

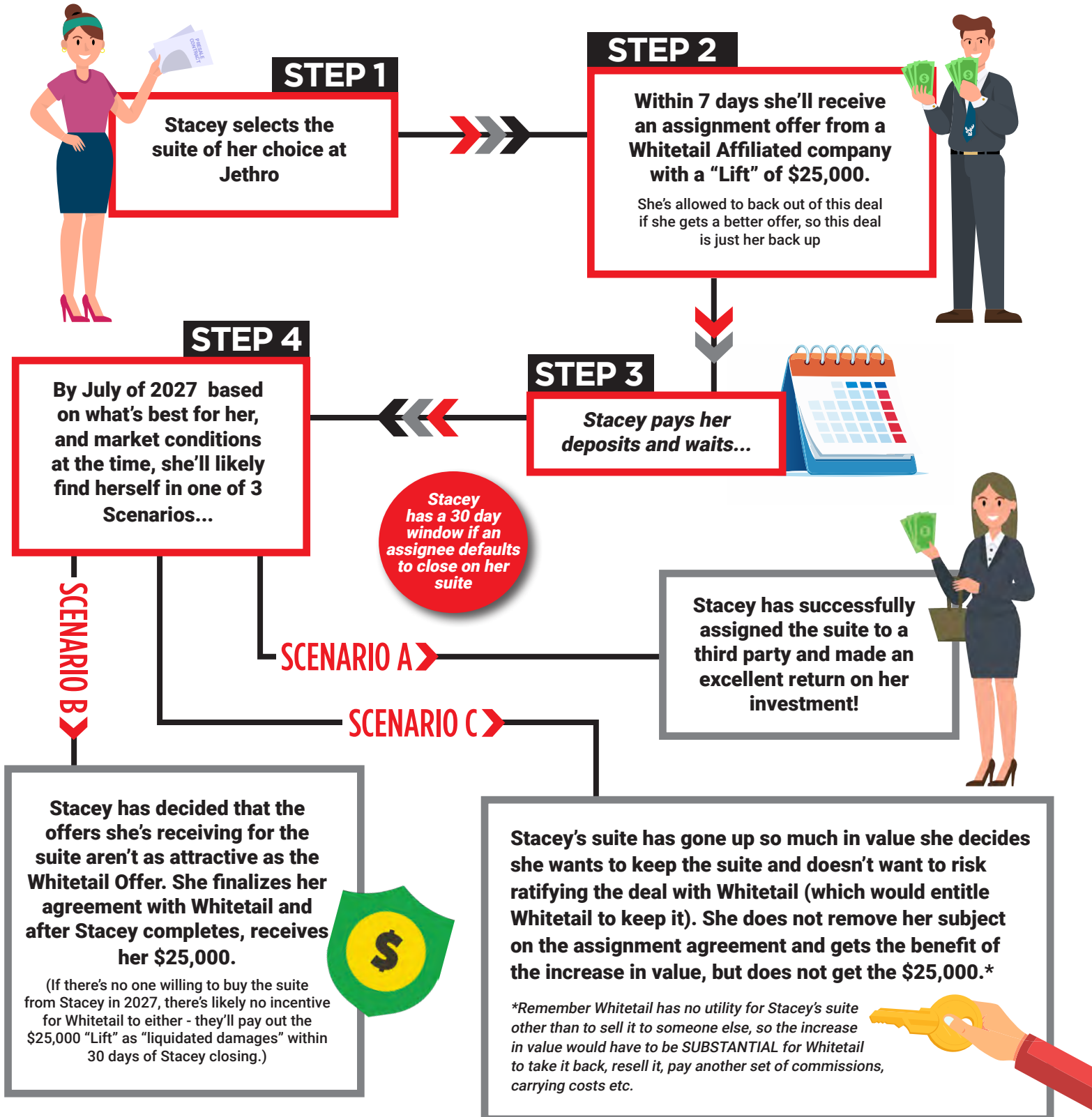


JETHRO

LANGLEY

# HOW DOES IT WORK?

## REVERSE ASSIGNMENT FEE <<<



# FREQUENTLY ASKED QUESTIONS



## WHAT IS AN ASSIGNMENT?

An Assignment is where you sell your contractual right to purchase a condo, not the condo itself;

## WHAT IS AN ASSIGNMENT FEE?

Normally developers will charge you a fee when you sell your contractual rights to a third party, this is called an "Assignment Fee";

## SO WHAT IS A REVERSE ASSIGNMENT FEE?

Instead of paying an Assignment Fee when you sell your contractual rights, with a Reverse Assignment Fee **the developer pays you** in the event you're unsuccessful in selling your contractual rights;

## IF WHITETAIL ISN'T BUYING MY CONTRACT BACK FROM ME, WHY ARE WE USING AN ASSIGNMENT AGREEMENT FOR THIS PROMOTION?

We are using an Assignment Agreement simply because it is a mechanism most Realtors® are familiar with. **Your \$25,000 Reverse Assignment Fee is guaranteed, with personal liability by Whitetail's ownership.** The affiliated company following through with buying back your contract is not. You will most likely need to complete your purchase if you ratify your agreement with the affiliate company.

## HOW DOES A REVERSE ASSIGNMENT FEE WORK?

You enter into an agreement to sell your contractual rights to a company affiliated with the developer – using a standard form contract from the real estate board called an "Assignment Agreement".

In this Assignment Agreement the affiliate company is agreeing to pay you a Reverse Assignment Fee of \$25,000 (most commonly referred to as a "Lift") for your contractual rights, with some unique terms:

- a) The Assignment Agreement is only ratified in the event you do not find a buyer that will make you a better offer than the one the affiliate company is;
- b) It is completely your choice to whether or not to ratify the Assignment Agreement with the affiliate company, even if you don't find a better deal – you have until \_\_\_\_\_, 2027 to decide;
- c) If you ratify your Assignment Agreement with the affiliate, the \$25,000 fee to you is guaranteed. In the event the affiliated company does not end up following through with taking over your agreement (which is likely), you will receive 30 days notice to complete on your purchase, and your Reverse Assignment Fee/Lift of \$25,000 within 30 days of completing.

## DO I STILL HAVE TO PAY ALL THE DEPOSITS ASSOCIATED WITH MY DEAL?

Yes, but they'll be reimbursed to you in the event your suite is assigned, or put towards your downpayment in the event you complete.

## THIS SOUNDS TOO GOOD TO BE TRUE, WHY IS WHITETAIL OFFERING THIS?

Because Whitetail's trade may be construction but their business is wealth building. Whitetail's leadership's mindset is that the company can only become wealthy by helping others become wealthy.



WHITETAIL  
— HOMES —

# WRITTEN GUARANTEE OF ASSIGNMENT LISTING ACCESS



## September 2025 Buyer Promotion

To Our Valued Purchasers;

At Whitetail Homes, we understand the importance of flexibility in today's dynamic real estate market—particularly for investors who help bring early momentum and confidence to our communities. We regard early purchasers such as yourself not just as our customers, but also as investors in the development itself.

As such, I, Luc Gosselin, CEO of the Whitetail Homes Group of Companies, am hereby offering the written guarantee to all purchasers of homes at Jethro during the month of September 2025 that you will receive a minimum of 90 days of MLS access to advertise the assignment of the interests in your purchase agreement prior to completion. The only caveat I have with this guarantee are that your assignment listing and sale price, must not be advertised/recorded in a way that will prejudice other buyers at Jethro's appraisals – work with our team at PMG on this, they have a vested interest in your success here, and I have entrusted them with the final word in this respect.

This commitment to our customers financial well being doesn't just extend to MLS use. If Jethro has received its occupancy permit prior to or during your MLS listing period, we will make reasonable efforts to allow access to potential assignees for the purposes of viewings and due diligence. If required to comply with this guarantee, we may even offer an extended completion date to accommodate the assignment listing period as discussed herein.

We recognize that assignment rights and visibility on the MLS are key to market liquidity and investment success, and we are committed to supporting our customers in this regard. We deeply appreciate your business and the trust you've placed in us.

Thank you once again for choosing Jethro. We are proud to be your partner in building wealth through real estate.

Warm regards,

**Luc Gosselin**

Chief Executive Officer

Whitetail Homes Group of Companies



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# REALTOR INFORMATION SHEET



<b>PRESENTATION CENTRE:</b>	#10 - 20360 LOGAN AVENUE, LANGLEY (ENTRANCE & PARKING ON LOCKE LANE)
<b>DEVELOPMENT LOCATION:</b>	5362 204TH STREET, LANGLEY
<b>DEVELOPER:</b>	WHITETAIL HOMES
<b>NUMBER OF HOMES:</b>	182
<b>SUITE TYPES:</b>	1 BED / 1 BATH, JR 2 BED / 1 BATH, 2 BED / 1 BATH, 2 BED / 2 BATH, 3 BED / 2 BATH
<b>PARKING:</b>	1 PARKING SPACE INCLUDED
<b>STORAGE:</b>	REGULAR STORAGE: W 3' X L 6' x H 12': \$1,500 W 6' X L 4' X H 6': \$1,000 BIKE STORAGE: \$500
<b>UPGRADES:</b>	VINYL FLOORING: \$1,000/BDRM EV CHARGER: \$15,000 A/C: FREE IN EVERY HOME
<b>STRATA FEES:</b>	ESTIMATED: \$0.54/SQ.FT
<b>ESTIMATED COMPLETION:</b>	AUGUST 2027
<b>DEPOSIT STRUCTURE:</b>	5% DUE IN 7 DAYS, 5% DUE IN 120 DAYS (EXCLUDING LONG WEEKENDS & HOLIDAYS, REFER TO YOUR CONTRACTS FOR DEPOSIT DUE DATES)
<b>DEPOSIT PAYABLE TO:</b>	ROSBOROUGH & COMPANY IN TRUST
<b>ASSIGNMENT TERMS:</b>	\$0 PROMO (3% REGULAR ASSIGNMENT FEE)
<b>COMMISSION:</b>	3% FLAT / \$5000 ADVANCED



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# STARTING PRICE SHEET



UNIT TYPE	STARTING
1 BED   1 BATH	<b>\$399,900</b>
JR. 2 BED   1 BATH	<b>\$399,900</b>
2 BED   1 BATH	<b>\$494,900</b>
2 BED   2 BATH	<b>\$574,900</b>
3 BED   2 BATH	<b>\$634,900</b>

NOTE: This information is subject to change without notice. Invitation to treat only



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# WELCOME TO JETHRO

## MORE THAN JUST A PLACE TO LIVE

Welcome to Jethro Condos in Downtown Langley, where modern living seamlessly intertwines with nature, creating a contemporary retreat embraced by lush greenery.

A striking addition to the cityscape, Jethro's architecture balances clean, modern lines with an artistic, urban edge—effortlessly stylish yet warmly inviting.

Vibrant pops of colour enliven the refined palette, while thoughtful design details add depth and character, making every angle visually captivating.

More than just a place to live, Jethro is a statement—designed for those who embrace nature, creativity, and the dynamic energy of the city.



SKYTRAIN  
COMING 2028



## IN THE HEART OF SUBURBIA

Jethro Condos rises in the heart of rich suburbia, a family-friendly neighborhood with the Langley Skytrain on the horizon—ushering in a new urban epicenter for the Fraser Valley.

Situated beside some of Langley's most breathtaking parks and trails, Jethro provides endless opportunities to immerse yourself in nature, enjoy outdoor sports, or simply relax in the fresh air. Stroll along the scenic Nicomekl Trail, capture stunning nature photography at Portage Park, or challenge friends and family to a game of pickleball or tennis at Douglas Park.

Beyond nature, Langley is blossoming with new businesses, urban cafés, artisanal bakeries, trendy eateries, and stylish boutiques—creating a dynamic hub of culture and convenience. Perfectly positioned at the intersection of nature and modernity, Jethro Condos is a tranquil escape just moments from the city's vibrant pulse.

11 MIN WALK TO SKYTRAIN





MATCH EATERY  
& PUBLIC HOUSE

WALMART

HOME DEPOT

STARBUCKS

SAVE-ON-FOODS

CANADIAN TIRE

SUPERSTORE

LINWOOD  
PARK

WILLOWBROOK  
MALL

NICOMEKL  
TRAIL



PLANET  
FITNESS

TIMMS  
COMMUNITY  
CENTRE

COSTCO

NO FRILLS

CASCADES CASINO

PORTAGE  
PARK

STEVEN'S COCKTAIL  
CORNER BAR + KITCHEN

DOUGLAS PARK

BAN CHOK DEE  
THAI CUISINE

DOUGLAS PARK  
ELEMENTARY SCHOOL

NICOMEKL  
TRAIL

SAFEWAY

POSEIDON  
RESTAURANT  
& BAR

THE CHEF  
SUSHI  
RESTAURANT

203RD STREET

204TH STREET





**PLAY**

- 1 CASCADES CASINO
- 2 NEWLANDS GOLF & COUNTRY CLUB
- 3 LANGLEY EVENTS CENTRE
- 4 TIMMS COMMUNITY CENTRE
- 5 AL ANDERSON MEMORIAL POOL

**PARKS & REC**

- 1 PORTAGE PARK
- 2 DOUGLAS PARK
- 3 NICOMEKL PARK & TRAILS
- 4 MCLEOD ATHLETIC PARK
- 5 SENDALL GARDENS
- 6 DEREK DOUBLEDAY ARBORETUM
- 7 PLANET FITNESS
- 8 FITNESS UNLIMITED

**EAT & DRINK**

- 1 STEVEN'S COCKTAIL CORNER BAR + KITCHEN
- 2 CHOP CHOP CHINESE TAKE OUT
- 3 ADELICIAS MEXICAN RESTAURANT
- 4 EGG BOMB
- 5 COASTAL COFFEE HOUSE
- 6 FARM COUNTRY BREWING INC.
- 7 STARBUCKS
- 8 THE CHEF SUSHI RESTAURANT
- 9 POSEIDON RESTAURANT & BAR
- 10 BAN CHOK DEE THAI CUISINE
- 11 TACOHOLIC TACO SHOP
- 12 MATCH EATERY & PUBLIC HOUSE
- 13 TIM HORTONS

**SHOP**

- 1 NO FRILLS
- 2 SAFEWAY
- 3 WILLOWBROOK MALL
- 4 PHARMASAVE
- 5 HOME HARDWARE
- 6 SAVE-ON-FOODS
- 7 MARSHALLS
- 8 RONA
- 9 COSTCO/WALMART

**LEARN**

- 1 DOUGLAS PARK ELEMENTARY
- 2 H.D. STAFFORD MIDDLE SCHOOL
- 3 LANGLEY SECONDARY SCHOOL
- 4 KWANTLEN UNIVERSITY

**FUTURE SKYTRAIN STATION**  
Connecting you to Surrey Central  
& Downtown Vancouver

**FUTURE RAPID BUS LINES**  
(200th Street & 203rd/208th Streets)





## COMMUNITY COURTYARD

Beautifully landscaped courtyard, inviting patios, and spacious terraces create versatile spaces for relaxation, socializing, or hosting gatherings. Thoughtfully designed with lush greenery, ambient lighting, and stylish seating areas, these outdoor retreats offer the perfect blend of comfort and elegance.

Whether you're unwinding with a morning coffee, enjoying an evening with friends, or finding a quiet moment to recharge, Jethro's outdoor spaces provide a seamless extension of your home—embracing both tranquility and connection.







## RESIDENT LOUNGE

Whether you're working from home, studying, or unwinding, the stylish resident lounge or study provides the perfect setting to focus, relax, or connect with others. Designed with comfort and versatility in mind, this thoughtfully curated space features cozy seating, ample natural light, and modern amenities to enhance productivity and leisure.

Enjoy a quiet corner for deep concentration or gather with neighbours for casual conversations. At Jethro, the resident lounge is more than just a space—it's a hub for creativity, collaboration, and community.

## FITNESS STUDIO

Stay active and balanced in the fully equipped fitness studio, complete with state-of-the-art cardio machines, strength training equipment, free weights, and a dedicated yoga space to support your wellness journey.

Designed to cater to all fitness levels, this bright and energizing space provides everything you need for an invigorating workout or a restorative stretch session. Whether you're pushing your limits on the treadmill, refining your strength routine, or finding your flow in a peaceful yoga practice, the fitness studio at Jethro offers a motivating environment to help you stay committed to your health and well-being—all just steps from your front door.







## VIBRANT INTERIORS

Modern elegance reaches new heights at Jethro Condos, a striking six-story residence where contemporary design and timeless sophistication merge seamlessly. Offering impeccably crafted 1-, 2-, and 3-bedroom homes, Jethro is designed with intention—every refined line, high-end finish, and open-concept layout is thoughtfully curated to enhance both style and functionality. Expansive windows flood each space with natural light, framing breathtaking city views and forging a seamless connection between your home and the vibrant world beyond. With every detail meticulously considered by Whitetail Homes, Jethro is more than just a residence—it's a statement of refined living, where modern luxury meets effortless comfort.



Icon - Langley



## WHITETAIL — HOMES —

Luc Gosselin didn't always have the title "CEO" on his business card. His career in construction started while still in high school - Framing houses on summer and winter breaks in his hometown of Abbotsford B.C. His work ethic, passion for business and quality construction soon saw him moving on to starting his first framing and formworks company - Cornerstone Works Ltd at just 19 years old. At 20 he began his first market project - a single-family house in Abbotsford.

Fast forward to 2003, and Luc's team - Now operating under the trade name CWL Contracting - Was providing framing and formworks services for established names such as Onni, Polygon and Mosaic as well as public sector jobs for a diverse range of projects, including water treatment plants, community centres, and schools.

By 2015, a new company was established to embark on Luc's long-awaited goal - to begin construction on a multi-family development, not as a hired trade, but as a developer himself - Whitetail Homes was born. In just nine years, Whitetail Homes has completed hundreds of multi-family housing units, with hundreds more in development or under construction, and established a reputation among homeowners and realtors as a quality, trusted developer.



Luc Gosselin - CEO

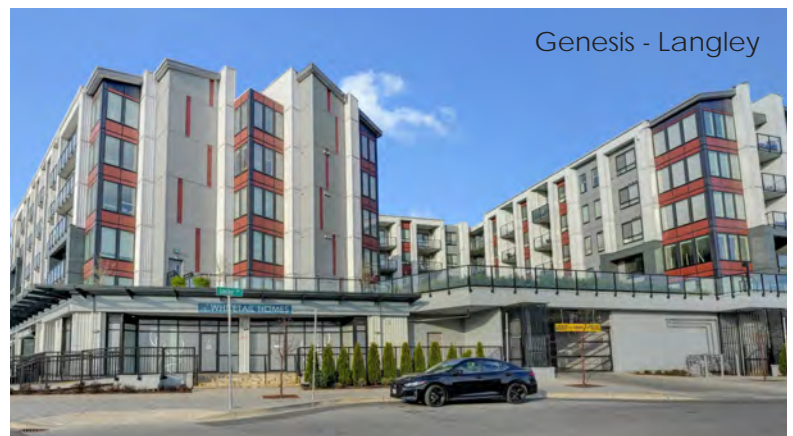
Podium - Maple Ridge



Forme - Langley



Genesis - Langley

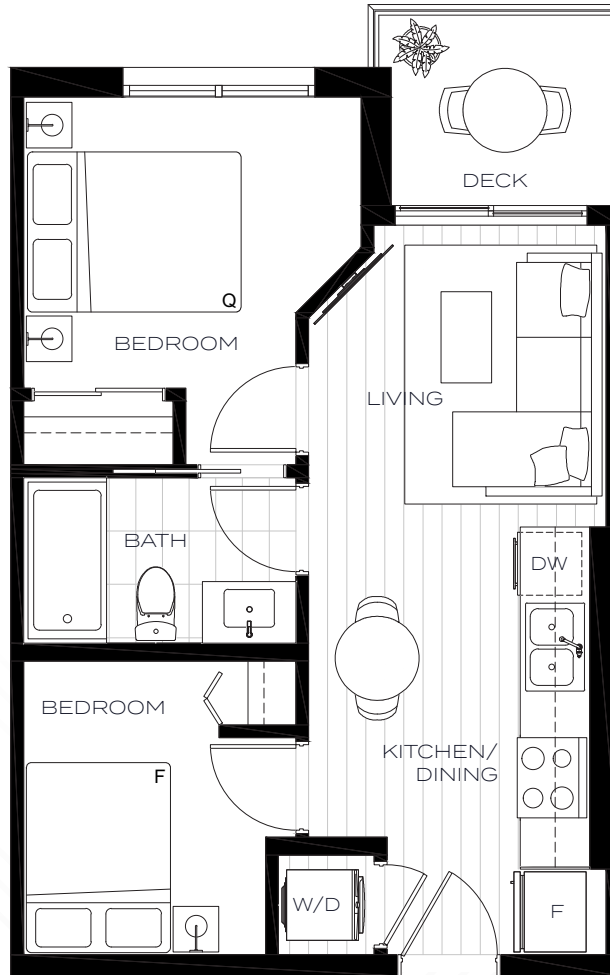




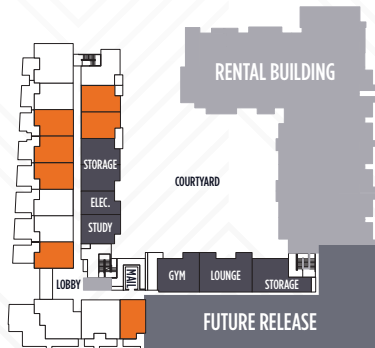
# PLAN B2

JR. 2 BEDROOM  
1 BATHROOM  
APPROX. 502 SQ.FT.  
(Combined with B2.2, B2.3 & B2.6)

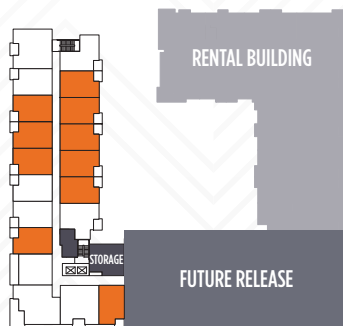
**JETHRO**  
LANGLEY



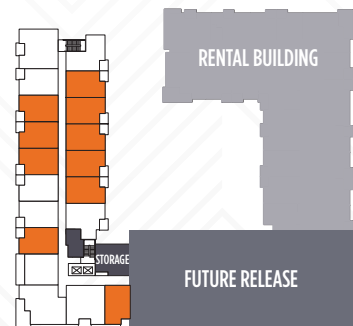
1ST LEVEL



2ND, 3RD, 5TH & 6TH LEVELS



4TH LEVEL



The developer reserves the right to substitute any material, fixture, appliance or finishing with an equivalent material, fixture, appliance or finishing at the developer's sole discretion. In our continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications or prices without notice. Renderings are an artist's conception only and are intended as a general reference. All dimensions and sizes are approximate and based on the architectural plans. As reverse plans occur throughout the project, please check architectural plans. Refer to disclosure statement for specific offering details. E.&O.E.

**ROYAL LEPAGE**  
ELITE West

**THE PARTNERS**  
MARKETING GROUP

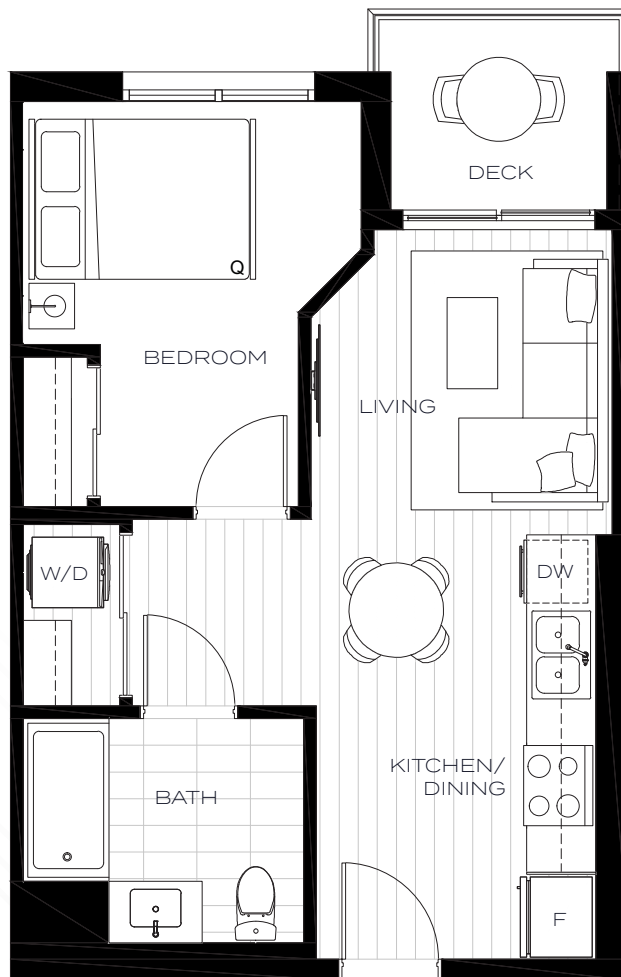
**WHITETAIL**  
HOMES



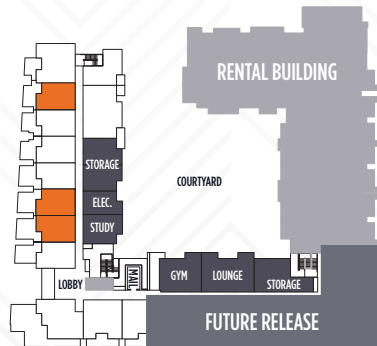
# PLAN B2.1

1 BEDROOM  
1 BATHROOM  
APPROX. 507 SQ.FT.  
(Combined with B2.5)

**JETHRO**  
LANGLEY



1<sup>ST</sup> LEVEL



2<sup>ND</sup>, 3<sup>RD</sup>, 5<sup>TH</sup> & 6<sup>TH</sup> LEVELS



4<sup>TH</sup> LEVEL



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**ROYAL LEPAGE**  
ELITE West

**THE PARTNERS**  
MARKETING GROUP

**WHITETAIL**  
— HOMES —



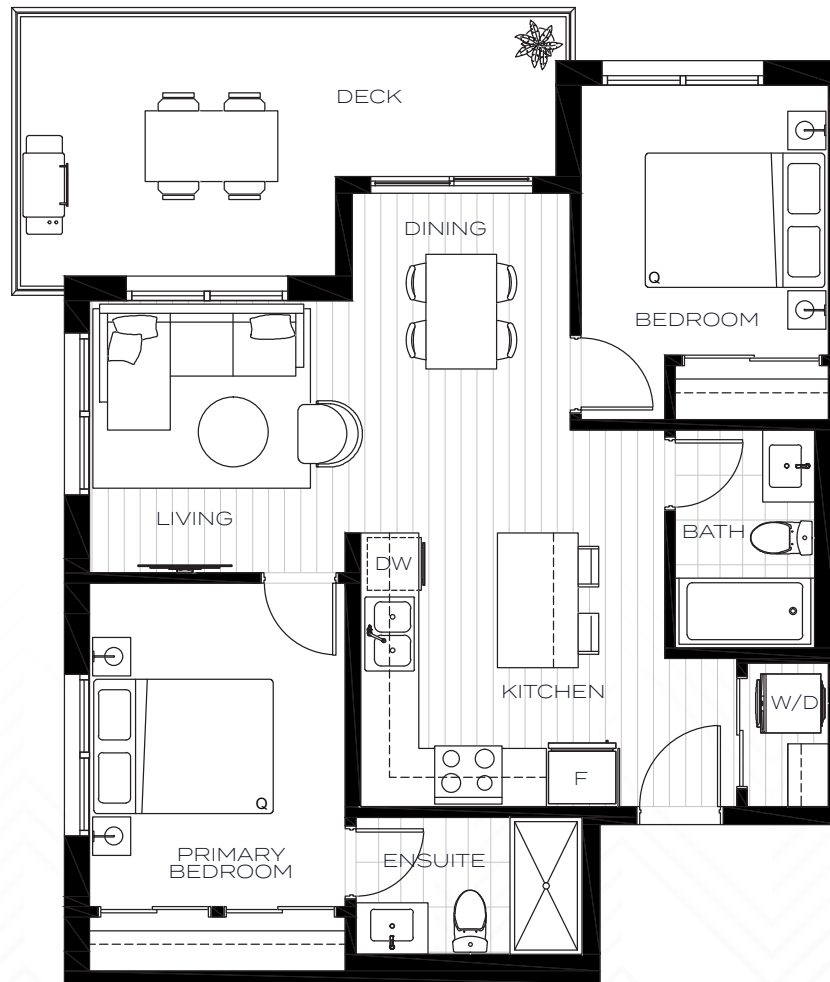




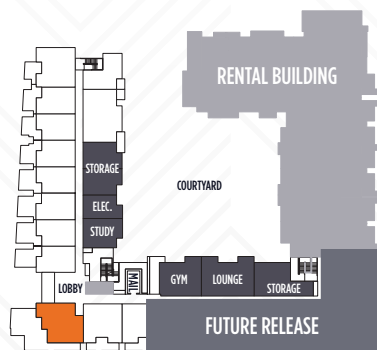
# PLAN D1

2 BEDROOM  
2 BATHROOM  
APPROX. 798 SQ.FT.

**JETHRO**  
LANGLEY



1ST LEVEL



2ND, 3RD, 5TH & 6TH LEVELS



4TH LEVEL



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ELITE West

**THE PARTNERS**  
MARKETING GROUP

**WHITETAIL**  
HOMES



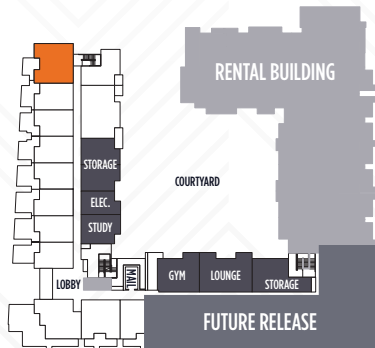
# PLAN D2

2 BEDROOM  
2 BATHROOM  
APPROX. 759 SQ.FT.

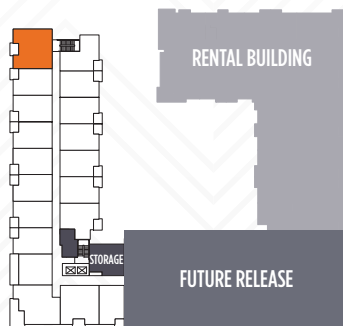
**JETHRO**  
LANGLEY



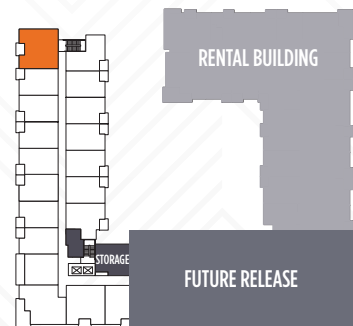
1ST LEVEL



2ND, 3RD, 5TH & 6TH LEVELS



4TH LEVEL



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ELITE West

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**WHITETAIL**  
HOMES

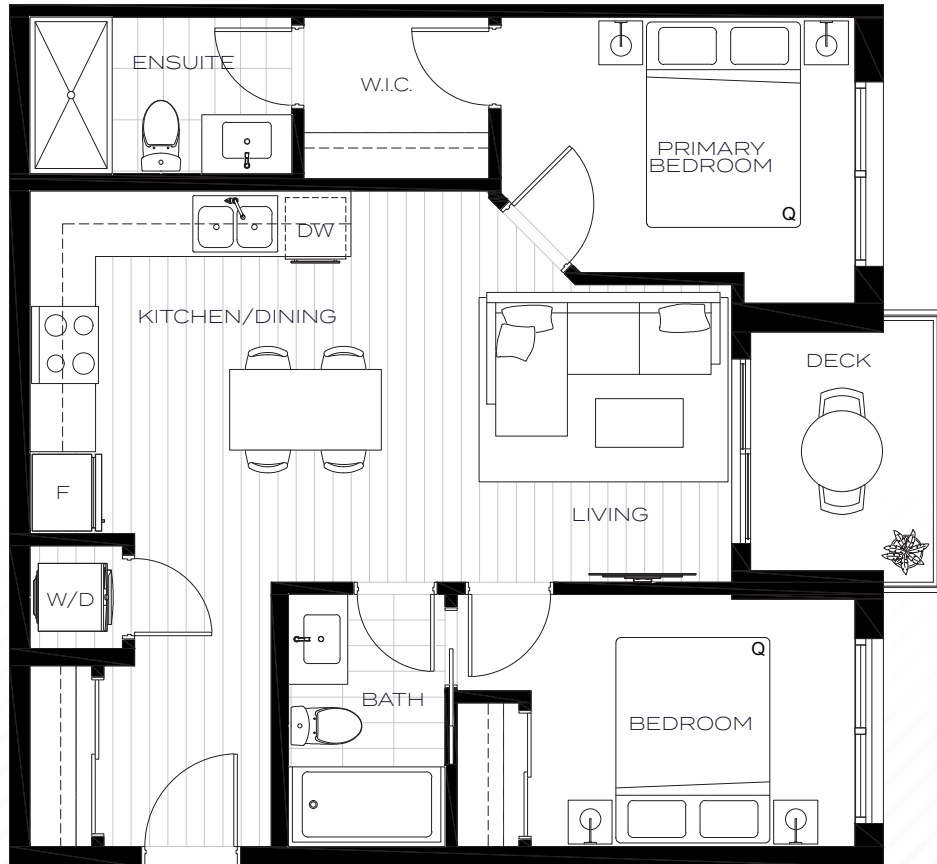




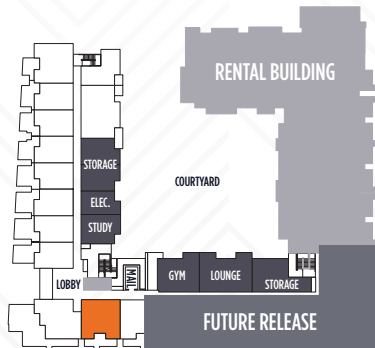
# PLAN D3

2 BEDROOM  
2 BATHROOM  
APPROX. 745 SQ.FT.

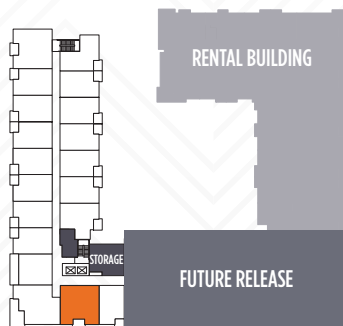
**JETHRO**  
LANGLEY



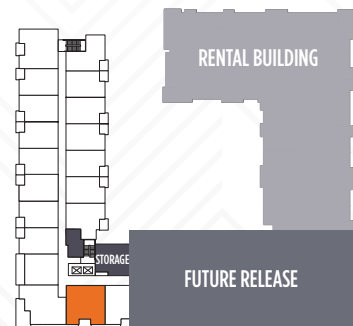
1ST LEVEL



2ND, 3RD, 5TH & 6TH LEVELS



4TH LEVEL



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ELITE West

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**WHITETAIL**  
HOMES



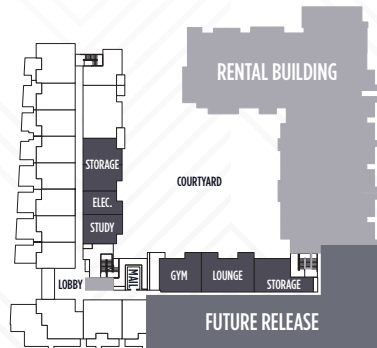
# PLAN D4

2 BEDROOM  
1 BATHROOM  
APPROX. 580 SQ.FT.

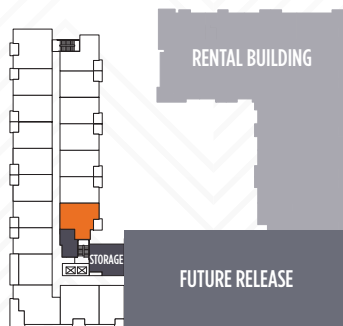
**JETHRO**  
LANGLEY



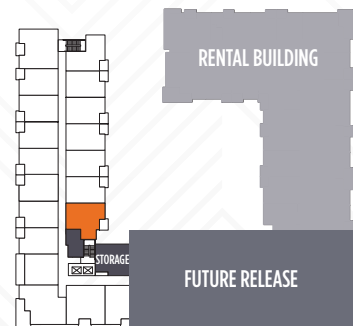
1ST LEVEL



2ND, 3RD, 5TH & 6TH LEVELS



4TH LEVEL



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**WHITETAIL**  
HOMES

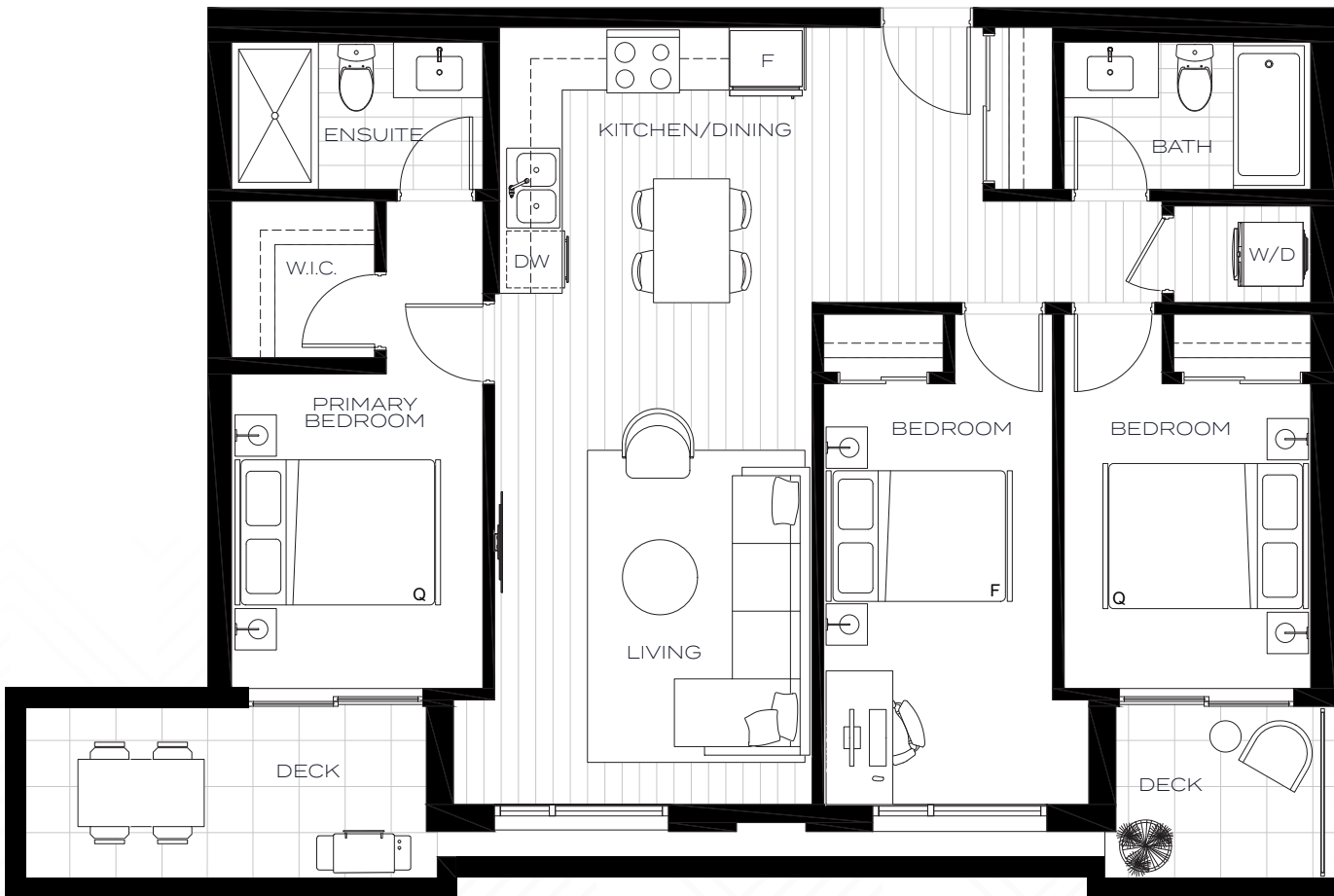




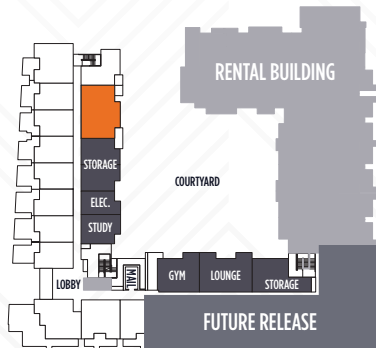
# PLAN E4

3 BEDROOM  
2 BATHROOM  
APPROX. 1004 SQ.FT.

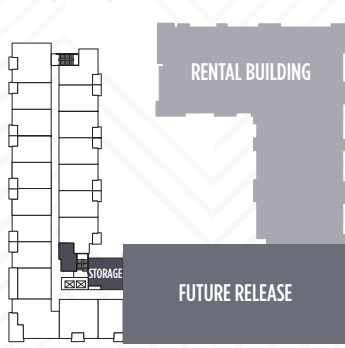
**JETHRO**  
LANGLEY



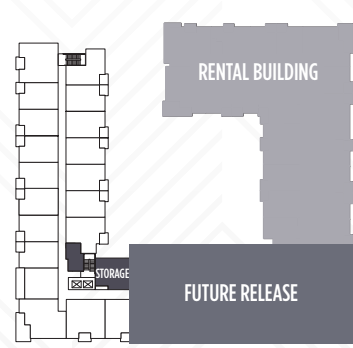
1ST LEVEL



2ND, 3RD, 5TH & 6TH LEVELS



4TH LEVEL



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**ROYAL LEPAGE**  
ELITE West

**THE PARTNERS**  
MARKETING GROUP

**WHITETAIL**  
HOMES



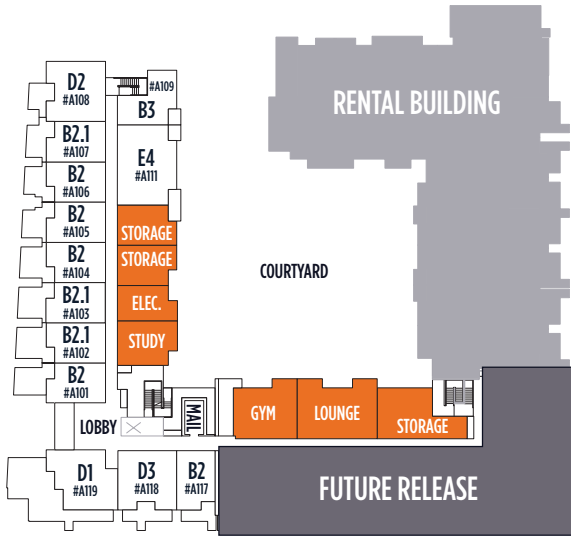


# ETHRO

LANGLEY

204TH STREET

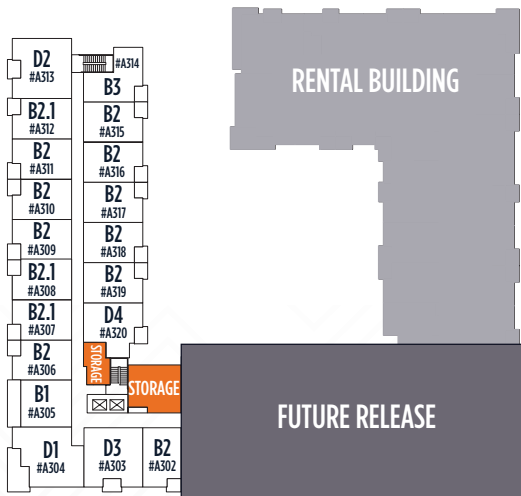
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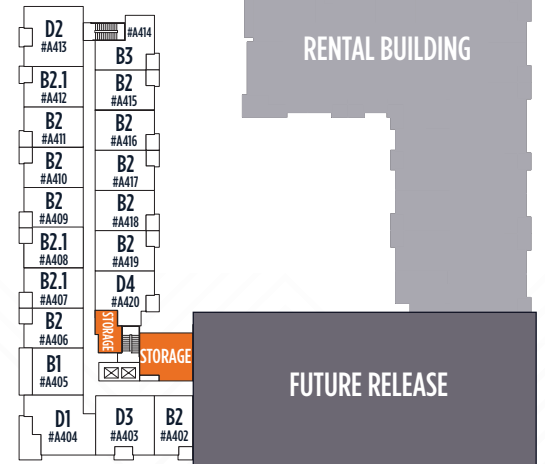
2<sup>ND</sup>



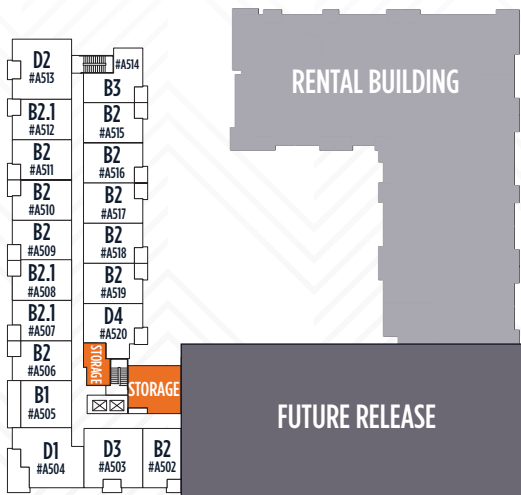
3<sup>RD</sup>



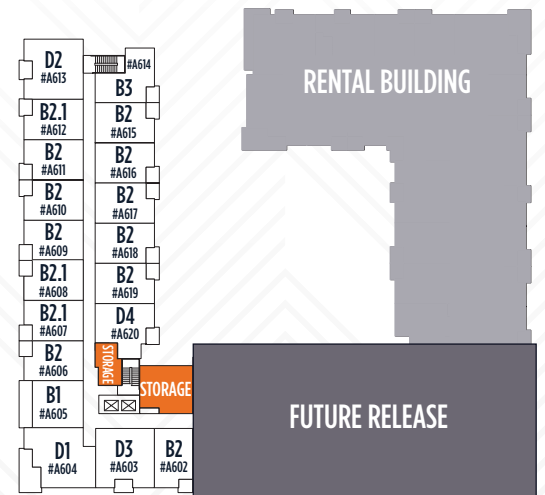
4<sup>TH</sup>



5<sup>TH</sup>



6<sup>TH</sup>







WHITETAIL  
—HOMES—

# THE WHITETAIL TOUCH

*Finishes that Exceed Expectations*

## CAPTIVATING KITCHENS

- Stunning polished chrome or matte black sink fixtures and stainless steel undermount sink
- Enjoy a captivating culinary experience with incredible matte white quartz stone countertops throughout your new kitchen
- Modern and functional stainless steel appliances featuring glass flattop stove, ultra-quiet dishwasher, fridge with water and ice, and a convenient microwave/hood fan combo
- Elegant two-toned cabinets pure white uppers and light wood grained lowers offering a rustic feel, while potted overhead lighting illuminates your new kitchen

## BREATHTAKING BATHROOMS

- 5' Baths and showers featuring subway tiles in the shower, a striking ceramic tile accent wall, and white quartz stone countertops
- Fixture walls are feature walls in all baths and showers showcasing matte black accents, an elaborate yet elegant tile honeycomb, and crisp tile floors
- A mixture of simplicity and modernity await with your new vanity. Featuring undermount sinks, matte black cabinet handles with matching light fixtures all beautifully accentuated with matte black sink fixtures

## LIVING IN STYLE

- Spacious and airy open concept living areas, with 9-foot ceilings and extra wide windows
- 2-inch faux wood blinds come standard in every home
- Custom closet built-ins to keep your wardrobe options organized and accessible
- Style that'll have your guests floored - featuring plush carpet in bedrooms, contemporary tile in baths and textured vinyl throughout living, kitchen and dining
- Ground floor suites offer the comfort of additional patio space

## THOSE (NOT SO LITTLE) EXTRAS

- Built in safety with CO2 and smoke alarms plus built-in sprinkler system
- CAT5 cable with Telus Smart Box
- Optional storage and parking areas available
- High-efficiency front-loading washer and dryer
- All homes will come standard with one Air Conditioning unit to keep you cool in the summer months
- Charge Up! All parking stalls include rough-in\* for installation of personal EV charging stations. Whitetail Homes offers an upgrade to install a networked EV Charging Solution (FLO Level 2), right in your very own parking spot. No more sitting at public charging stations waiting for a full battery, now you can charge your EV at home \*City Dependent
- Pet friendly building

## A HOME AND AN INVESTMENT

- Enjoy your home today and for years to come with the comfort of a 2-5-10 year Third Party New Home Warranty
- Maintain control of your investment and never lose the right to rent out your home
- The most up to date rainscreen technology makes your home long lasting and energy efficient
- All pitched roofs are constructed with 30-year asphalt shingles
- Sound limiting walls and ceilings provide peace and privacy
- A reputation you can trust, with a track record you can count on - Whitetails' principals have decades of construction experience

In the constant pursuit of the highest possible standards, and delivery of nothing except the absolute best new home product on the market today, Whitetail Homes reserves the right to add, remove or substitute the items described above in response to emerging marketplace trends, building codes, municipal requirements and availability of materials.

