

## FREQUENTLY ASKED QUESTIONS

### **How much are HOA fees and what is included?**

HOA fees are \$245/month and include garbage collection, landscaping of common property, and maintenance of amenities.

### **What is the deposit structure?**

An initial deposit of 10% of the purchase price is payable upon acceptance of the offer to purchase. A second deposit of 10% of the remaining purchase price is due upon the early removal of conditions or 30 days following the signing of the contract.

### **How much are lots only?**

Lot prices range from \$350,000 - \$549,000.

### **Can I purchase a lot and use another builder?**

Yes, however, the home plan would have to be within our building scheme guidelines and approved by West Harbour Holdings LTD.

### **What are the typical construction timelines for a new build?**

Construction of a spec home is estimated at 12 months due to current supply restraints, while custom homes are approximately 16 months.

### **What do I need to know about buying on leased land?**

Purchasing a home on leased land is almost identical to buying on freehold. To answer additional questions, please refer to our WFN Quick Facts handout.

### **Are short-term rentals allowed?**

No, as per the HOA bylaws, rental agreements must be for a minimum of 6 months.

### **How much are boat slips in the marina and can I finance it?**

Each Estate home purchase comes with a boat slip. The remaining homes have the option to purchase a boat slip for \$60,000 or \$85,000 (depending on size). No, we do not finance purchases.

### **What size boat slips are available?**

One additional finger is scheduled to be installed in spring 2022, adding 26' & 40' slips.

### **What are the available amenities at West Harbour?**

West Harbour residents may enjoy the use of Harbour Club, featuring a fitness facility and indoor/outdoor lounge for gatherings or events, tennis/pickleball sport court, outdoor pool and spa, private 500' beach, 219-slip marina, and use of complimentary boat parking at the Downtown Marina.