

Village of Nobleford

2004, 2008 and 2010 Municipal Excellence Award Recipient

Box 67, Nobleford, Ab.T0L 1S0. Municipal Office, 906 Highway Avenue

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November 17, 2014

Nobleford, Phase 5 CENTENNIAL RESIDENTIAL SUBDIVISION, 2015

Developed by the Village of Nobleford

Engineers are Associated Engineers, Contractor is McNally Contractors TD

Terms and Conditions of Residential lot sale:

Fully serviced; concrete curb, gutter, sidewalk, paved roads, street lights, hydrants built to Lethbridge standards

Lots priced \$23,500 to \$54,500 (5000 sq. ft lot for \$31,000) less \$2500 in possible discounts.

- Purchase agreement or first option agreement on sale March 30, 2015 at the Village of Nobleford Municipal office.
- Payment by cash or cheque, bank draft, money order. GST will be added. NO credit or debit.
- First option to purchase a lot will be offered and requires a 20% **NON REFUNDABLE** deposit which will expire December 31, 2016, or upon the Village receiving full payment from a challenging purchaser, and the Village giving the first option holder 30 days notice to make full payment. The first option holder shall forfeit the lot and deposit or transfer the option deposit to another available lot. This option may be transferable to an alternate lot prior to December 31, 2016 expiry.
- All agreements made on March 30, 2015 will receive a **\$500** discount.
- All lot purchases paid in full on March 30, 2015 will receive an additional **\$500** discount.
- Current residents and or property tax payers of Nobleford and those employed in Nobleford, paying for a lot in full before December 31, 2015, will receive an additional **\$500** off the lot price. Please present personal identification along with Village utility bill, employment pay stub or accommodation rental receipt.
- All lots sales; paid in full prior to December 31, 2015 will have a building start requirement date of June 1, 2017, after December 31, 2015 the 120 day building start requirement shall apply.
- All lots are subject to a minimum annual levy paid to the Village of \$1000.00 effective January 1, 2015.
- Properties purchased, paid in full and issued Construction Development and building permits prior to December 31, 2015 will receive a \$1000 credit towards the minimum annual **\$1000** levy. The levy is in effect starting the year of option or purchase agreement until 5 years after building is complete upon issue of permit services report (PSR).
- Discounts apply to one lot per purchaser and purchaser name and title transfer name must be the same. Change of name will result in all discounts to be repaid to the Village. Multiple lot purchases are possible but only one at a time and in sequence after others buying lots.
- Title transfer to purchaser is available after approved inspection at foundation backfill stage.
- Building construction authorization is anticipated for October 2015 with utility installed by December 31, 2015