Monthly maintenances fees are estimates only and account for units with one parking space. Maintenance fee amount will vary with more than one parking space. Mortgage rates, maintenance fees, prices, and specifications are subject to change at any time without notice. Please speak to a sales representative for details. Illustrations are artist's concept. E. & O.E.

DANIELS LEGACY LIVES ON IN BRAMPTON

Daniels
FirstHome™
Beckenrose



FULLY-BUILT CONDOMINIUM TOWNHOMES COMING THIS SUMMER!

This summer, Daniels FirstHome™ Beckenrose is coming to the corner of Rising Hill Ridge and Beckenrose Court in Brampton to offer 1-, 2- and 3-bedroom fully built townhomes priced from the mid-\$300,000s. YES, townhomes from just the mid-\$300,000s! As with all Daniels residences, these townhomes will be crafted with our legendary quality and attention to

detail! What an incredible homeownership opportunity to live in a sought-after neighbourhood surrounded by parklands, trails, shops, schools, restaurants and entertainment, all minutes to Highways 407 and 401, plus public transit. This new community will once again fulfill the Daniels promise to “Love Where You Live.”



Happy homeowners celebrate on sale day at Daniels FirstHome Brampton

IN OUR EXPERIENCE

Over the past 35 years, Daniels has built more than 28,000 homes across the Greater Toronto Area, ranging from rental accommodations to affordable homes for first-time buyers to luxurious condominiums and estate residences. Our expertise in creating major mixed-use neighbourhoods extends to the multi-award-winning Mississauga City Centre and Toronto’s Regent Park, as well as Daniels Erin Mills, where we are currently building one of the largest master-planned communities in the city across from the Erin Mills Town Centre.

DANIELS COMES BACK TO BRAMPTON

This summer, we are delighted to be coming back to Brampton, where we have established an excellent reputation. Daniels FirstHome™ Beckenrose will be our 15th Daniels FirstHome community and our third in Brampton. FirstHome

Brampton and FirstHome Sunny Meadow were both highly successful, as were our other Brampton communities including Daniels Evermore, and Olivia Marie Gardens, which is just across the street from Daniels FirstHome Beckenrose.

BUY
WITH JUST A
5%
DEPOSIT

**ALREADY UNDER
CONSTRUCTION**

**60 - 120
DAY MOVE-INS!**

**1, 2 & 3
BEDROOM DESIGNS**

**TOUR A MODEL OF
EVERY HOME DESIGN**

We look forward to seeing you at our Preview Sales Event coming soon!

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THE DANIELS CORPORATION 35 YEARS AND BUILDING STRONG

**THE DANIELS CORPORATION BUILDS
WITH A PASSION FOR CREATING VIBRANT
COMMUNITIES IN EVERY SENSE OF THE WORD.**



Daniels looks beyond the bricks and mortar, including social, cultural and economic infrastructures that will create a unique sense of place. This commitment has been an integral part of Daniels' corporate philosophy for over 35 years. Daniels has built more than 28,000 award-winning homes, master-planned, mixed-use communities, commercial and retail spaces, and has earned its standing as one of Canada's largest and pre-eminent builder/developers. Company founder John H. Daniels is a towering figure of the North American real estate industry. In a career that has spanned over 50 years, the former Chairman and CEO of Cadillac Fairview Development Corporation has left an indelible mark on the quality of the places in which people live, work, play, create and shop. Over the course of his career Mr. Daniels has played a key role in the development of Canadian landmarks such as Toronto's Eaton Centre and Toronto-Dominion Centre, the 4,700 acre Erin Mills community in Mississauga and the Brownfields reclamation of the Goodyear Tire Plant in Etobicoke.



FESTIVAL TOWER, TORONTO



DANIELS SPECTRUM, TORONTO'S REGENT PARK



DANIELS FIRSTHOME MARKHAM SHEPPARD, TORONTO



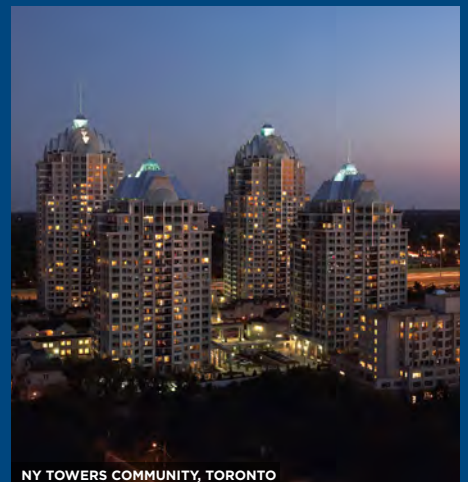
DANIELS WATERFRONT - CITY OF THE ARTS, TORONTO



DANIELS CITY CENTRE COMMUNITY, MISSISSAUGA



REGENT PARK, TORONTO



NY TOWERS COMMUNITY, TORONTO



DANIELS FIRSTHOME BECKENROSE, BRAMPTON

DID YOU KNOW DANIELS...

**CREATES INNOVATIVE,
MASTER-PLANNED MIXED-USE
COMMUNITIES**

**WEAVES ARTS & CULTURE INTO
THE COMMUNITY FABRIC**

BUILDS FOR EVERYONE

**BELIEVES IN CREATING
SUSTAINABLE COMMUNITIES**

**EMBRACES COMMUNITY
COMMITMENT**

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Daniels FirstHome™ Beckenrose



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Beckenrose



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WOODLOT

BECKENROSE COURT

RISING HILL RIDGE

PHASE 1

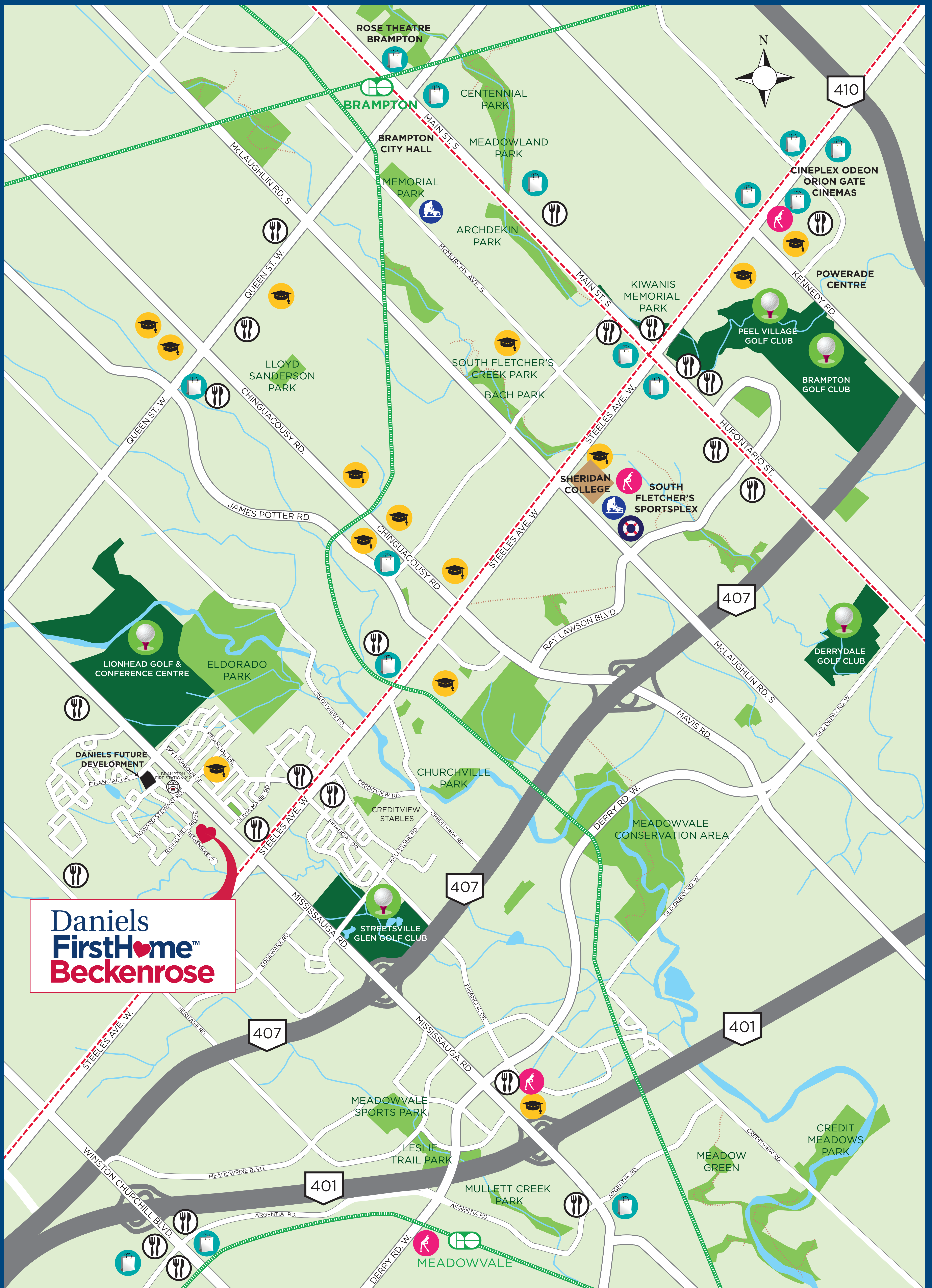
FUTURE RELEASE

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AREA AMENITIES



**Daniels
FirstHome™
Beckenrose**

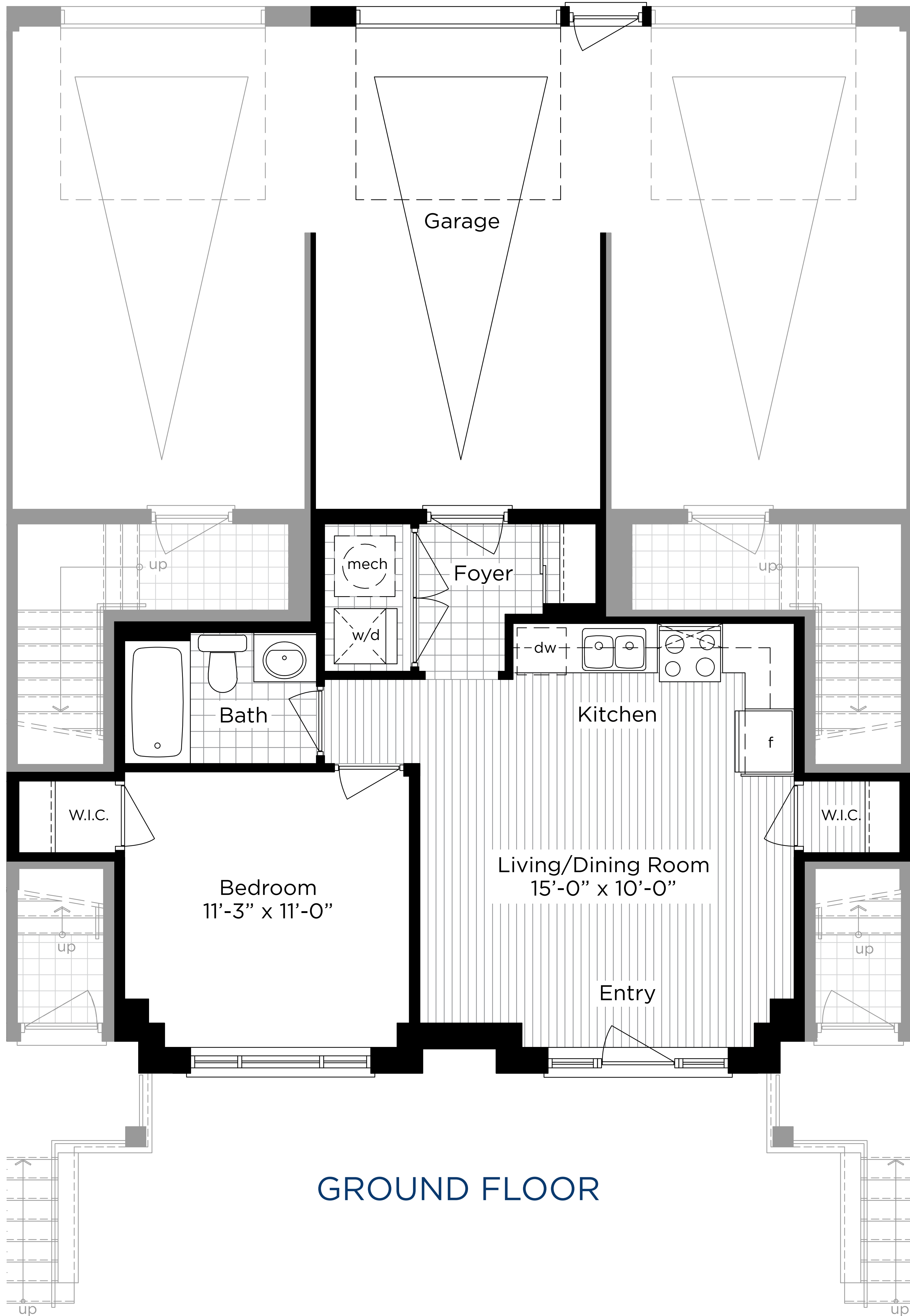
- SCHOOL
- SHOPPING
- RESTAURANT / FOOD / COFFEE
- GOLF COURSE
- FITNESS
- HOCKEY/SKATING ARENA
- SWIMMING POOL
- ZUM ROUTE

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DRAFT

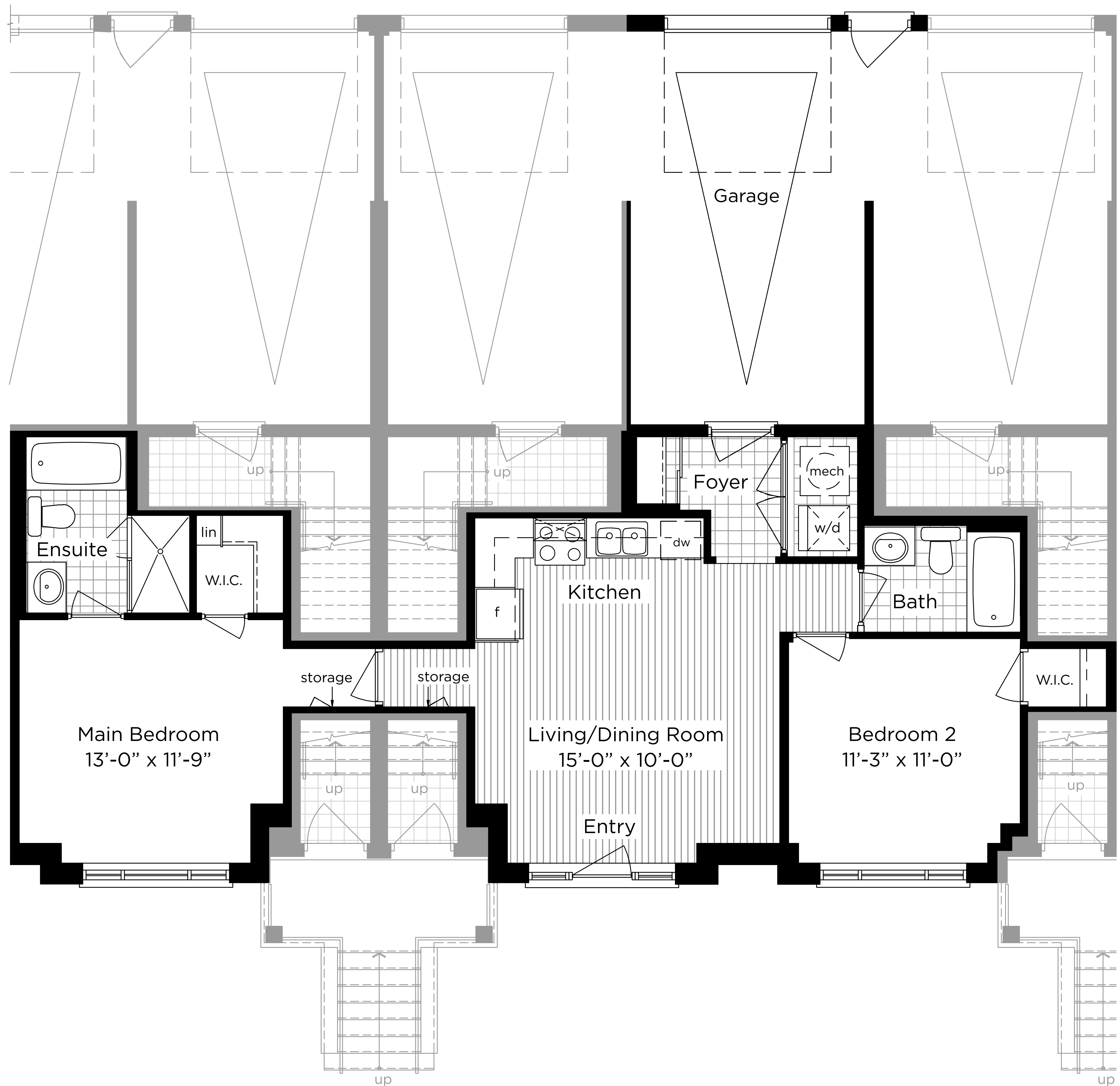


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The purchaser acknowledges that the actual unit purchased may be a reverse unit to the plan shown. Home plan may vary from plan shown. Windows may vary based on end conditions. All areas and stated room dimensions are approximate. Floor area measured in accordance with TARION Warranty Corporation bulletin #22. Actual living area may vary from floor area stated. E.&O.E.

DRAFT



GROUND FLOOR

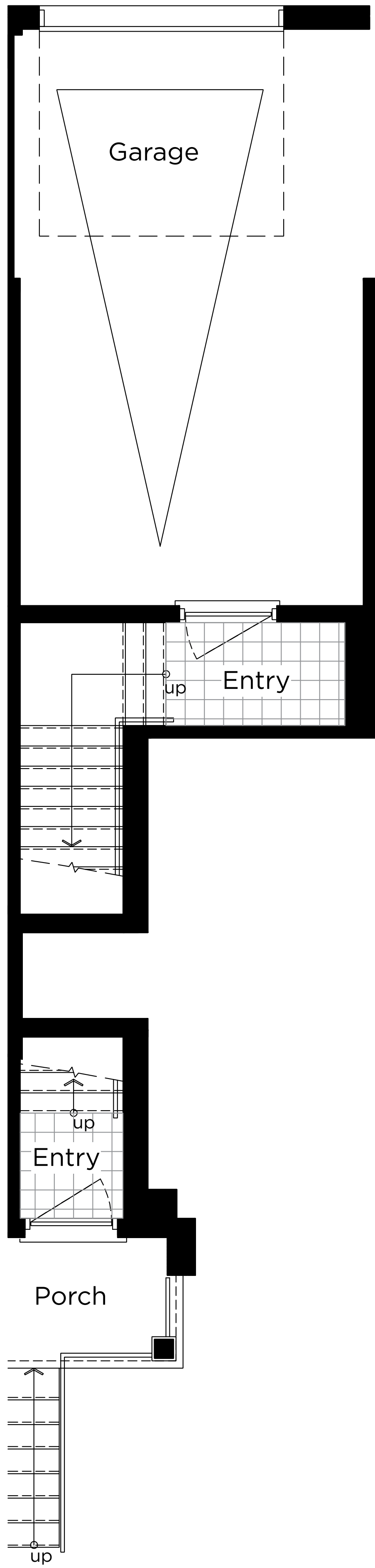
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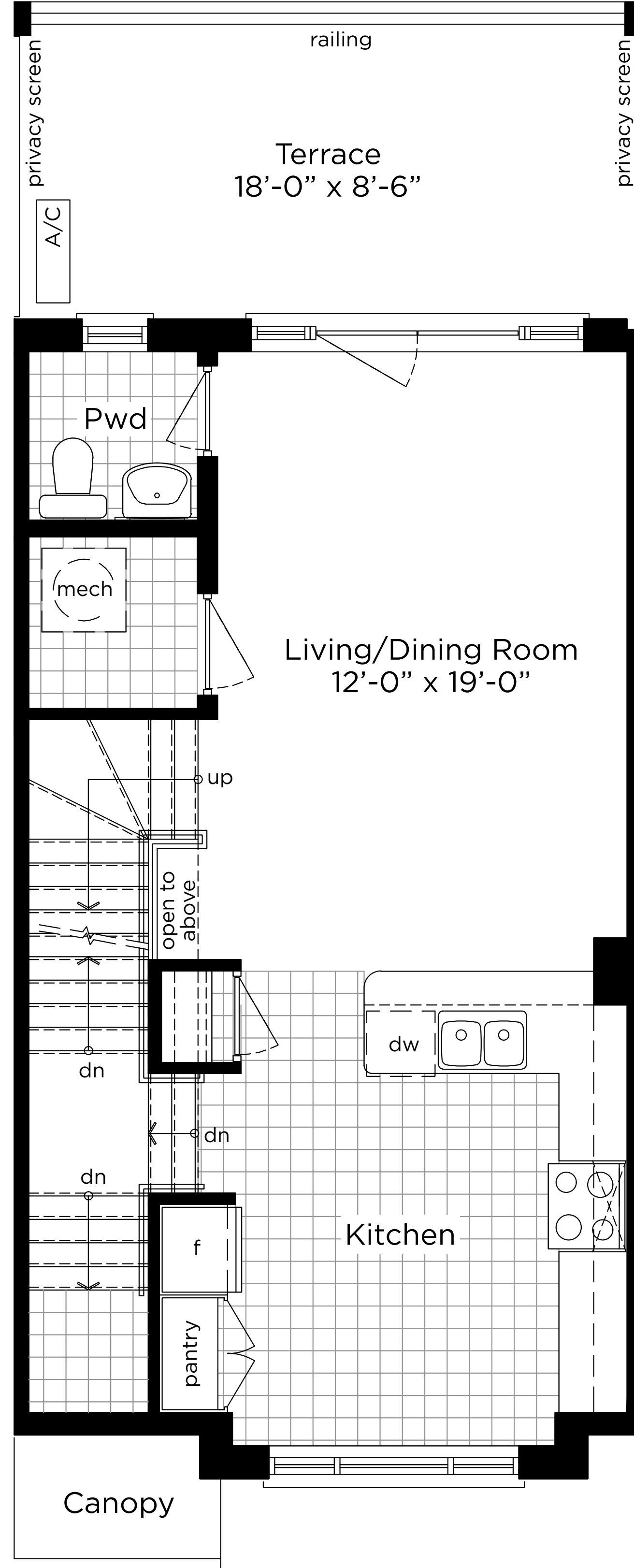
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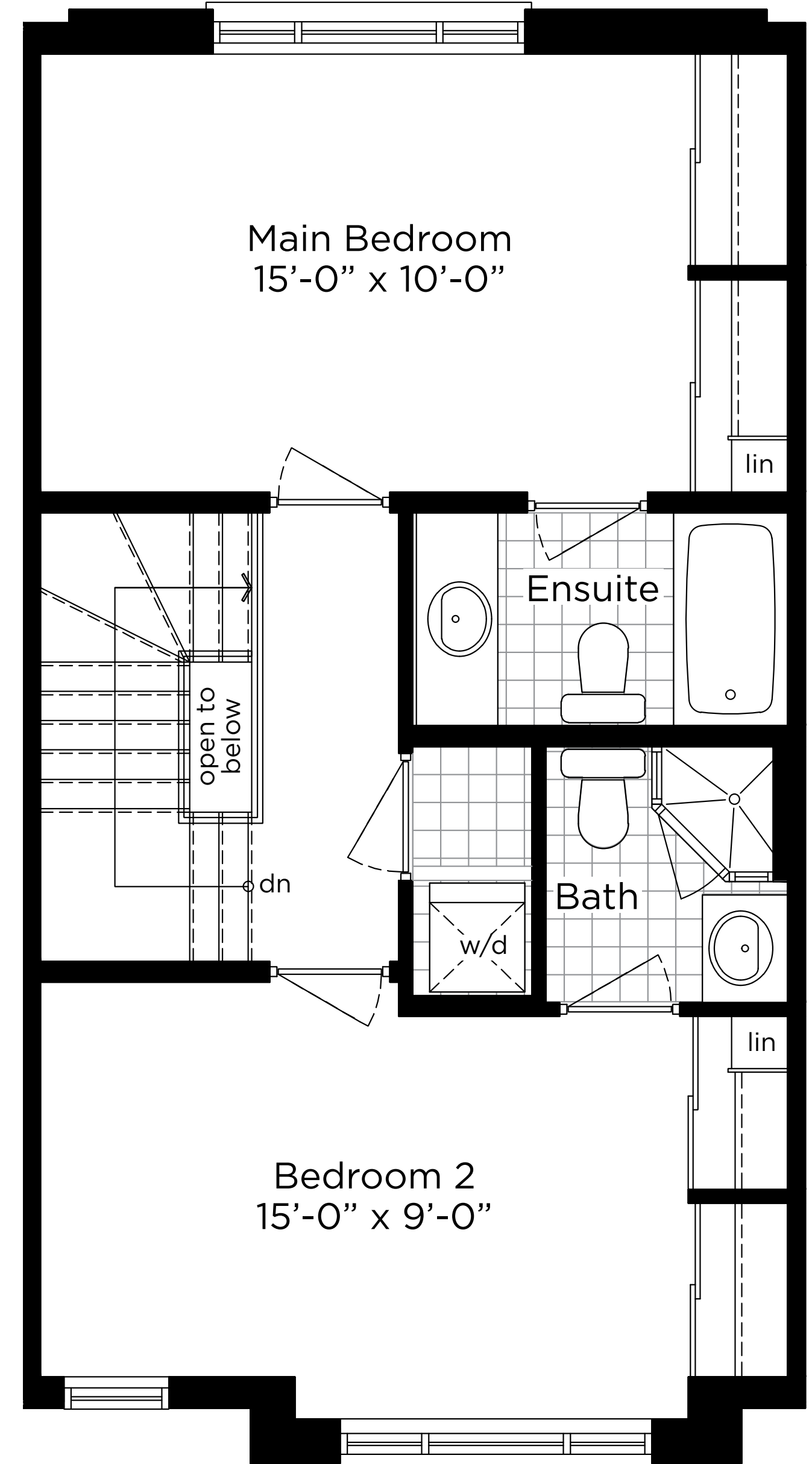
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GROUND FLOOR



MAIN FLOOR



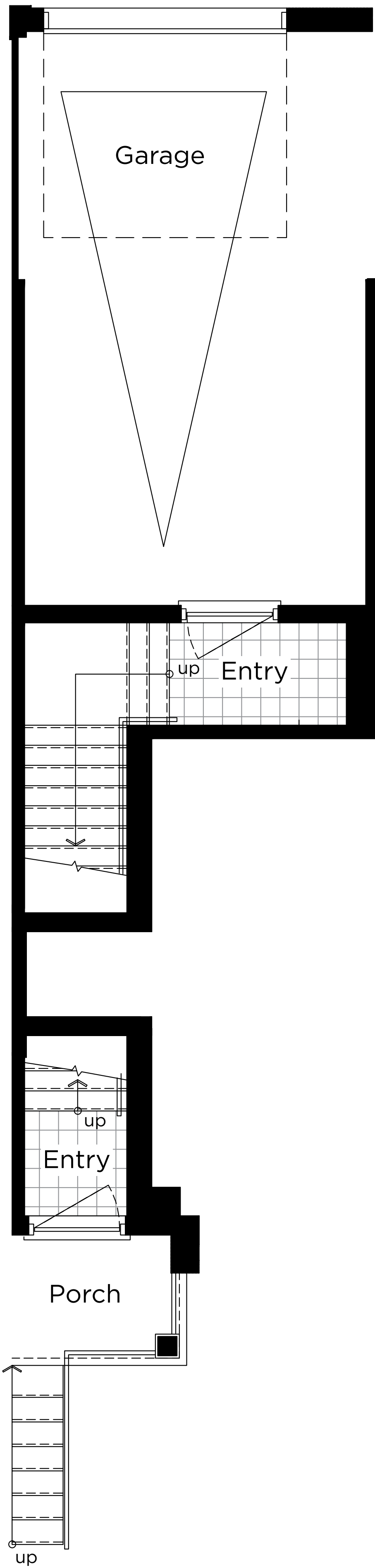
SECOND FLOOR

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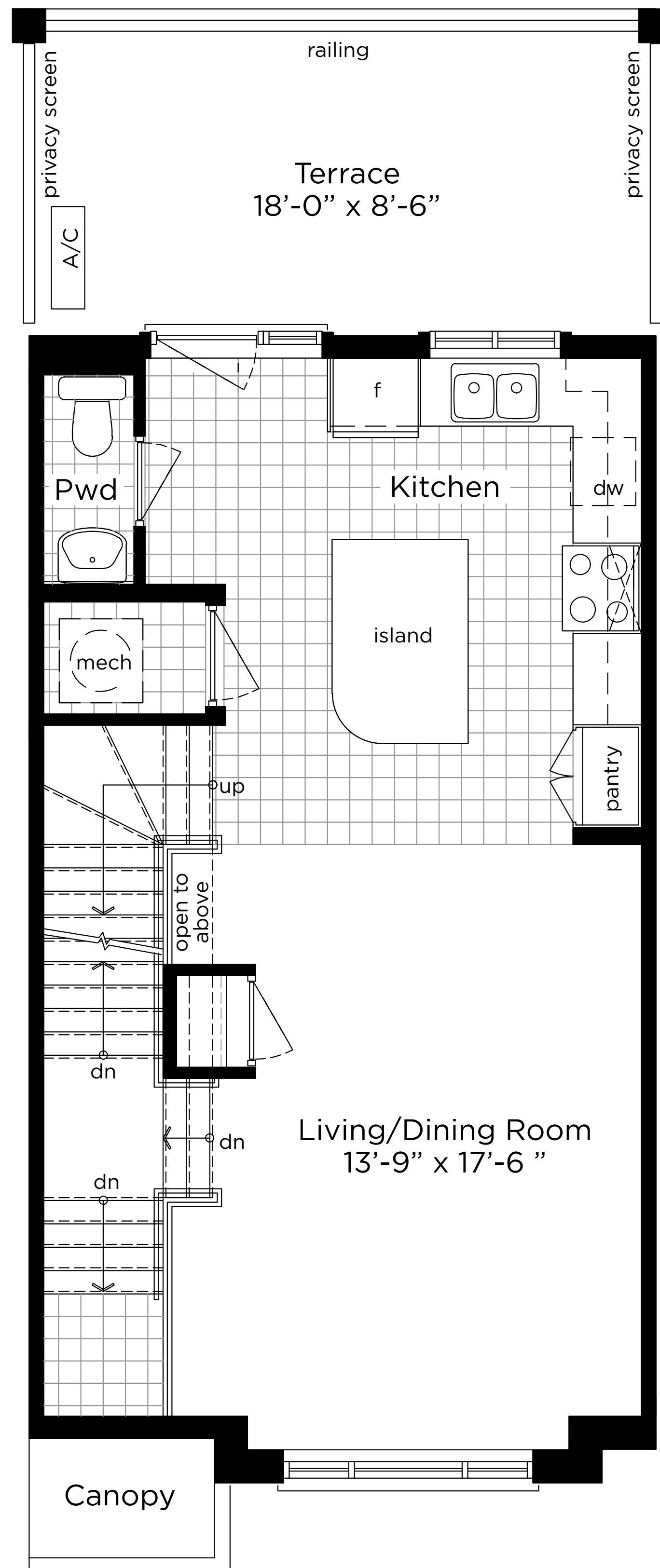


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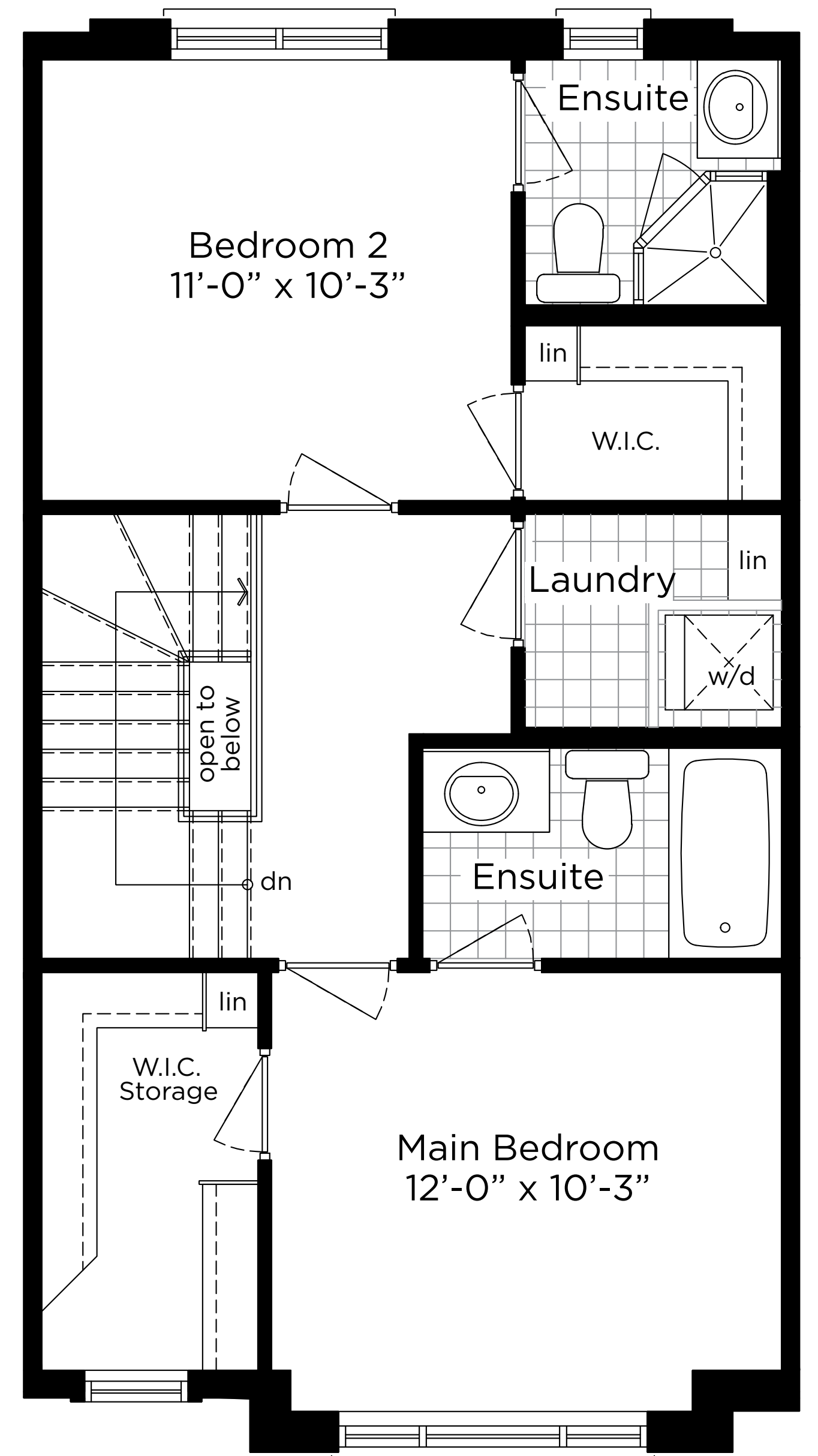
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GROUND FLOOR



MAIN FLOOR



SECOND FLOOR

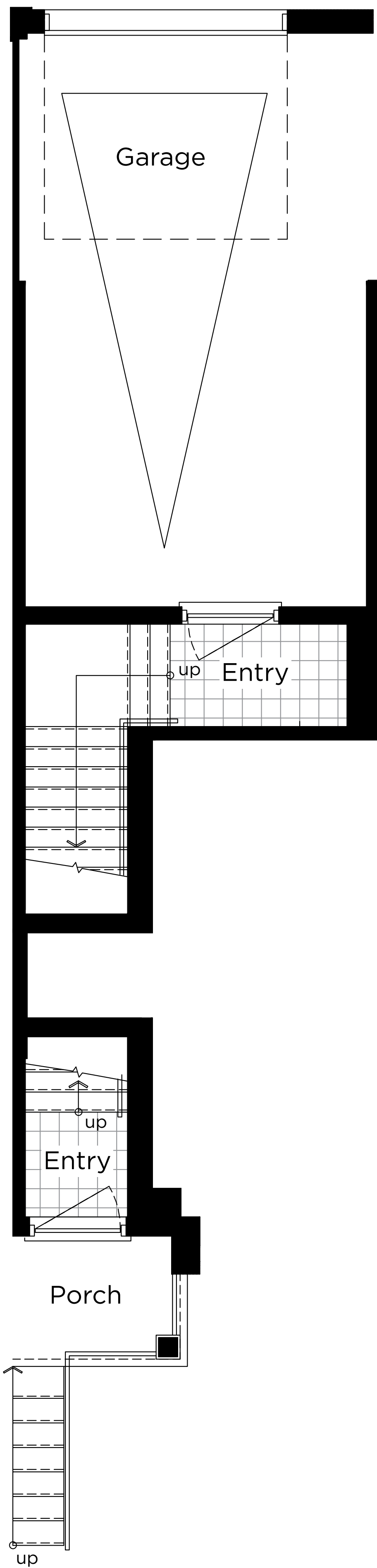
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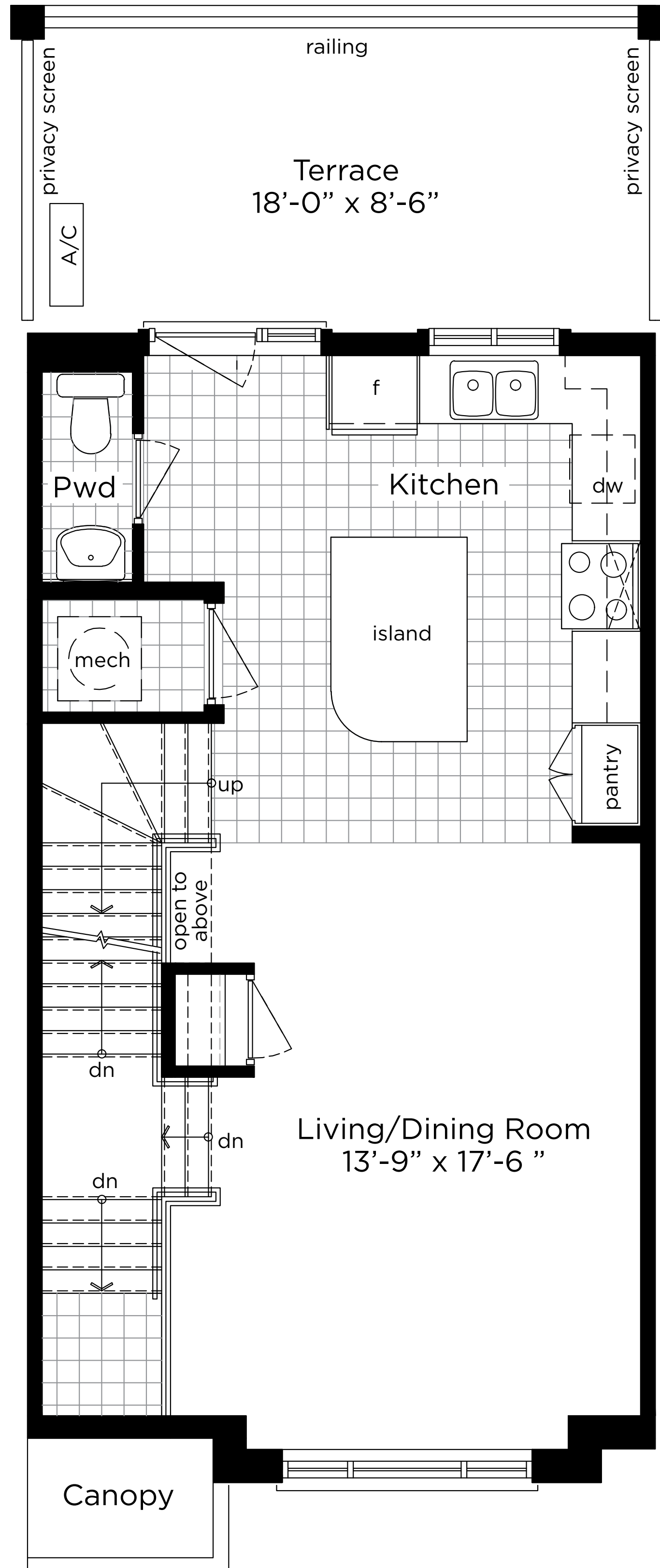
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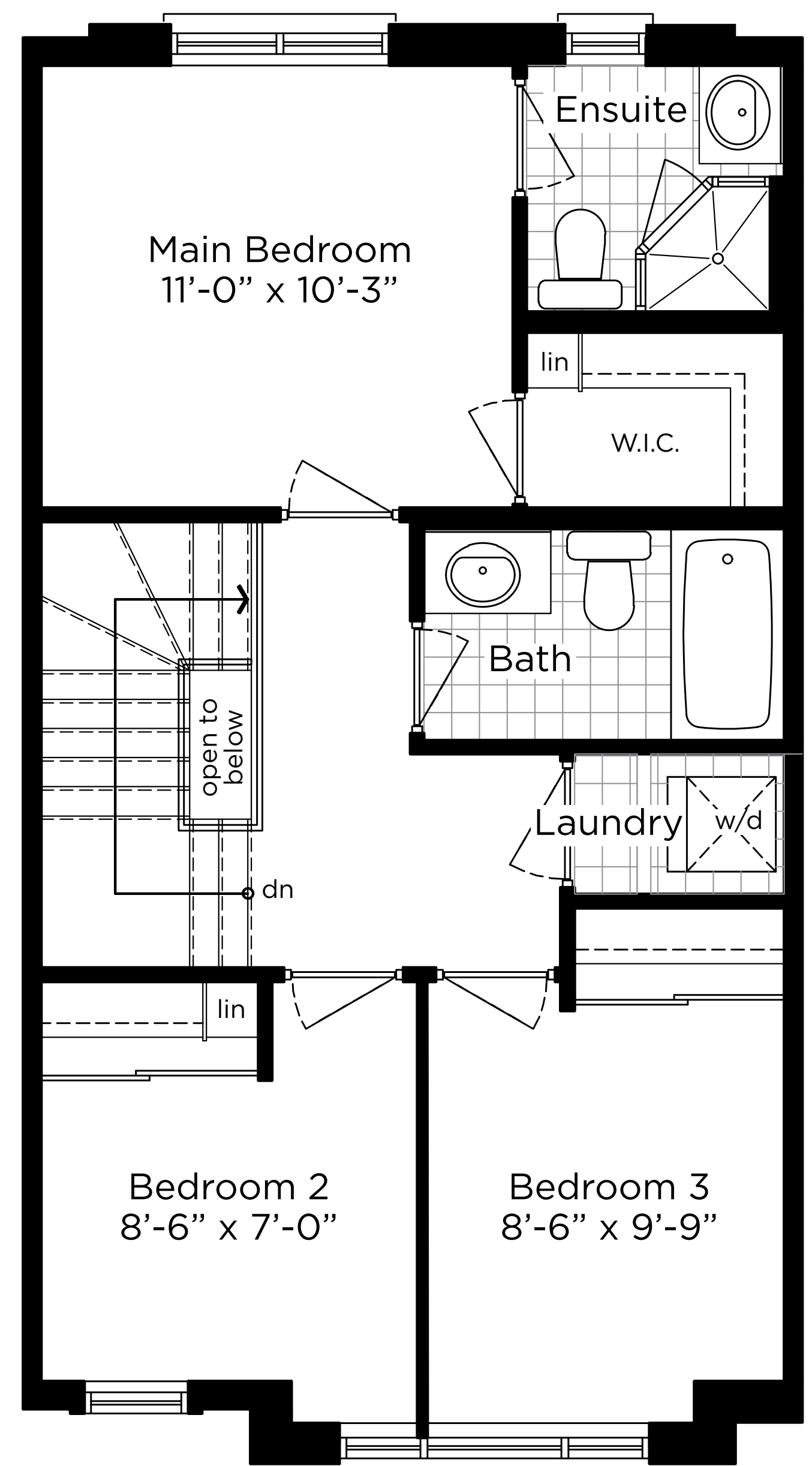
DRAFT



GROUND FLOOR



MAIN FLOOR



SECOND FLOOR

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Thank you for your interest in Daniels FirstHome Beckenrose.

The townhomes are well under construction and the community is quickly taking shape. With our Preview and Sales Events quickly approaching, we have created a list of some Frequently Asked Questions to help you prepare for our Sales Event. Be sure to watch your mail and email closely as we will be sending out our Preview Event Invitation shortly!

Q: WHAT MAKES DANIELS FIRSTHOME COMMUNITIES MORE ATTAINABLE THAN BUYING AT ANY OTHER NEW HOME COMMUNITY?

Making homeownership easy and attainable is an ongoing commitment for Daniels. Over the years, we've earned a reputation of offering first-time buyers innovative programs that provide help where it's needed most – the Deposit. We work closely with our financial partners to help make qualifying for a mortgage more accessible. We also work hard to keep the carrying costs low through special lifestyle incentives and by offering community amenities that our homeowners tell us they consider the most important. Plus, by building the homes before offering them for sale, we are able to take advantage of the previous year's construction costs and pass along those savings to you.

Q: IS NOW A GOOD TIME FOR ME TO BE PURCHASING MY FIRST HOME?

It's always a good time to buy at a Daniels FirstHome Community. We work hard to remove roadblocks to the path of homeownership by offering well-designed, quality-constructed homes in great locations – at attainable prices that truly enable first-time buyers to own a home. And, now is a particularly good time to consider purchasing a home to take advantage of the low mortgage interest rate. In addition, first-time home buyers are now able to withdraw up to \$25,000 from their RRSP. Plus, all first-time home buyers are eligible for the Federal Tax Credit, providing savings of up to \$750 on closing costs when buying a new home. With so many financial opportunities available to first-time buyers, now is absolutely a good time to purchase your new home at Daniels FirstHome™ Beckenrose.

Q: WHEN WILL FIRSTHOME BECKENROSE GO ON SALE?

We look forward to hosting our Preview Sales Events this summer! By registering in advance you've taken the first step to ensuring that you are among the very first to hear about when the Preview Sales Events will be held – so stay tuned, watch your email, you'll be hearing from us soon.

Q: DANIELS FIRSTHOME BEACKENROSE IS SOLD ON A FIRST-COME, FIRST-SERVED BASIS. WHAT DOES THIS MEAN? WILL THERE BE A LINEUP?

FIRST-COME, FIRST-SERVED means that Daniels will acknowledge the commitment of potential homebuyers at our FirstHome Communities in the order in which they arrive at our communities, which can often materialize in the form of a lineup. In the past, we have seen a lineup start at every FirstHome Community in advance of our Preview Sale Day.

Q: WHAT ARE THE PRICES OF THE TOWNHOMES AT FIRSTHOME BECKENROSE?

Our prices start from the mid \$300,000s at Daniels FirstHome Beckenrose and we are in the process of finalizing the rest of the pricing for all of the homes within this community. Our pricelist will be available at our Preview Event.

Q: HOW MUCH OF A DEPOSIT WILL I NEED TO BUY AT DANIELS FIRSTHOME BECKENROSE?

Daniels FirstHome Beckenrose is well under construction and some homes will be ready for you to move in as early as THIS YEAR. As a result, you won't need the large deposit that would be required anywhere else. All you'll need is: \$3,500 upon signing your Agreement of Purchase and Sale, an additional \$3,500 ten days after purchasing your new home; then pay \$1,000 towards your deposit until you reach 5% of your purchase price or final closing. At final closing the balance of your purchase price is required.

Q: WHAT IS A 'MORTGAGE PRE-APPROVAL'?

A mortgage pre-approval is an evaluation of your personal finances conducted by the bank. This evaluation helps the financial institution determine whether you are an eligible candidate to borrow money for a mortgage to help finance the purchase of your new home. By being pre-approved, you'll be able to determine the mortgage amount that you're able to comfortably carry, which in turn will help you choose the home that best fits your budget and lifestyle. All of this helps to make your purchasing experience at Daniels FirstHome Beckenrose much easier and less stressful.

MOST FREQUENTLY ASKED QUESTIONS CONTINUED

Q: HOW DO I GET A 'MORTGAGE PRE-APPROVAL' TO PURCHASE AT DANIELS FIRSTHOME BECKENROSE?

It's simple - you can get your mortgage pre-approval NOW by making an appointment with one of our RBC Mortgage Specialists. RBC has established a specialized team that will help you achieve your dream of becoming a proud homeowner.

RBC Mortgage Specialists:

Michelle Adamski Gurjit Channa
Amanda Vandeyar Bhupinder Singh
Ayaz Merali

Q: DOES 'AFFORDABLE' MEAN A SACRIFICE IN QUALITY?

Absolutely not! At Daniels, we've been building new homes for over 34 years and our commitment to excellent quality is one of the many reasons we are recognized as one of Canada's pre-eminent new home builder and developers. We work under the strict approach that every Daniels home must be built to the highest level of construction quality..

Q: WHAT HAPPENS IN THE EVENT THAT THE MODEL THAT I AM INTERESTED IN BECOMES SOLD-OUT?

Our Daniels FirstHome Communities are so popular that this happens from time to time. We have set in place a fair, first-come-first-served system to handle this eventuality. We ask that you come to the Sale prepared with a list of units that are of interest to you. In the event that a specific model of one of your choices is sold out, we will start a waiting list in the order in which the lineup has formed. Then we will contact you if and when that specific model becomes available. Keep in mind that you can place your name on the waiting list for ONLY ONE home type.

Q: WILL THERE BE MODELS HOMES AVAILABLE FOR ME TO SEE BEFORE I BUY?

Yes! You will have the opportunity to walk through a model of each of our home designs to see, touch and feel the Daniels quality rather than buying from a floor plan. This way, when you buy your home at Daniels FirstHome Beckenrose, you'll know exactly which home design will best suit your lifestyle needs.

Q: WHAT TYPES OF HOMES WILL BE AVAILABLE AT DANIELS FIRSTHOME BECKENROSE?

An excellent selection of 1, 2, and 3 bedroom condominium townhomes will be for sale ranging in size from 529 sq. ft. to 1365 sq. ft.

Q: HOW SOON CAN I MOVE INTO MY NEW HOME AT DANIELS FIRSTHOME BECKENROSE?

All of the homes are already under construction and most will be fully-built before we go on sale this fall. This means you can move into your new home as soon as 60, 90 or 120 days!

Q: WHAT DOES CONDOMINIUM HOMEOWNERSHIP MEAN?

Purchasing a condominium is a lifestyle choice. It's a carefree way to enjoy all of the advantages of owning your new home without the ongoing exterior

maintenance requirements. With condominium ownership you own the interior space of your home, while the Condominium Corporation is responsible for the exterior of your home and the surrounding property, known as the common elements. With condominium ownership a portion of your monthly maintenance fee is contributed toward the management and upkeep of the common areas.

Q: WHAT IS A CONDOMINIUM CORPORATION?

A Condominium Corporation is a method of property ownership. A condominium unit owner has freehold title to the interior space of his or her unit and shares jointly with other unit owners the ownership of the common elements. A Condominium Corporation is comprised of a Board of Directors, consisting of elected homeowners from the community. Once elected, their role is to work together to establish the guidelines for the common elements of the community and award contracts for the management and upkeep of these spaces, including items like snow clearing and landscape maintenance.

Q: HOW DOES A CONDOMINIUM CORPORATION OPERATE?

Once a year, the homeowners get together to elect a Board of Directors to represent the Condominium Corporation. The Board of Directors' responsibility is to direct the Property Management Team and is responsible for making decisions relating to the bylaws, rules and finances of the Condominium Corporation. The Property Manager is responsible for looking after the day-to-day needs of the Condominium Corporation.

Q: WHAT ARE MAINTENANCE FEES?

A maintenance fee is a monthly contribution that ensures the common elements of your condominium are consistently maintained, including landscaping, snow clearing, garbage removal, water consumption, insurance and other day to day needs of the Condominium Corporation. Most importantly, it funds the Condominium Corporation's Reserve Fund.

Q: WHAT IS A RESERVE FUND?

By legislation, a Condominium Corporation must set aside funds for future repairs and replacement of the common elements of the Condominium Corporation. The Reserve Fund ensures that there are sufficient funds to pay for repairs and maintenance of exterior of your home, as well as common areas.

Q: WITH CONDOMINIUM HOMEOWNERSHIP WHAT SORT OF WARRANTY COVERAGE WILL I HAVE?

The interior and exterior of your new home will be backed by the full Tarion Warranty Program for New Home Construction and supported by Daniels' award-winning quality construction, and service teams.

Q: HOW DO I KNOW IF CONDOMINIUM HOMEOWNERSHIP IS RIGHT FOR ME?

Condominium homeownership provides peace-of-mind in knowing that your home is being well maintained by a reputable and accredited Property Management Team. The primary responsibility of the Property Manager is to ensure your assets are maintained to the highest standards, therefore ensuring the value of your real estate investment is secure for years to come.

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“With the gradual deposit payment plan, I was able to save more money before moving in. Daniels was so helpful along the way. I’m really glad I took this big step.”

DAHLIA & ERIC
Daniels FirstHome Brampton



“There are many reasons to buy from Daniels. The construction quality is excellent, the homes look beautiful, the interiors have modern, open-concept layouts and, at the same time, everything is practical.”

HARJA
Daniels FirstHome Destination Drive



“I am so happy, so satisfied. The open-concept design means that when I’m in the kitchen, I can look through to the main living area and see our daughter playing. And I’m already going crazy with ideas for decorating. I’ve always wanted my own awesome home; this is a dream come true!”

SHERAZ & MEENA
Daniels FirstHome Long Valley



“We were able to walk through models of the designs, which helped us figure out which plan was best for our needs. We were so grateful to be able to see the finished product before deciding.”

ROB & IRENE
Daniels FirstHome Aurora



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