

REDWOOD MEADOWS LEASE RENEWAL PROCESS

STEP ONE – FINALYZING DEAL (Estimated December 15 – January 1)	
The Townsite and Tsuut’ina will sign the Master Sublease, and the Federal Government will approve the deal.	
Task	<ul style="list-style-type: none"> Notify Maverick Law that you intend to complete the process with us; and If you will require a loan, mortgage, or line-of-credit in order to make the required payment, you should speak with your bank or mortgage broker immediately as the time for completing this is very tight.
STEP TWO – SIGNING YOUR NEW SUB-SUBLEASE & MAKING YOUR PAYMENT (Estimated within 90 days of Finalization of Step One)	
If you are making the payment via bank draft.	
Task	<ul style="list-style-type: none"> We will work with the Townsite’s lawyers to have your personalized lease renewal documents created, meet with you to have them properly executed, receive your payment, and ensure that each document is registered or sent to the proper party to complete your lease renewal.
If you require financing in order to make the payments (line of credit, mortgage)	
Task	<ul style="list-style-type: none"> We will work with the Townsite’s lawyers to have your personalized lease renewal documents created, meet with you to have them properly executed, receive your payment, and ensure that each document is registered or sent to the proper party to complete your lease renewal, and We will also need to receive mortgage or loan instructions from your bank, create all of the documents required for the mortgage, and attend to the registration of these documents.

Please note that Maverick Law is a facilitator in the lease renewal process. The process was set as part of the lease negotiations between the Townsite and Tsuut’ina. Maverick Law’s role is to facilitate the execution of the proper documents and the payment to transfer your existing lease interest to the new lease.

This is new to everyone so we ask for your patience as we work with the other parties to determine the best way to get everyone through this process as easily as possible.

Attached is a fee schedule outlining the fees associated with completing the process. These fees are subject to disbursements and GST.

EXECUTION OF REQUIRED DOCUMENTS, NO LEGAL ADVICE REQUIRED

This option is for those who do not wish to have the process or new lease explained to them, and just want to execute the required documents.

TRANSFER TO NEW SUB-SUBLEASE, NO MORTGAGE**\$200**

- Work with Society's lawyer (MT&Co.) to create the new Sub-Sublease for each respective client;
- Have the clients in to sign documents and provide payment;
- Documents provided to Townsite of Redwood Meadows and/or MT&Co.;
- Reporting after new lease is registered to signatory and bank;
- Reporting to MT&Co. and Redwood Meadows Administration Society including documents and payment.

TRANSFER TO NEW SUB-SUBLEASE, EXISTING MORTGAGE**\$350**

- Work with MT&Co. to create the new Sub-Sublease for each respective client;
- Securing execution of Restated Letter of Undertaking from mortgage lender;
- Have the clients in to sign and provide payment;
- Documents provided to Townsite of Redwood Meadows and/or MT&Co.;
- Reporting after new lease is registered to signatory and bank;
- Reporting to MT&Co. and Redwood Meadows Administration Society including documents and payment;
- Sending notification of registration to mortgage lender.

GROUP RATE SERVICE (Subject to COVID Restrictions)**RATE***

- Group Execution (max of 5 couples) with no legal advice and no mortgage. If mortgages are involved or if legal advice is required, the fee will be increased depending on time spent. **\$100 per household, minimum of 3 households.**

EXECUTION OF REQUIRED DOCUMENTS WITH LEGAL ADVICE

This option is for those who wish to have the process or new lease explained to them, or have specific questions they would like addressed, in addition to executing the required documents.

TRANSFER TO NEW SUB-SUBLEASE, NO MORTGAGE**\$350**

- Work with MT&Co. to create the new Sub-Sublease for each respective client;
- Meet to receive Legal walk-through of the material terms of the new agreement;
- Have the clients in to sign and provide payment;
- Documents provided to Townsite of Redwood Meadows and/or MT&Co.;
- Reporting after new lease is registered to signatory and bank;
- Reporting to MT&Co. and Redwood Meadows Administration Society including documents and payment.

TRANSFER TO NEW SUB-SUBLEASE, EXISTING MORTGAGE**\$500**

- Work with MT&Co. to create the new Sub-Sublease for each respective client;
- Securing execution of Restated Letter of Undertaking from mortgage lender;
- Meet to receive Legal walk-through of the material terms of the new agreement;
- Have the clients in to sign and provide payment;
- Documents provided to Townsite of Redwood Meadows and/or MT&Co.;
- Reporting after new lease is registered to signatory and bank;
- Reporting to MT&Co. and Redwood Meadows Administration Society including documents and payment.

EXECUTION OF REQUIRED DOCUMENTS WITH NEW MORTGAGE, LINE OF CREDIT, OR LOAN

This option is for those who will require financing in the form of a mortgage or line of credit, in addition to executing the required documents.

TRANSFER TO NEW SUB-SUBLEASE, NEW FINANCING**\$1,000 plus disbursements**

- The client will execute the new Sub-Sublease as part of their financing;
- Work with MT&Co. to create the new Sub-Sublease for each respective client;
- Have the clients in to sign Sub-Sublease, new financing documents, and provide payment;
- Documents provided to Townsite of Redwood Meadows and/or MT&Co.;
- Reporting after new lease is registered to signatory and bank;
- Reporting to MT&Co. and Redwood Meadows Administration Society including documents and payment.