

## Kensington Phase 6

### INDIVIDUAL LOT DRAW APPLICATION

Residential lots (39) are now available for sale in the Kensington neighbourhood on **Antonini Court**.

These lots will be sold with immediate possession. The three-year build time requirement will begin upon possession. Property taxes will become the responsibility of the purchaser effective the first of the month following the date of the Agreement for Sale or date of possession. For an estimate of the taxes on the land only, please call the Assessment Division at (306)975-3227.

Payment terms for Kensington Phase 6 are as follows:

- Minimum deposit of 10% of the purchase price plus 5% GST for the entire lot price
- 0% interest per annum for the first 24 months of the lot being under an Agreement for Sale
- 8% interest per annum on all amounts outstanding after the initial 24-month term.

Front yard landscaping and front driveways are mandatory in Phase 6 to improve the curb appeal of newly built dwellings in Kensington. There will be no rebates offered for this phase, and the requirements will be administered through the Architectural Controls.

All Individuals wishing to apply for the lot draw are required to complete this application. Application forms must be received by Saskatoon Land at 201 Third Avenue North by no later than Friday, October 20, 2023 at 4:00 p.m. **Picture identification showing the applicant's current address is required at the time the application is submitted. Application form is on the last page of this package.**

### Terms and Conditions

1. This application **must** be accompanied by a **Certified Cheque or Bank Draft payable to the City of Saskatoon in the amount of \$3,000. Cash, personal cheque or any other form of payment will not be accepted for this application fee.** This Certified Cheque or Bank Draft will be applied to the purchase price for successful applicants or returned to unsuccessful applicants. If the applicant is unsuccessful in obtaining a lot during the lot draw, the cheque or bank draft must be picked up at our office (picture identification required).
2. This application is made to the City of Saskatoon to purchase a residential lot as a building site for the applicant's **own personal residence**. The applicant will use the lot for the sole purpose of constructing a personal residence for themselves and their immediate family.
3. **The applicant will not use any lot allocated to them for the purpose of speculation or resale.**
4. The applicant has not purchased, nor has their spouse (married or common-law) purchased, nor has any member of their immediate family residing at the same address as the applicant purchased a lot from the City of Saskatoon in the last three years.



5. The applicant must not have any interest, nor will their spouse (married or common-law) have any interest, nor will any member of their family have any interest in any other application to purchase a residential lot from the City of Saskatoon. **Only one registration per immediate family will be accepted.** Immediate family is defined as spouse, father, mother, children, etc. who have resided in the same residence as the applicant at any time within three (3) months immediately preceding the date of the lot draw. **Should more than one person per household (family living at the same address) register for the lot draw, all registrants from that household will be disqualified.**
6. The applicant must not have any interest, nor will their spouse (married or common-law) have any interest, nor will any member of their immediate family have any interest, in any house building construction firm, unless purchasing a lot for the purpose of constructing a personal residence.
7. All applications to purchase a residential lot from the City of Saskatoon are subject to review.
8. The Mayor (or designate) will draw all the Individuals' names received and the sequence in which the names are drawn will be recorded to determine the Individuals' order for lot selection.
9. Further details regarding the date of the draw and appointment times for lot selection will be made available to successful applicants by Friday, October 27th. Applicants will be invited to attend the Saskatoon Land Office at a specified time allowing 30 minutes to select their lot from the lots remaining at the time of their scheduled appointment. Appointment times may **not** be changed. **Failure to be present at the specified appointment time will result in the applicant being disqualified.**
10. **Powers of Attorney or agent representation will not be accepted.** Registered applicants must be at least 18 years of age and be personally present to purchase. Picture identification (driver's license reflecting the current address, current passport, etc.) will be required at the time of purchase.
11. Lot Selection will be available to both Individuals and Eligible Contractors. The Contractors' selection order is determined by the number of lots purchased in the past five years. Contractors are allowed to select only one lot per appointment time in the first round but they may return in the second round to select multiple lots based on their allocation (to a maximum of three lots) at the next available open time slot scheduled for a Contractor. Lot selection appointments for both groups will be based on a 10 percent to Individual and 90 percent to Contractor ratio and this sequence will repeat itself until all lots are sold or until the list of names is exhausted.
12. Individuals selecting a lot will be required to pay the deposit outlined on page 1 at the time of selection. This payment is not required to be certified and may be paid with a personal cheque. The purchase price of the lot will be reduced by the \$3,000 deposit received at the time of the application. **Applicants unable to provide the required deposit at the time of their lot selection, for any reason whatsoever, will be disqualified.**
13. **The name(s) stated on this application will be the person(s) named on the Agreement for Sale and to whom the Title is transferred.** Middle name(s) are now required on the Agreement for Sale. Any change in the purchaser's name after the Agreement for Sale has been signed will be subject to a fee. The applicant cannot be named as a purchaser on any other Agreement for Sale in this lot draw or within the last three years.



14. **Build Time Requirement on the lot purchased is three years.** The purchaser will be required to complete construction within three years from the date of the Agreement for Sale or possession date.
15. **Residency Requirement on the lot purchased is four years.** The four- year period begins the same day that the lot is paid in full.
16. **A Forgivable Mortgage for \$50,000, related to the build time and residency requirements held by the City of Saskatoon, will be registered against title.** This mortgage will be forgiven in equal monthly instalments over the final three years of the four-year residency period. The mortgage **will not** be forgiven if the residence is not built to substantial completion within three years from the date of the Agreement for Sale or possession date.
17. Lots not sold during the lot draw will be made available for sale over the counter on a first-come, first-served basis.
18. Once a lot has been selected it may not be exchanged.
19. Disclosure of Adjacent Property Owners - to facilitate discussions between property owners respecting lot grading and fencing issues, Saskatoon Land will, upon request, disclose the names of purchasers to adjacent property owners.
20. The applicant acknowledges receipt of the Lot Draw Package and Addendum(s). Lot Draw Packages are available at [www.saskatoonland.ca](http://www.saskatoonland.ca)

This form is to be completed and submitted with the \$3,000 bank draft or certified cheque by no later than **4:00pm** on **Friday, October 20, 2023**. No applications submitted after this time will be accepted. **Please print clearly.**

**Applicant 1**

First Name: \_\_\_\_\_ Middle Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

**Applicant 2**

First Name: \_\_\_\_\_ Middle Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

To participate in the lot draw, I acknowledge that I have read and understand this information and agree to participate in the lot draw in accordance with the terms noted on this application.

\_\_\_\_\_  
Applicant 1 Signature\_\_\_\_\_  
Date\_\_\_\_\_  
Applicant 2 Signature\_\_\_\_\_  
Date**\*Please use multiple forms for additional applicants\*****Saskatoon Land Office Use Only**Date Received: Received By: