



How to Secure a Property at Sunset Beach

1. Lots are available on a first-come, first-serve basis.
2. In order to secure property pricing and availability, you must **send a \$1000 non-refundable deposit via e-transfer to info@sunsetbeachforsale.ca** to have the Offer to Purchase drawn up. The \$1000 will be applied to the property purchase price.
3. Once we have received your deposit, we will contact our lawyer, Mrs. Tabbetha Gasper of Weber and Gasper, to draw up the Offer to Purchase and it will be sent to you for your review and acceptance.
4. Following the \$1000 deposit to draft the Offer to Purchase, **a 10% non-refundable deposit is required to secure property pricing, availability, and a flexible possession date in this calendar year** to best suit your needs. This deposit will be held in trust at Weber & Gasper law office. However, if you would like possession to be immediate (2-3 weeks), we will not require the 10% deposit upfront, just the total purchase balance prior to the rapid possession date.
5. Once an Offer to Purchase Agreement for a specified lot is completed and the 10% non-refundable deposit is received, your property will be officially placed on HOLD. You are then assured the price and availability. The title will be transferred as soon as the balance of the purchase price is received.

If you are interested in securing a property, the details we need to confirm are:

- Lot Number
- Purchase Price as Listed + GST
- Deposit Amount (10% non-refundable)
- Requested Possession Date (Must be a specific calendar date. Allow at least 2 weeks for processing)
- Purchaser information required: Full Names, Address, and Contact Information
- Will you be obtaining a mortgage? (If yes, typically requires at least 3 weeks for processing)
- Your lawyer's name and contact information (You are also welcome to have Weber & Gasper represent you, but be aware that you may need to appear in person at their Humboldt office to sign papers and you will be responsible for your own fees)

If you have any questions about the purchase process, contact Shelley by phone/text 306-231-4895 or email shelley@sunsetbeachforsale.ca

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