



Residential Lots Year Round

- Lot Size varies starting at 45 x 95 ft
- Price starts at \$60,000
- Services to Property Line – Potable Water, Roadway, Power, Natural Gas
- Owner is responsible for own septic holding tank
- Deposit 25% down – balance on Transfer of Title

Building Requirements: Exterior finished, building to lockup stage
60 months from date of Title transfer.

RV, Park Model & Cabin Lots (Seasonal)

- Lot Size varies starting at 45 x 70 ft
- Price starts at \$39,500
- Services to Property line – Sewer, Potable Water, Roadway, and Power
- Some lots the owner is responsible for septic holding tank.
- Deposit 25% down – Balance on transfer of title

Contact Us:

Lakeside RV Park 306-221-0740

living@lakesiderv.ca

www.lakesiderv.ca

Lease Agreement Program

- Lease RV Lot 3 or 5 years for \$3,200. + GST/year. Lease is paid in full by May 1st of each year. It can be paid in lump sum or Pre-authorized debit payments (PAD).

Monthly payments for the first year will depend on how much deposit is paid and how many months from signup until May 1st. Second Year of Lease monthly payments start June 1st and are \$285.00/Month for each year after. For example: Pay \$500 deposit and 1st payment starts Nov. 1 (7 months from Nov 1 – May 1) your payment would be $\$3360 - \500 divided by 7 months + \$5. Admin fee = \$413.67 for the first 7 months then drop to \$285./month June 1st.

- Pay “Maintenance Fees” each year – Please see attached schedule of Maintenance fees.
- Receive Guaranteed Purchase Price for Lot for the term of the lease. Lot can Be Purchased at anytime during the lease period without penalty.
- If Lot is purchased in first year receive 80% of lease fees paid towards balance of the lot. (\$2560.00)
- If Lot is purchased in second year receive 70% of lease fees paid towards the balance of the lot. (\$4480.00)
- If Lot is purchased in third year receive 65% of lease fees paid towards the balance of the lot. (\$6240.00)
- 5 Year Lease return is 50% of lease fees paid towards the balance of lot (\$8,000.00).

Lease Agreement with Option to Purchase

- Lease Property for 5 or 10 Years, with \$3,200 + GST down and Pre-Authorized Debit payments. Interest rate will be determined at time of Lease agreement. GST is based on amount of Lease payment and \$4.75 +GST (\$5)/month processing fee. Monthly Payments will vary with terms and lot prices.
- Example: Lot Price \$54,500 – 3,200 (deposit)
 - 5 Years @ 3.6% Fixed - PAD \$986.67 (includes GST & Processing fee)
 - 10 Years @ 5% Fixed - PAD \$574.97 (includes GST & Processing fee)
- Pay “Maintenance Fees” – Water, Sewer pumping, Lagoon fee, Garbage, Power and Taxes.
- Property Price is Guaranteed for term, at end of term Customer buys out lot for \$1.00 + ½ Legal expense for Title transfer.
- Please note property remains in Lakeside RV Park’s name until all Lease Agreement Conditions have been met.
- All property in Lakeside RV Park must follow RM of Loreburn #254 Building Codes, Bi-laws and Property Development Agreement. Lakeside RV Park collects taxes for the RM of Loreburn, and Lagoon fees for the Village of Elbow until title is transferred.

Seasonal Renting vs Lease to Purchase:

As a seasonal renter all taxes & utilities (power, water, sewer, garbage/recycle) are included with your seasonal rent.

As a renter the 2020 Seasonal Rent is \$3,125 + GST = \$3,281.25

Lease to Purchase:

\$3,200 + GST = \$3,360.00

Plus "Maintenance Fees"

Power is transferred from Lakeside RV to new Lessee upon lot selection.

Taxes are collected by Lakeside RV for the RM of Loreburn. They have \$100/trailer tax/year and the property tax varies from lot depending on size and are approximately around \$425.00 or the year.

Lagoon fee \$216.00 is collected by Lakeside RV Park for Village of Elbow.

Water, Sewer Pumping, Garbage/Recycle are collected by Lakeside RV Park and paid out to our service providers. Lakeside RV park provides/maintains a water meter for the lot.

2020 Rates:

Basic Water (includes 10m ³ of water)	\$230.30
Pumping	\$173.00
Garbage (seasonal)	\$ 55.00
Dust Control	\$ 30.00

GST is not included in rates and applies to Water, Pumping & Garbage only.