



General Information about Landscaping and Security Deposits

Lot and/or House purchased directly from one of our select Builders:

- Your builder holds your landscaping and/or security deposit. You need to contact your builder in order to have them request a Final Inspection be completed on your behalf. Upon compliance, your builder will refund the deposit to you.
- Your builder has access to the Architectural and Landscape Guidelines for your lot. You may also access them online on your community's website or in the **Resources For Homebuyers** section of the www.livemlc.com

Lots Purchased directly from MLC Group by a public Builder:

- If the lot was originally purchased directly from MLC Group, then MLC Group holds your deposit. Your deposit is comprised of two parts: a portion is held for damages and architectural guidelines (Security Deposit) and the other portion is held for complying with the landscaping requirements (Landscaping Deposit). The amounts are specified in your Lot Purchase & Sale Agreement. Phase Maps and the Architectural/Landscape Guidelines can be accessed online on your community's website or in the **Resources For Homebuyers** section of the www.livemlc.com
- A copy of the **Approved Final Inspection** from the communities Architectural Consultant, along with the Security & Landscape Deposit Refund Request Form needs to be provided to our office via fax or e-mail as noted on the form. Both documents must be provided to our office at the same time or your request will not be processed. The deposits will be refunded if both items are in compliance. All refunds are processed once per month, mid-month. It is important that your mailing address be correct on the Deposit Refund Request Form; if you want to pick up your refund cheque you need to specify your preference on the Application. Refund requests are not accepted by phone, both documents must be provided to our office at the same time.

** A deposit cannot be assigned by a builder to a purchaser without the written consent of MLC Group. If the builder does want to assign the landscape and/or security deposit to you an **Assignment Agreement** must be prepared and signed by all involved parties, including MLC Group. Your or your builder's lawyers can assist with this step. **

Landscaping/Architectural Deposit

1. Once you **complete the landscaping** in accordance with the guidelines, you need to get your builder to schedule a Final Inspection on your behalf. This is done through the Architectural Consultant for the community. The Final Inspection See the *Landscaping Questions Guidebook* for details.

Security Deposit

1. The **security portion**, of your deposit with MLC Group, is held with us until final FAC (Final Acceptance Certificate) is received from the City of Edmonton. This process can take a minimum of 2 years from the original date of road construction, and can be up to as long as 4 years. Any damages deemed "Builder Damages" will be addressed prior to refunding the Security Deposit. Builder Damages are damages that occurred to infrastructure items, such as city sidewalk, curbs and water curb cock, after the lot was purchased. Common builder damages can include but are not limited to cracked sidewalk panels, chipped or gouged curb or sidewalk; water cc bent, cracked or buried. It is the responsibility of the Builder and/or homeowner to ensure that the lot is free of Infrastructure Damages at the time of lot purchase. Once the final FAC report is processed, any damage repair costs is then deducted from your security deposit, and the balance will be refunded. If the report indicates that there are no Builder Damages for your lot, the entire Security Deposit will be refunded.

- All items must be in compliance in order to get the deposit refunded: the landscaping and architectural must be in compliance in order to get one portion of the deposit refunded, and the damages must be assessed in order to get the other portion of the deposit refunded.
- The Architectural and Landscaping Inspections will not be separated. There is one inspection for both at one time; the landscaping must be completed in order to request this.
- All of the information you need in order to complete the landscaping & comply with the landscape guidelines is accessible online through the following links:

[MLC Website Resources For Homebuyers Section](#)
[Landscaping Questions Booklet](#)