

JAFFARI VILLAGE

RESIDENCES



Where values create value.

Accepting Expressions of Interest (EOI): From September 14th, 2025

Purchase Eligibility Criteria:

- ✓ Member in good standing of ISIJ of Toronto
- ✓ Citizen or permanent resident of Canada
- ✓ One adult 18+ per nuclear family (Parents + unmarried children)

Occupancy Rules:

- ✓ Occupant is Purchaser or Approved JVR resident
- ✓ No pets except for service animals for persons with disability
- ✓ No smoking, alcohol or recreational drugs
- ✓ No short-term rentals

Financial Highlights

- Prices starting at \$639,900
- Estimated Maintenance fees: \$0.68/sq per month (eg. One bedroom - 663sq ft - \$450.84)
- Property taxes (as applicable) in Municipality of Vaughan

Applicants will be grouped into priority tenure groups based on continuous membership:

- Priority A: 30+ years of membership
- Priority B: 20+ years of membership
- Priority C: 10+ years of membership
- Priority D: less than 10 years of membership

Order of Selection:

- Priority A members will be considered first.
- Then selection priority proceeds to Priority Group B, then C, then D, until 134 selection slots have been filled.
- Within each group, sequencing (hence allocation) will be determined by a random draw by an independent third-party and a sequence number will be assigned.
- If any selected applicants do not proceed with a unit purchase, the selection opportunity will be passed on to the next applicant in the sequence.

WWW.JAFFARIVILLAGE.COM



Why Jaffari Village Residences?

The ideal mix of heritage, faith and purposeful living

The comfort and familiarity that comes from living among like-minded community members with shared beliefs and proximity to our place of worship and gathering.

Everything you need, truly within reach

The rare convenience of a central location, with everything from schools, hospitals, highways, grocery stores, transit and community facilities all nearby and easily accessible.

Positioned for growth

Property values in Vaughan have shown steady growth over time. Whether as a home for yourself, or a legacy for your loved ones, Jaffari Village Residences represents a wise financial opportunity rooted in community and enduring value.

What is Life Lease?

- When you purchase a Life Lease, you buy the perpetual right to occupy your residential unit with a perpetual leasehold title and the assurance that you are part of a community that shares your values and faith-based lifestyle.
- You retain full control to customize your space, enjoy amenities, and transfer ownership through our JVR-managed process.
- It's homeownership redefined: equity and control you expect, enhanced by lasting community connection while protecting both your investment and lifestyle.

Purchase Process



STEP 1

EXPRESSION OF INTEREST (EOI)

- Submit the *Expression of Interest* (EOI) available at www.jaffarivillage.com
- Opens September 14th at noon
- Closes September 28th at noon

EOI ELIGIBILITY CRITERIA:

- Eligibility and priority outlined on previous page.
- EOI forms will be reviewed and prospective purchasers will be qualified.

STEP 2

LETTER OF INTENTION (LOI)

- Qualified applicants will sign the LOI and submit a \$2,500 refundable deposit to confirm intent to purchase
- September 29th onwards
- All qualified applicants with signed LOI and deposit will be assigned a random, non-sequential, system-generated and anonymous ID#

STEP 3

SELECTION & PURCHASE

- An Independent third party will produce a random selection order using the assigned anonymous ID#
- Selection order will be prioritized by ISJ membership tenure as outlined on previous page.
- Selection sequence list will be published on www.jaffarivillage.com using assigned anonymous ID#
- Qualified applicants will be contacted (based on sequence list) for unit selection appointments (Virtual or In-person) to select a unit, purchase parking and/or locker (both optional), sign agreements and confirm financing (if applicable)

DEPOSIT STRUCTURE

- \$10,000 deposit (Cooling-off period: 14 days)
- 10% less deposits due in 14 days
- 10% due in 90 days
- 10% due in 180 days
- Balance due on occupancy