SOUTH RIVER

Occupancy FAQs

OCCUPANCY FEES

How will the occupancy fee be disclosed to me?
Our lawyer will send the occupancy fee amount to your lawyer.

When should I expect to receive the occupancy fee amount?
You can expect to receive the occupancy fee amount approximately two weeks before your occupancy date.

When is the first occupancy fee due?
The first occupancy fee is due prior to the release of the keys to your unit. As outlined in the interim occupancy letter, we request one pro-rated cheque for the month of occupancy, along with a specified number of post-dated cheques for the subsequent months. These must be provided by your occupancy date.

How do I submit the cheques for the occupancy fee?
Your lawyer will submit the occupancy fee cheques directly to our lawyer on your behalf. Please note that bank drafts are not accepted.

What happens to my cheques if I close before three months?
Any unused cheques will be securely shredded by our lawyer.

To whom should the cheques be made out?
The cheques should be made out to **"Granite Homes South River Inc."**

Can I reduce my occupancy fees by increasing my deposit?
Yes, providing a larger deposit before occupancy can reduce your monthly occupancy fees. This additional deposit must be submitted at least two months prior to your occupancy date.

LEASING DURING OCCUPANCY

Do I need the builder's approval before signing the lease agreement?
Yes, builder approval is required before signing a lease agreement. You'll need to provide a full package of documents, as outlined in Item 14 of the Agreement of Purchase and Sale (APS). Once your tenant has signed, the lease must be submitted for review and approval by the builder. After approval, you may proceed with signing and finalizing the agreement. For lease submissions and approvals, please contact Christine Baker at **cbaker@abgmanagement.com.**

Can I market my unit on MLS?
Yes, you are welcome to market your unit for lease on MLS or any other platform of your choice.

When can I put a 'For Lease' sign in my unit window?
As outlined in your Agreement of Purchase and Sale (APS), you may display a "For Lease" sign in your window once you have received occupancy. Please ensure that the sign does not exceed 3 square feet in size.

Can I use Granite Homes imagery or branding in my marketing?
No, the use of Granite Homes imagery or branding is not permitted. However, you may request that we take photos of your specific unit for marketing purposes.

GRANITE HOMES

SOUTH RIVER

Closing FAQs

GENERAL

How long does it take the City to register a block?

Once all required documentation has been submitted, the timeline depends on the City's approval process, which is outside of our control. Registration typically takes between 2 to 6+ weeks, depending on the engineers' schedules.

Is there a timeframe in which I can expect to receive my closing date?

After the block is registered, you will receive a notice with your official closing date. While we aim to provide as much advance notice as possible, most homeowners can expect 1–2 weeks' notice.

Will I be notified once the submission to the City has been made?

No, we do not notify purchasers at the time of submission to the City for registration. However, you will be notified once we have received the registration from the City.

What happens if my lender requests an appraisal?

If your lender requires an appraisal, please have the appraiser contact us directly at customercare.southriver@granitehomes.ca to schedule an appointment.

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