

LAND LEASE 101

Homes in land lease communities are more flexible, affordable, and enriching than traditional freehold homes.

Allows homeowners to free-up money for life's other priorities:

- ✓ Travel
- ✓ Savings
- ✓ Education

WHAT IS LAND LEASE?

A home ownership style that allows people to own their home without buying the land, making it typically more affordable to purchase than traditional freehold homes.

It is an ideal housing solution for active adults who are looking to maintain and build equity while freeing up money for life's other priorities, or to enter the homeownership market and start building equity, without the price tag and required down payment of a freehold home.



RESIDENTS BUY THEIR HOMES




THEY LEASE THE LAND

An affordable way of owning your home with:

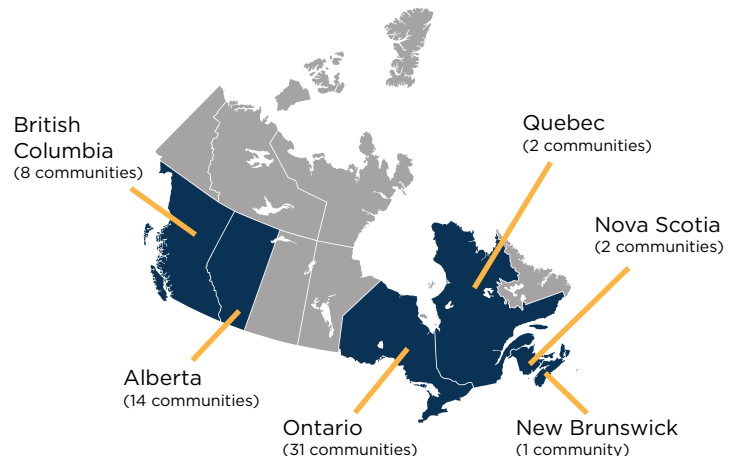
- ✓ Less money out of your pocket
- ✓ Continued equity growth
- ✓ Strong community, with social clubs and activities

PARKBRIDGE IS CANADA'S LEADING RESIDENTIAL LAND LEASE COMPANY

RESIDENTIAL COMMUNITIES ACROSS CANADA

58+ 

58+ RESIDENTIAL COMMUNITIES
28,000 TOTAL SITES



LAND LEASE FAQ

WHY HAVE I NOT HEARD ABOUT LAND LEASE BEFORE?

Land lease has been around for decades, particularly in the U.S. and Europe; however, this unique model of homeownership is less well-known in Canada.

HOW / WHEN DO FEES CHANGE?

Adjustments to rent are made after rigorous consultation with on-site management and consideration of local market rates, inflation, and maintenance needs to protect homeowner equity. Every year, Parkbridge undergoes an extensive and thoughtful fee adjustment process. These fees are essential to maintaining the health, well-being and safety of all residents, complying with provincial rental regulations.

IS BUYING A HOME IN A LAND LEASE COMMUNITY LIKE BUYING A TRADITIONAL HOME?

Homeowners can use a local real estate agent to assist them in the sale. The community office is the first step in initiating your home sale. An application to become a resident must be completed by the buyer and approved by Parkbridge before any sale is complete; and a site lease must be signed. Please contact the community office directly for more information. Community contact information can be found by visiting www.Parkbridge.com.

DO YOU ALLOW PETS?

Yes, Parkbridge communities are pet friendly, however there are some restrictions depending on the individual community. Please ask the community office for more information.

WHAT HAPPENS AT THE END OF MY LEASE? AM I ABLE TO RENEW?

When a lease expires, it can usually 1) revert to a month-to-month tenancy, or 2) Homeowners may request and sign a lease renewal before the current lease expires. Your community manager will be in touch with you before your lease ends and you will be invited to sign a new lease.

WHAT AM I RESPONSIBLE FOR AS A HOMEOWNER?

As a homeowner, you are responsible for regular maintenance and upkeep of your home in a manner consistent with Parkbridge's community standards. These standards support the appearance of the community which protects a homeowner's investment.

HOW MUCH IS RENT?

Rent varies from community to community. Rent depends on the local market, as well as the services and amenities that are provided by the community.

WHY SHOULD I OWN A HOME IN A LAND LEASE COMMUNITY?

Parkbridge provides the framework for social cohesiveness and connection that keeps older adults active and engaged, leading to better long term health outcomes. They also allow active adults to continue to own a home while decoupling from many aspects of full land ownership that are stressful and expensive.

Parkbridge's land lease communities are also professionally managed, often with quality amenities, which helps create a sense of community within communities where residents feel supported and connected. Amenities (such as community centres) and services vary by community.

HOW DO I SELL A HOME IN A LAND LEASE COMMUNITY?

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