



# SINGLE-FAMILY LOT - OPEN MARKET SALE



## OPEN MARKET SALE

Saskatoon Land will be accepting offers on a variety of single-family lots in the Evergreen, Hampton Village, Parkridge, Rosewood, Westview and Montgomery Place neighbourhoods.

Saskatoon Land  
201 - 3rd Ave N  
Saskatoon, SK S7K 2H7

(t) 306 - 975 - 3278  
(f) 306 - 975 - 3070  
email: [land@saskatoon.ca](mailto:land@saskatoon.ca)

[saskatoonland.ca](http://saskatoonland.ca)



Limited  
time offer!

## Cash back incentives.

New payment terms and rebates for front yard landscaping and driveway surfacing in Parkridge, Evergreen, Rosewood and Hampton Village.

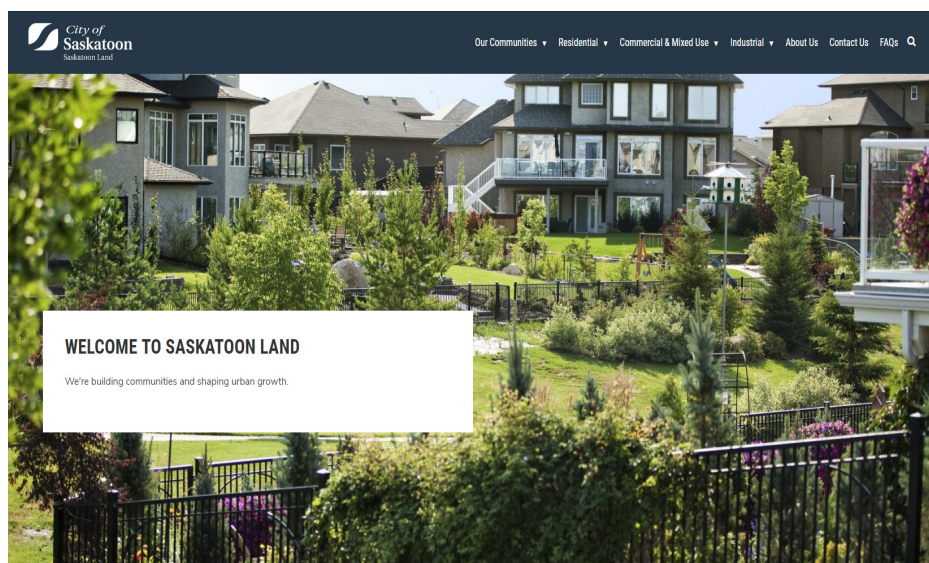
*Ask us for more details!*

## 1. SINGLE-FAMILY LOT OPEN MARKET SALE

Non-binding offers submitted to the Sales Section, Saskatoon Land, 201 3rd Avenue North, Saskatoon, SK S7K 2H7 and plainly marked on the envelope “Open Market Sale - Single-Family Lots” will be accepted by Saskatoon Land.

For further information on lot and neighbourhood details, including servicing information, lot grades, park amenities, etc., please visit Saskatoon Land’s website at:

[saskatoonland.ca](http://saskatoonland.ca)



## 2. INSTRUCTIONS TO PARTIES

Interested parties are required to submit a completed Purchaser Application Form (Attachment 1) which indicates the desired lot(s) and offer price for each lot.

The submission of offers is non-binding and in no way obligates the applicant to purchase the property in question and is not in any way binding upon Saskatoon Land. It is for information purposes only. Saskatoon Land will review the form and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation.

Saskatoon Land reserves the right to negotiate with only those parties it determines, at its sole discretion. Saskatoon Land also reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Once Saskatoon Land has entered into negotiations with interested parties, offer acceptance will be subject to compliance with the terms and conditions listed on Page 12 of this document.



## 3. SASKATOON LAND INCENTIVE PROGRAM

Lots purchased through this open market sale will be eligible for Saskatoon Land's Incentive Program which includes competitive payment terms on lot sales and cash back rebates for the completion of front yard landscaping and front driveway surfacing within prescribed time frames.

### Cash back incentives.

Year 1\*  
**\$6000**  
cash back!

Year 2^  
**\$3000**  
cash back!

*\*Completion of driveway surfacing within one year of building permit issuance date.*

*^Completion of driveway surfacing within two years of building permit issuance date.*

### Cash back incentives.

Year 1\*  
**\$2000**  
cash back!

Year 2^  
**\$1000**  
cash back!

*\*Completion within one year of building permit issuance date.*

*^Completion within two years of building permit issuance date.*



For further details on Saskatoon Land's Incentive Program, please visit:

<https://www.saskatoon.ca/business-development/land-development/incentive-program>

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## FREQUENTLY ASKED QUESTIONS

Q

Are lot purchases from this Open Market Sale eligible for Saskatoon Land's Incentive Program, including flexible payment terms and landscaping and driveway rebate programs?

A

You bet, all lot purchases are eligible for Saskatoon Land's flexible payment terms and landscaping and driveway rebate programs subject to the applicable terms and conditions.

Q

What happens if multiple offers are submitted by different parties for the same lot?

A

In the event multiple offers are submitted for the same lot, Saskatoon Land will enter into negotiations with the party having the highest offer in compliance with applicable terms and conditions, provided that said offer is deemed to be acceptable market value.

Q

Can an individual submit an offer?

A

Yes, Saskatoon Land will accept offers from individuals who qualify under City Policy.

Q

Are there any applicable development controls or architectural requirements that must be followed for home builds on these lots?

A

Home plans for all lots being sold through this open market sale will be reviewed by Saskatoon Land for compliance with Saskatoon Land's development controls. For specific information on development controls, please contact Matt Grazier, Saskatoon Land at 306-975-3305 or by email at: [matt.grazier@saskatoon.ca](mailto:matt.grazier@saskatoon.ca)

Q

Will a lot purchase from this open market sale impact my future lot allocations?

A

Any lot purchased by a builder on Saskatoon Land's Eligible Contractor's List will count towards their purchase history.

Q

What happens if I submit an offer on a lot?

A

Saskatoon Land will review all offers once the closing date has passed. Following this, Saskatoon Land will contact interested parties for further negotiations. Offer acceptance will be subject to the terms and conditions listed on Page 10 of this document.

Q

Will Saskatoon Land still take an offer after the closing date?

A

Yes, Saskatoon Land will accept offers after the closing date on unsold inventory.

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## Step 1 - Review

Interested parties should review the sales package and familiarize themselves with the relevant terms and conditions.

## Step 2 - Submission

Interested parties must complete the Purchaser Application Form (Attachment 1) and submit to Saskatoon Land.

## Step 3 - Negotiation/Offer Acceptance

Saskatoon Land will review the form and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation. Once Saskatoon Land has entered into negotiations with interested parties, offer acceptance will be subject to compliance with the terms and conditions listed on Page 12 of this document.

## Step 4 - Deposit

Deposit amount of 13% is due within five (5) business days of offer acceptance.

## Step 5 - Payment

Full payment of the lot is due in twelve (12) months. After twelve (12) months, a further payment of 5% on the purchase price is required to extend an additional four (4) months at an interest rate of 5%.



## OPEN MARKET SALE PROCESS

## TERMS & CONDITIONS

1. Deposit/Possession:
  - i) Deposit amount of 13% is due within five (5) business days of offer acceptance.
  - ii) 0% interest for the first twelve (12) months of the lots being under an Agreement for Sale.
  - iii) Full payment of the lot is due in twelve (12) months.
  - iv) After twelve (12) months, a further payment of 5% on the purchase price is required to extend an additional four (4) months at 5% interest.
  - v) The purchaser shall have the right of possession upon the effective date of the Agreement for Sale.
2. Conditions Precedent:
  - i) Approval of the sale by the CFO/General Manager, Asset and Financial Management Department.
3. Special Terms and Conditions:
  - i) The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date.
  - ii) Development on these lots will be reviewed for consistency with Saskatoon Land’s architectural and development controls.
  - iii) Upon entrance into the Agreement for Sale, lot purchases will be considered final sales. Return of any of the lots will not be permitted.
  - iv) Eligible Contractors must be in good standing on Saskatoon Land’s Eligible Contractor List.
  - v) Individual Purchasers must be in compliance with City of Saskatoon Council Policy Number C09-006, stating individuals are entitled to purchase only one City-owned lot every three years.
  - vi) The purchaser covenants and agrees to construct a dwelling on each lot, with the dwellings being completed within three years of the effective date of the Agreement for Sale as evidenced by a substantial completion of the dwelling unit.
  - vii) The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements, which may be required by any or all of the said agencies at no cost.



## PURCHASER APPLICATION FORM

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. This information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact you to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land re-serves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior acceptance or approval.

### Property Requested

Legal	
Civic Address	
Purchase Price Offered	

### Contact Information

Name to appear on title	
Contact Person	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	
GST Registration #	

### Lawyer Information

Name & Firm	
Phone #	
Fax #	
Email Address	
Street Address	
City, Province	
Postal Code	

***The property is sold "as is". No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sale agreement.***

***Please note that a separate application form is required for each lot you are submitting an offer on.***