



Lindsay C. Karabanow

Sales Representative

The Boulevard | Property.ca Inc., Brokerage

416.809.6245 • linds7755@gmail.com

WE'RE IN! CONGRATULATIONS!

There are a few more steps to take leading up to getting your keys. Once these are in place, we'll set up a time for the exchange.

Deposit

- You will need to get your deposit to a Brokerage's trust account within 24 hours of acceptance.
- I will send you detailed deposit instruction, including:
 - Payee
 - Amount
 - How to direct deposit or wire transfer
 - E-transfers are almost never accepted as a deposit

Tenant's Insurance

- You'll need a contents and liability policy in the amount of at least \$1,000,000.
 - *Pro-tip - ask about adding the names of all occupants to the policy!*
- If you already have an insurer, they are a great place to start! You can also check out:
 - <https://apollocover.com/personal-insurance/tenant-insurance>
 - <https://www.squareone.ca/tenant>
 - <https://www.sonnet.ca/tenant-insurance>
- Please send me proof of your insurance, and keep it on a drive somewhere to show the listing agent on move in day, if necessary.

Set up your utility account

- If you are paying utilities, you'll need to set up an account with the provider for your building.
- Please send me proof of your utility account, and keep it on a drive somewhere to show the listing agent on move in day, if necessary.

Key deposit and rent cheques

- At the key exchange, you'll need to have a key deposit as follows:
 - Approximately \$300
 - We'll confirm whether these will be paid by e-transfer or cheque
- Don't forget to get your key deposit back once you leave the condo!

Registering with the building

I will get you detailed information from the builder so you can register as a new tenant, to be able to:

- Book your elevator
 - *Pro tip - you may have to give a damage deposit to the concierge to secure your elevator*
- Get a buzzer code
- Receive packages

As always, I am just a call or text away if you need help navigating these final steps prior to getting your keys.



235 Clinton Street, Toronto ON M6G 2Y4

THE BOULEVARD
POWERED BY **property.ca**