

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.			RECEIVED	
PURCHASER: Diana NIZAMI			JUN 21 2022	TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
572 / 4	62M-1266	Springfield Eleven (4 Bed with Guest Suite) Elev 1		

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2	
13Jun22 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - SHIFT FRIDGE LOCATION AS PER SKETCH	
13Jun22 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2	
13Jun22 Note:	
1 - KITCHEN HOOD CABINETS - CONTEMPORARY WOOD HOOD – UPGRADE 2	
13Jun22 Note:	
1 - KITCHEN CABINETRY - APPLIANCE DOOR PANELS - FRIDGE DOOR PANELS - SUPPLY ONLY - 30"-36" WIDE FRIDGES - UPGRADE 2	
13Jun22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN FRIDGE CABINET - PRICE IS EACH	
13Jun22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2	
13Jun22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2	
13Jun22 Note:	
1 - KITCHEN - RELOCATE STANDARD PANTRY AS PER SKETCH	
13Jun22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2	
13Jun22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 2	
13Jun22 Note:	
1 - KITCHEN CABINETRY – MINI STACKED UPPER CABINETS – UPGRADE 2 CABINETRY	
13Jun22 Note: PURCHASERS DECLINE CROWN MOULDING AND ACKNOWLEDGE AND ACCEPT THAT THERE WILL BE A GAP BETWEEN MINI UPPERS AND CEILING	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT	
13Jun22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM	
13Jun22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - MUD ROOM	
13Jun22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN	
13Jun22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER	
13Jun22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE BATHROOM - SHOWER	
13Jun22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR	
13Jun22 Note:	

CONSTRUCTION

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Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

PURCHASER: Diana NIZAMI

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
572 / 4 CONSTRUCTION	62M-1266	Springfield Eleven (4 Bed with Guest Suite) Elev 1		

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET

13Jun22

Note:

COUNTER TOP

1 - UPGRADE COUNTERTOP MATERIAL - Kitchen

13Jun22

Note:

ELECTRICAL

1 - NOTE: FRIDGE SHIFTED ***SEE SKETCH FOR LOCATION

21Jun22

Note:

1 - KITCHEN - FAN INSERT FOR UPGRADE 36" HOOD - CYCLONE BX21534

13Jun22

Note:

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY

13Jun22

Note:

1 - 200 AMP ELECTRICAL SERVICE - IF CONSTRUCTION PERMITS

13Jun22

Note:

3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - MASTER ENSUITE & ENSUITE 2/3 & ENSUITE 4 BATHROOMS

13Jun22

Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

13Jun22

Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE

13Jun22

Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST

13Jun22

Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE

13Jun22

Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM

13Jun22

Note:

1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM

13Jun22

Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - DINING ROOM

13Jun22

Note:

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL

13Jun22

Note:

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE

13Jun22

Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL

13Jun22

Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM

13Jun22

Note:

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASER: Diana NIZAMI				TEL:
LOT / PHASE 572 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Springfield Eleven (4 Bed with Guest Suite). Elev 1		
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - GUEST SUITE 13Jun22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 13Jun22 Note:				

PLUMBING

1 - SOAP DISPENSER - CHROME FINISH - MOEN #S3944C - KITCHEN 13Jun22 Note:	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 13Jun22 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 13Jun22 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 13Jun22 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 13Jun22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 13Jun22 Note:	

EXTRAS AS PER OFFER

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
Granite kitchen counter top, from Vendor?s standard samples Worksheet Note:	
(1) The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Worksheet Note:	
Purchase Price includes 3 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendors approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the loc Worksheet Note:	
10 foot ceiling height on Main Level. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu Worksheet Note:	

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Purchaser: Diana NIZAMI

Telephone Res. / Bus: /

Decor Advisor: Candace Forza

Lock Date: 13-Jun-22

Property: 572

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Eleven (4 Bed with Guest Suite)

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	467SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	DORAL W-500	464SA
Ensuite Bath - Bedroom 2/3	DORAL W-500	464SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	464SA
Guest Ensuite Bathroom	DORAL H3081 HACIENDA BLACK	464SA

Appliances:

Built In Appliances ☒ Yes ☐ No

Slide In Stove ☐ Yes ☒ No

Dishwasher Cabinet ☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
Guest Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	

** Refer to Construction Summary

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Lock Date: 13-Jun-22

Property: 572

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Eleven (4 Bed with Guest Suit)

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-TORANO STATUARIO POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-CONCEPT 599 WHITE-13X13	<input type="checkbox"/>	
Guest Ensuite Bathroom	TILE-CONCEPT 599 WHITE-13X13	<input type="checkbox"/>	
MUD ROOM	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-TORANO STATUARIO POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE-8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE-8X16	
Guest Ensuite Bathroom	TILE-SILVIA WHITE-8X16	
MUD ROOM	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

Yes

No

Dishwasher Rough-In

Yes

No

Waterline for Fridge

Yes

No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Diana NIZAMI

/

Candace Forza

13-Jun-22

Property: 572

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Eleven (4 Bed with Guest Suite)

Plan #: 62M-1266

7. Other Flooring		
Main Hall	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-GELATO-5"	
Living Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-GELATO-5"	
Dining Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-GELATO-5"	
Family Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-GELATO-5"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-GELATO-5"	
Upper Hall	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990	
Master Bedroom	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990	
Bedroom #2	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990	
Bedroom #3	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990	
Bedroom #4	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990	
Bedroom #5	N/A	
FLEX ROOM	LAMINATE-PARKLANE-VENICE OAK LIGHT-TL-EL-3990	
GUEST SUITE	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-MAPLE-DURAMATT-GELATO-5"	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE GELATO MAPLE
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATION	Complimenting Colour	MIRAGE GELATO MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATION	Complimenting Colour	MIRAGE GELATO MAPLE

Red Oak Stairs ☒ Yes ☐ No

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Guest Ensuite Bath	22 WARM GREY
		Guest Ensuite Bedroom	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

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Telephone Res. / Bus: /

Decor Advisor: Candace Forza

Lock Date: 13-Jun-22

Property: 572

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Eleven (4 Bed with Guest Suite)

13-Jun-22

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A			

** Refer to Construction Summary

11. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type	N/A			FLAT ON WALL			N/A		
Mantle Type	N/A			MANTLE M6			N/A		
Colour / Stain	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A			NERO			N/A		
Hearth	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	CYCLONE INSERT 34" #BX21534		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes


1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

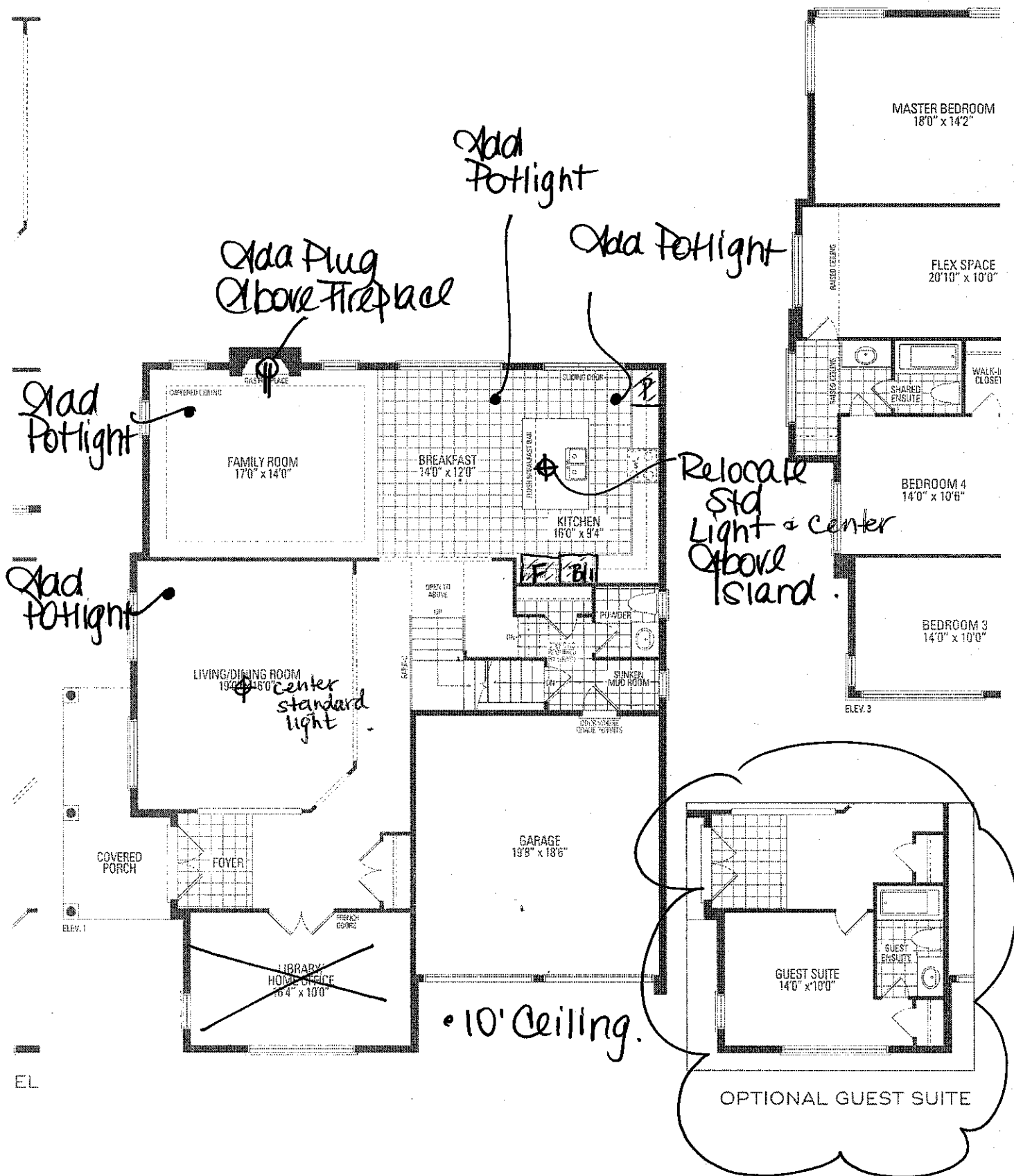
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature: 

Date: June 13, 2022

572-Russell Gardens
Ph. 4

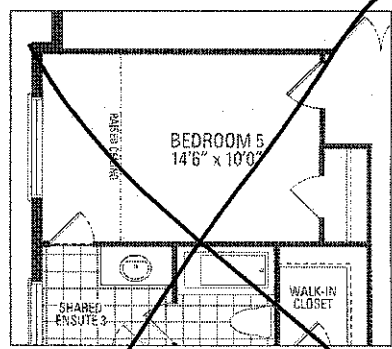
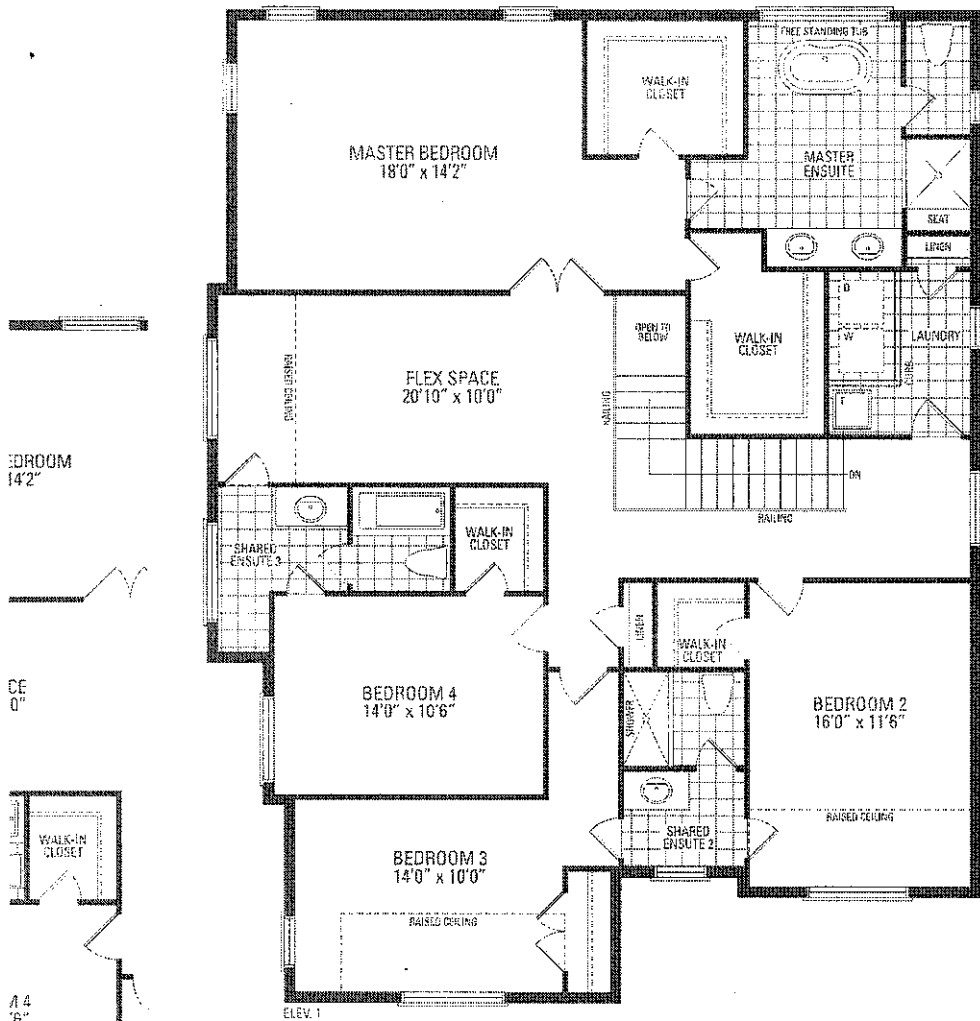


SPRINGFIELD ELEVEN ELEV. 1 • 3,621 sq.ft. | ELEV. 1

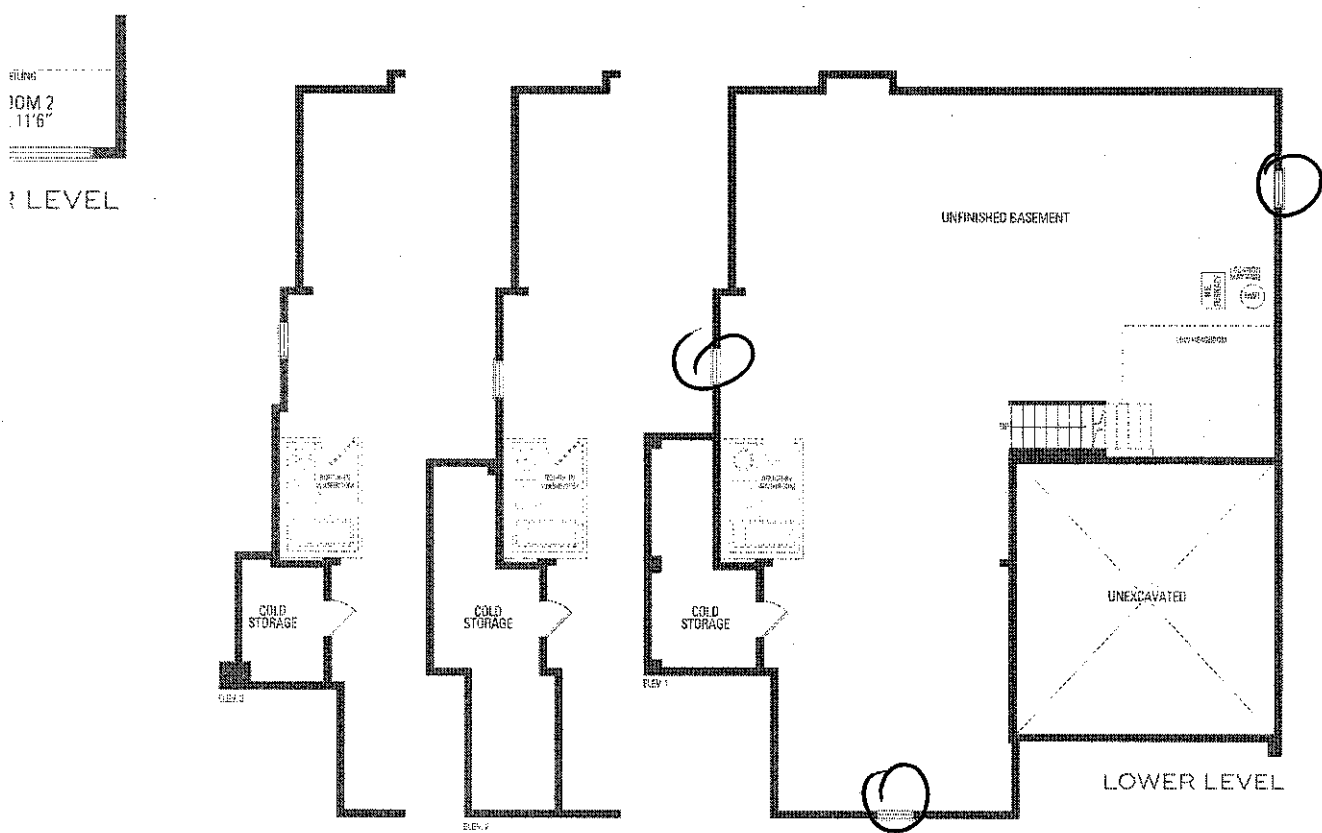
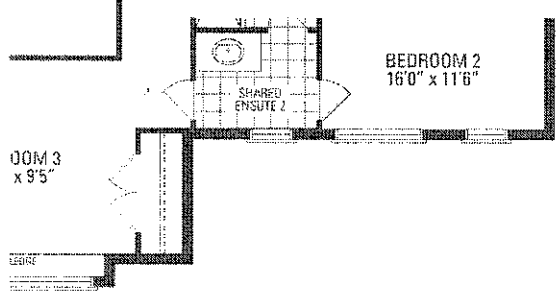
Orientation of home may be reversed and purchaser agrees to accept same. Steps and porches may vary a stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural details

[Handwritten signature]

572
Russell Gardens
Ph-4



OPTIONAL 5 BEDROOM



• 3 enlarged basement windows

LEV. 3 • 3,633 sq.ft. | Include 16 sq.ft. of open area.

grading variance. Actual usable floor space may vary from the adjoining model types may vary due to siting. E. & O.E May 2021

Purchaser: Nizami
Lot: 572-Russell Gardens - Ph. 4

Schedule SMART
Russell Gardens Building Ltd. (Phase 4)

Smart Home System includes:

1. One (1) Smart Home Hub installed in a location as determined by the Vendor;
2. One (1) Doorbell camera supplied and installed at front door;
3. One (1) smart home thermostat to be installed in a location as determined by the Vendor;
4. One (1) smart Flood sensor to be installed in a location as determined by the Vendor which is designed to detect water in the location of the sensor only;
5. Smart light switches to be installed in such locations as determined by the Vendor;

Certain devices for The Smart Home System require a fully functioning WiFi network and internet connection and others work on the Zwave wireless network. Provision of WiFi, internet access and functionality shall be the sole responsibility of the Purchaser and the Vendor assumes no responsibility or obligation with respect to the functionality or performance of a homeowner's internet or WiFi network. The Vendor does not guarantee that networks, equipment, or services will meet all homeowner needs.

The Purchaser will be required to download the Homewave Smart Connect App (the "App") in order to configure and set up the Smart Home System devices. The Purchaser is responsible to ensure that they have the appropriate technology to download the App and any charges and fees for download and/or data usage shall be at the Purchaser's sole cost and expense. Access to the App shall be provided free of charge for 1 year from the Closing Date and thereafter the Purchaser may enter into an agreement with Homewave Smart Connect to continue the services for a monthly fee (currently \$10.00/month plus HST). Fees subject to change without notice.

Purchasers are responsible for configuring all security features. The Vendor does not warrant or represent that any network or Smart Home System devices are secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. The products and services for the Smart Home System are provided by third parties, and not the Vendor. The Vendor does not guarantee any equipment or services provided by third parties. If the Purchaser contracts with the third-party provider to upgrade or purchase further devices, the Vendor has no responsibility for same, including but not limited to, the installation, service, safety or functionality of said products.

Energy claims are not based upon specific testing of an individual home but are general assumptions. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

The Vendor is providing only those Smart Home System's devices and components listed in this Schedule. Please see the balance of your Agreement of Purchase and Sale for additional information, disclosures, and disclaimers relating to your home and its features. The specific features in a home may vary from home to home and from one community to another. The Vendor reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole and unfettered discretion. The Vendor reserves the right, in its sole and absolute discretion, to omit installation of the Smart Home System, in part or in whole, and the Purchaser shall have no claim for abatement or reduction the Purchase Price or to any delay in closing. Installation of the Smart Home System may result in the elimination of other features listed in Schedule GP or other information material, such as but not limited to set back thermostat, rough-in for alarm or other features deemed redundant as a result of the installation of the Smart Home System.

Purchaser Initials	Purchaser Initials
