

INTRODUCING THE
CACHET
H.O.M.E. PROGRAM

HOME. OWNERSHIP. MADE. EASY.

WITH A VALUE OF OVER
\$100,000

H.O.M.E. is an EXCLUSIVE PROGRAM for Cachet homebuyers with extraordinary incentives designed to give you peace of mind when you purchase a new home. Cachet is committed to making home ownership a reality by offering an exclusive discounted mortgage rate, flexibility in payments, price protection, unprecedented value-added features and bonus incentives.

HEARTWOOD

BY CACHET








Discounted MORTGAGE RATE

1

AVAILABLE THROUGH CIBC EXCLUSIVELY FOR CACHET HOMEBUYERS

Cachet Homes has partnered with CIBC to offer you the best value mortgage terms and personalized service you can count on. With CIBC, you can complete your new home purchase with confidence.

-  **Discounted Mortgage Rate** exclusive to Cachet homebuyers through CIBC¹
-  **Mortgage Rates Capped for 24 months¹** to ensure you are protected and will get the best rate available at the time of your closing
-  **\$2,000 Cash Back.** \$1,000 from CIBC towards your legal fees² and \$1,000 from Cachet Homes towards your closing costs
-  **Appraisal** completed at the time of application
-  **Financial protection** through Creditor Insurance for your CIBC Mortgage³

Unbeatable BENEFITS

3

GUARANTEED PRICE PROTECTION

You can trust that you are getting the best possible price and value for your new home when you purchase. Our Price Protection Commitment means that we will not lower prices so your investment and appraisal value is protected.

CAPPED DEVELOPMENT CHARGES

Your development charges are capped at \$10,000*. This takes the guess work out of budgeting at the time of closing, and is a feature not offered by all builders.

BENEFIT OF PURCHASING AT TODAY'S PRICE

Purchase at today's prices and close in 2026.

Easy DEPOSIT STRUCTURE

2

Take advantage of a simple, affordable deposit structure.

From just \$7,500 per month over 10 months.

2025 & 2026

4

CLOSINGS AVAILABLE

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
Bonus INCENTIVE

UP TO
\$10,000

IN DESIGN STUDIO DOLLARS

5

CACHET HOME COMFORT PROGRAM

-  Programmable Smart Thermostat
-  Smart Electronic door lock
-  Video doorbell
-  Smart outlets
-  Smart light switches
-  Garage door opener with WiFi connectivity
-  Humidity sensing quiet fan in primary ensuite
-  USB receptacle in kitchen and primary bedroom

Plus OVER **\$20,000**

IN VALUE-ADDED FEATURES*

6

- **9' ceilings** on main level
- **Pre-finished 3" engineered wood floor in natural finish** on main level
- **Quartz** countertops in kitchen
- **Double undermount sink** in kitchen
- **Extended height** upper kitchen cabinets
- **4" baseboards and 2 3/4" casings**
- **Raised coffered/tray ceilings** in primary bedroom (as per plan)
- **Free standing soaker bathtub** in primary ensuite (as per plan)
- **Glass shower enclosure** with chrome trim and waterproof pot light in primary ensuite
- **Energy Recovery Ventilator (ERV)**
- **Conduit for future car charger**
- **Energy efficient forced air gas furnace** with 2 stage variable speed ECM & Electronic ignition

Dedicated HOMEOWNER EXPERIENCE TEAM

Our Homeowner Experience Team is dedicated to delivering personalized customer care, from the time you purchase until well after you close on your new Cachet home. We will provide you with regular community updates, important information and status reports on your home, and will serve as your main point of contact equipped to answer any questions you may have along the way.



Limited time offer. Vendor reserves the right to revoke, modify or extend this offer without notice at any time. No cash value. No substitutions permitted. Offer cannot be combined with broker cooperation program. This offer is non-transferable. Prices and specifications are subject to change without notice. Map not to scale. Renderings are artist's concept. *Applies only to Section 5.1(c) Development Charges of the Agreement of Purchase and Sale. E. & O.E.

CIBC is not responsible for, and does not endorse the properties, products or services of the builder or any other person or company.

¹ Offers may be changed or withdrawn at any time, without notice. Not available in combination with any other discounts, offers or promotions. Some conditions apply.

² Value of \$1,000 CDN. The rebate will be deposited directly into the account from which the client's mortgage will be paid. The rebate will be processed and deposited within 30 days after the mortgage has successfully funded and upon receipt of invoice and proof of payment for services related to the property purchase to a solicitor licensed to practice law in any province or territory in Canada. This offer is non-transferable and is redeemable only if the purchaser has successfully secured a new CIBC mortgage product with the Mobile Mortgage Advisor identified on this offer. Offer expires June 30, 2024. All mortgages are subject to credit approval. Certain conditions and restrictions apply. CIBC may change or cancel this offer at any time without notice. ³ Creditor Insurance for CIBC Mortgages is optional creditor's group insurance underwritten by The Canada Life Assurance Company and administered by Canada Life and CIBC. This insurance is subject to eligibility conditions, limitations and exclusions (which are circumstances when benefits are limited or not paid) which are described in the Certificate of Insurance you receive upon enrolment. Subject to credit approval. Other conditions and restrictions apply. Ask us for details. Offers may be changed or withdrawn at any time without notice.

CACHET