



COLOUR SELECTION

UNIT: 1204
ADDRESS: 430 Square One Drive
MODEL TYPE: 1B
KITCHEN TYPE: Linear
PURCHASER: Rebecca Alexandria Fernandes

CABINERY			UPGRADE
LOCATION	DESCRIPTION		
KITCHEN: CABINETS	Black Havana Pine H3081 - Flat Panel (Standard Package FORWARD)		
MAIN BATH: VANITY CABINETS	Black Havana Pine H3081 - Flat Panel (Standard Package FORWARD)		
MAIN BATH: MEDICINE CABINET*	Black Havana Pine H3081 - Flat Panel (Standard Package FORWARD)		
MASTER ENSUITE: VANITY CABINETS	N/A		
MASTER ENSUITE: MEDICINE CABINET*	N/A		
TILE			UPGRADE
LOCATION	DESCRIPTION		
KITCHEN BACKSPLASH	Sequence Current: Hemitbone, Matte - #34915M13HER 1X3		YES
MAIN BATH: FLOOR TILE	Noos, Blanco, Billa, Naosp 1224, 12X24 (Upgrade)		YES
MAIN BATH: TUB SURROUND TILE	Noos, Blanco, Billa, Naosp 1224, 12X24 (Upgrade)		YES
MASTER ENSUITE: FLOOR TILE	N/A		
MASTER ENSUITE: SHOWER SURROUND TILE	N/A		
LAUNDRY	Rhyme, Colour: Silver Melody 12" x 24" (Standard Package FORWARD)		
COUNTERTOPS			UPGRADE
LOCATION	DESCRIPTION		
KITCHEN COUNTERTOP	S211, Noble Grey, (Upgrade 1)		YES
KITCHEN WATERFALL*	N/A		
KITCHEN BUILD UP	Edge 3/4" (Standard)		
MAIN BATH COUNTERTOP	Cementl, 3040, Classico Line, (Standard Package FORWARD)		
MAIN BATH BUILD UP	Edge 3/4" (Standard)		
MASTER ENSUITE COUNTERTOP	N/A		
MASTER ENSUITE BUILD UP	N/A		
FLOORING			UPGRADE
LOCATION	DESCRIPTION		
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINNING ROOM, DEN, BEDROOMS*	Solo SPC-LVP S-243 (Upgrade)		YES
APPLIANCES			UPGRADE
LOCATION	DESCRIPTION		
KITCHEN APPLIANCES: FRIDGE - OVEN - DISHWASHER	LG Refrigerator: LSBNHC1021P - 22" Wide Built In Bottom Freezer Refrigerator - Pull BP321320170 - Panel Ready (Linear Standard) GE Stove - JCAS640RWSS - 24" - Panel Ready (Linear Standard) GE Dishwasher - GB14123MILL - 24" - Pull BP321320170 - Panel Ready (Linear Standard)		
KITCHEN APPLIANCES HOOD FAN	Under Microwave OTR - HMV1472BHS - 24" (Linear Upgrade)		YES
PLUMBING AND ACCESSORIES			UPGRADE
LOCATION	DESCRIPTION		
KITCHEN: SINK	Undermount Series, 24" UDF-23181018 (Standard Linear)		
KITCHEN: FAUCET	Pull down Kitchen Sink Faucet K-976-BL, Matte Black (Upgrade)		YES
MAIN BATH: VANITY FAUCET	Single Handle Bathroom Sink Faucet K-977-60-4, Polished Chrome (Standard)		
MAIN BATH: TUB CONTROLS	Rite-Temp 2.0 GPM Bath K-7977-63-4, Polished Chrome (Standard)		
MAIN BATH: TOILET	Elongated 1.28 GPF Toilet K-3946-RA (Standard)		
MAIN BATH: ACCESSORIES	Infinity Series 24" Towel Bar 02-D8424 and Toilet Paper Holder, Polished Chrome (Standard)		
MASTER ENSUITE: VANITY FAUCET	N/A		
MASTER ENSUITE: SHOWER CONTROLS	N/A		
MASTER ENSUITE: TOILET	N/A		
MASTER ENSUITE: ACCESSORIES	N/A		
EXTRAS			UPGRADE
LOCATION	DESCRIPTION		
BASEBOARDS/CASINGS	Flat - 4 1/2" Baseboard / 2-3/4" Casing (Standard)		
INTERIOR DOORS	Flat Slab Hollow Core (Standard)		
INTERIOR DOOR HARDWARE	2000 Series Latichset LH201R Logan, Flat, Black (Upgrade)		YES
KITCHEN TRACK LIGHT	Pura Lighting - 4 Feet Track Light with 4 heads - PCMILAU58K - Black (Upgrade)		YES
WINDOW COVERING: LIVING ROOM AND BEDROOMS(p)*	Sky-Line Shades - Aluminum Cassette & Bottom Bar - Clear Anodized Finish, (Upgrade 2) Fabric - Sky-Line - Radiant XL-01 - Living Room (Upgrade 2) Fabric - Sky-Line - Radiant XL-0P-01 - Bedrooms (Upgrade 2)		YES

*see plan

Vendor:

DocuSigned by:
Rebecca Alexandria Fernandes
Purchaser's Signature: 04568E7D4644BF ...
Purchaser's Signature:



UPGRADE SELECTION

UNIT: 1204
ADDRESS: 430 Square One Drive
MODEL TYPE: 1B
KITCHEN TYPE Linear
PURCHASER: Rebecca Alexandria Fernandes

UPGRADES		
KITCHEN BACKSPLASH	Sequencia Current, Heritbone, Matte - #34915M13HER 1X3	\$ 2,127.50
MAIN BATH FLOOR TILE	Naois, Blanco, Brillo, Noasp1224 - 12X24 (Upgrade)	\$ 2,760.00
MAIN BATH TUB SURROUND TILE	Naois, Blanco, Brillo, Noasp1224 - 12X24 (Upgrade)	n/a
KITCHEN COUNTERTOP	5211, Noble Grey, (Upgrade 1)	\$ 1,840.00
ENTRY, KITCHEN, HALLWAY, LIVING ROOM, DINING ROOM, DEN, BEDROOM(S)*	Solo SPC (VP 5243) (Upgrade)	\$ 2,590.20
KITCHEN APPLIANCES: OTB	Water Microwave OTB - HWV1472BH5 - 24" (Linear Upgrade)	\$ 2,760.00
KITCHEN FAUCET	Pull down Kitchen Sink Faucet K-594-BL, Matte Black (Upgrade)	\$ 1,775.00
INTERIOR DOOR HARDWARE	2000 Series Latchset L4201 R, Legend, Flat, Black (Upgrade)	\$ 650.00
KITCHEN TRACK LIGHT	Pura Lighting - 6 Feet Track Light with 4 heads - PCMLA06BK - Black (Upgrade)	\$ 650.00
WINDOW COVERING: LIVING ROOM AND BEDROOM(S)*	Sky-Line Shades - Aluminum Cassette & Bottom Bar - Clear Anodized Finish, (Upgrade 2) Fabric - Sky-Line - Radiant XL-01 - Living Room (Upgrade 2) Fabric - Sky-Line - Radiant XL-01 - Bedroom (Upgrade 2)	\$ 1,610.00
SUBTOTAL:		\$ 17,002.70
HST		\$ 2,210.35
DÉCOR CREDIT:		
TOTAL:		\$ 19,213.05
DEPOSIT VIA MASTERCARD:		\$ 4,803.26
BALANCE DUE ON OCCUPANCY:		\$ 14,409.79

The following are the terms for the payment of the above extras:

- 1. Cheque payable to Aird & Belis LLP in Trust OR via Credit Card Payment
- 2. Full payment via Visa, Mastercard, or Cheque(s) for upgrades below Five Thousand (\$5000.00)
- 3. Twenty Percent (25%) Deposit via Visa, Mastercard or Cheque(s) for upgrades above Five Thousand (\$5000.01) with the remaining balance due on Occupancy

Purchaser(s) is responsible for verifying the accuracy of the information contained within this Upgrade Agreement

Purchaser has been advised of available upgrades offered by the Builder, and has declined any additional upgrades. Purchaser acknowledges and accepts that any further request for upgrades at a later date may not be possible due to construction scheduling and shall remain subject to Vendor's complete discretion. All requests for upgrades from and after the date hereof, if accepted and approved by the Vendor, shall be subject to an administration fee. The Builder reserves the right in its sole and unfeathered discretion at any time, whether before or after acceptance of a request to upgrade, to decline to accommodate any requested upgrade. Purchaser also acknowledges and accepts that all upgrades charges are subject to increase based on availability and/or time of order. All upgrades and/or change requests are final and binding on the Purchaser once approved and accepted by the Builder. No credit is available for any deletion of selected upgrade or change request, once approved by the Builder. Payment of deposit is to be made at time of order by way of either void credit card transaction or personal cheque made payable to Aird & Belis LLP in Trust. All upgrade deposits will be held in trust with Builder's solicitor pending completion, permitted release to the Builder or termination of the transaction as contemplated by the Agreement of Purchase and Sale.

Vendor:

DocuSigned by:
Rebecca Alexandria Fernandes

Purchaser's Signature: 04589E7D4644BF ...
Purchaser's Signature: _____



TERMS AND CONDITIONS

UNIT: 1204
ADDRESS: 430 Square One Drive
PURCHASER: Rebecca Alexandria Fernandes

The Purchaser acknowledges and agrees that the Vendor's obligation to install the chosen finishing selections is conditional and subject to the following terms and conditions.

1. Finishing choices are from Vendor's samples. Colour, texture, appearance, grain, etc. of all installed materials may vary from Vendor's samples due to manufacturing, natural variations in colour, product and installation process. The Purchaser acknowledges that the Vendor accepts no responsibility in the event that a chosen selection becomes subsequently unavailable for any reason whatsoever. If the Vendor is unable or unwilling to supply any of the Purchaser's selections, the Purchaser will, at the request of the Vendor, choose an alternate selection from the Vendor's samples within five (5) business days of being notified by the Vendor to do so. If the Purchaser does not re-select within five (5) business days, the Vendor will make such selections, which selections shall be final and binding on the Purchaser.
2. Where the Purchaser has made Upgrade selections or requested changes that are subject to additional charge, and provided the Vendor or its Sales Representative has notified the Purchaser of its agreement to complete same and the cost(s) for such Upgrade or change request, the Purchaser shall pay the total amount owing by certified cheque to the Vendor within seven (7) business days from being so notified. All cheques are to be made payable to Aird & Beris LLP, in Trust. Failure to pay the Upgrade or change request fees within the permitted time shall constitute a default under the Agreement of Purchase and Sale and, in such event, the Vendor may, at its option and without further notice, complete the unit to its original specifications.
3. The value of any credit(s) issued to the Purchaser for incomplete or deleted items, where applicable, shall be calculated by the Vendor in its sole and unfettered discretion and shall be non-negotiable. Credit(s), where applicable, shall be adjusted on the final closing Statement of Adjustments.
4. The Purchaser acknowledges and agrees that there shall be no change, alteration or deletion from this finishing selections sheet after acceptance by the Vendor.
5. If any Upgrade or item of finishing remains incomplete in whole or in part on the Occupancy Date, the Purchaser shall accept, without holdback, the Vendor's undertaking to complete such upgrade or item of finishing as soon as possible following occupancy closing. In the event the Vendor elects not to provide or install any selected upgrade or item of finishing that is at additional cost, the Vendor shall refund to the Purchaser by way of an adjustment on the final Statement of Adjustments that portion of the amount paid by the Purchaser allocated to the particular Upgrade or item of finishing not provided. The value of such adjustment to be determined by the Vendor in its sole and unfettered discretion. The said adjustment shall be accepted by the Purchaser as full and final settlement of any claim the Purchaser may have with respect to the said Upgrade or item of finishing and the Purchaser shall complete the closing (whether occupancy or final) without delay, condition or holdback.
6. In the event the purchase and sale transaction is not completed for any reason, the Vendor shall be entitled to retain the full payment for any Upgrade or change request. All sums so paid are acknowledged by the purchaser to be non-refundable.

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT OF PURCHASE AND SALE TO REMAIN THE SAME AND CONTINUE IN FULL FORCE AND EFFECT, AND TIME REMAINS OF THE ESSENCE

DATED at Mississauga this 4th of MARCH, 2022

DocuSigned by:
katie brull

8D3EE72B5EB42A

Purchaser Signature:

Witness Signature:

DocuSigned by:

Rebecca Alexandria Fernandes

84568E7D44644BF

Purchaser Signature:

DATED at Toronto this 15 of March, 2022

THE UNDERSIGNED hereby accepts this offer.

AMACON DEVELOPMENT (CITY CENTRE) CORP

PER:

I have the authority to bind the corporation

Avia / 1204

----- TRANSACTION RECORD -----

AMACON
856 HOMER ST 500
VANCOUVER BC

Purchase

Mar 04, 2022 10:55:16

MASTERCARD *****3868

Entry: Manual (M)

Ref#: 178-1D2063393162318

Auth#: 05490J Response: 01-027

Order: MGO1646409315181

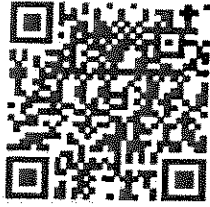
Username: Decor2022

Amount \$ 4 803.26

Approved

Signature Not Required

Merchant copy





Avia Tower One

Suite 1204
Unit 4 Level 12 -

BROKER COOPERATION AGREEMENT

Floor Plan DAWN

THIS AGREEMENT is made between: Amacon Development (City Centre) Corp., the Vendor and **RE/MAX ULTIMATE REALTY INC.**, the Co-Operating Brokerage in connection with the sales of the unit in Avia - Tower ONE, Block 1, Mississauga).

The Vendor will pay to the Co-Operating Brokerage a referral fee (the "Fee") in the amount of **four percent (4.00%)** of the net Purchase Price of the Unit (the "net" purchase price being less applicable taxes, and excluding any monies paid for extras, upgrades & incentives), plus applicable HST on the sale as a full co-operating fee in consideration for the first direct, in person introduction of the Purchaser to the **Avia - Tower ONE, Block 1** Project, with payment of such fee to be made on Final Closing. To be eligible for the Fee, the Purchaser must be accompanied by the Co-Operating Brokerage (or a licenced salesperson employed by the Co-Operating Brokerage) on the Purchaser's first visit to the Vendor's Sales Center and both the Purchaser and the Co-Operating Brokerage (or licenced salesperson) must register with the Vendor's receptionist at such time. The Purchaser must not have previously registered with the Vendor and close the transaction in order for the Fee to be earned. The Purchaser must enter into a firm and binding Agreement of Purchase and Sale with the Vendor.

The Co-Operating Broker acknowledges and agrees that:

- (i) telephone registrations are not permitted and will not be valid;
- (ii) the on-site in person registration will be valid for 60 days only from the Purchaser's first visit to the sales office (as determined by the date of the registration with the Vendor's Sales Centre receptionist); and
- (iii) the Co-Operating Broker (or licenced salesperson) must accompany the Purchaser(s) for the execution of the Agreement of Purchase and Sale;

Failure to meet the above requirements will result in the Fee being denied.

Provided the above conditions are met, the Fee shall be paid as follows:

- a) Two percent (2.0%) upon payment by the Purchaser of a **minimum of 10% Deposit toward of the Purchase Price of the Unit, which Deposit shall have cleared the Vendor's Solicitor's trust account;** and
- b) Two percent (2.0%) within 45 days following Closing;

The Co Operating Brokerage must submit **separate** original invoices for each instalment of the Fee. The Vendor requires a reference/invoice number and original invoices. Faxed invoices will not be accepted. Original invoices are to be mailed to: Amacon Development (City Centre) Corp., Accounts Payable, 1 Yonge Street, Suite 601, Toronto, ON M5E 1E5. All questions and invoices regarding procedure or Fee payable should be directed to the Vendor Tel. 416 369 9069.

The Co Operating Brokerage acknowledges and agrees that neither the Co Operating Brokerage nor any sales agent employed by the Co Operating Brokerage is authorized by the Vendor to make any representations or promises to the Purchaser regarding Avia - Tower ONE, Block 1 Project or the particulars of the sale of the Unit. In this regard, the Co Operating Brokerage covenants and agrees to indemnify and save the Vendor harmless from and against any actions, claims, demands, losses, costs, damages and expenses arising directly or indirectly as a result of any misrepresentation made by the Co Operating Brokerage (or its sales agent) to the Purchaser with respect to Avia - Tower ONE, Block 1 Project or the sale of the Unit.

The Co Operating Brokerage acknowledges and agrees that the Vendor shall have the right of set-off and reconciliation against any Fees for any amount owing by the Co-Operating Broker to the Vendor. The Co Operating Brokerage expressly agrees that the net purchase price and Fee calculation is subject to reconciliation and adjustment at the time of Final Closing for any incentives, credits or other reductions in the purchase price agreed or approved by the Vendor any time prior to Final Closing.

This Agreement shall be binding on the parties and their respective successors and assigns.

The Vendor and the Co Operating Brokerage agree to the terms and conditions expressed in this Agreement.

NAME OF PURCHASER(S): REBECCA ALEXANDRIA FERNANDES
Suite 1204 Tower Avia 1

Purchase Price:	\$469,400.00
*Net Purchase Price:	\$437,342.83
Less Incentive:	\$6,000.00
Fee (Net Commission):	\$17,253.71

We agree to the terms and conditions as set out herein and acknowledge this date having received a true copy of this Agreement.

DATED at Mississauga, Ontario this **31st** day of **March, 2019**.

Witness

Signature:

Co-operating Brokerage / Sales Representative
RE/MAX ULTIMATE REALTY INC.
DAVID VU/BRIDGETTE O

Attach Business Card Here

PER:

Authorized Signing Officer
I have the authority to bind the Corporation

Date:

May 23, 2019

AMACON DEVELOPMENT (CITY CENTRE) CORP.