



General Information about Landscaping / Architectural and Security Deposits

Lots purchased from a showhome parade Builder

- ❖ If you bought the lot from a builder, then your builder holds your landscaping/architectural/security deposit. You need to contact your builder in order to have them request a Final Inspection be completed on your behalf and upon compliance have your deposit refunded to you.
- ❖ Your builder has access to the Architectural and Landscape Guidelines for your lot. You may also access them online at www.mlcland.com/customer-service.html

Lots Purchased directly from MLC Group Inc.

- ❖ 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 (Security) and the other portion is held for complying with the landscaping and architectural guidelines specific to your stage of development. The amounts are specified in your Lot Purchase Agreement. If it is not specified the split is 50% for landscaping and architectural and the other 50% is for security. Stage maps can be accessed on our website. The Architectural and Landscape Guidelines can be accessed online at <http://www.mlcland.com/customer-service.html>
1. Once you **complete the landscaping** in accordance with the guidelines, you then need to get a Final Inspection completed. See the Landscaping Questions Guidebook for details.
 2. A copy of the **Approved Final Inspection** needs to be faxed or emailed into our office (780-423-0044) or reception@mlcland.com along with the [Application for Landscape/Architectural Deposit Refund](#). The landscaping / architectural portion (a portion of your total deposit) of your deposit will then 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 updated on the [Application for Landscape/Architectural Deposit Refund](#); if you want to pick up your refund cheque you need to specify your preference on the Application. Due to the volume of refunds processed each month, refund requests are no longer accepted by phone. Both documents must be provided to our office at the same time.

Lots Purchased directly from MLC Group Inc. (continued)

3. The deposit cannot be assigned by a builder to a purchaser without the written consent of MLC Group Inc. If the builder does want to assign the landscape and security deposit to you and have you complete the landscaping, an **Assignment of Deposit** must be drawn up between your builder and you, and a copy of the signed Assignment sent to MLC Group Inc. Your or your builder's lawyers can assist with this step.
- ❖ The second half, or **security portion**, of your deposit with MLC Group Inc. is held with us until the City of Edmonton and Stantec assess the lot for Infrastructure Damages; the infrastructure includes City sidewalk, curbs and water curb cock. This process will take a minimum of 2 years from the original date of road construction, and can take as long as 4 years to get the final **FAC (Final Acceptance Certificate)** list that outlines any damages deemed "Builder Damages". Builder Damages are damages that occurred to infrastructure items after the lot was purchased. Common security 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. Any Infrastructure Damages that occur after lot purchased are the responsibility of the builder/homeowner and this is outlined in the Standard Terms and Conditions that accompanied your Lot Purchase Agreement. Once the final FAC report is processed by Stantec, any security cost 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.
 - ❖ 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 Homeowner Services Section](#)
[Landscaping Questions Booklet](#)
[Application for Landscape/Architectural Deposit Refund](#)