

LORMEL DEVELOPMENTS (BRADFORD) LTD.
PURCHASER EXTRAS

LOT - 122 P.E #002 -- Rosemount – 2800

Attention Trades...

The following items below are Purchaser Extras, please make sure that they are done on time and properly complete. Any outstanding items will be Back Charged. If you have any questions please call Roberto Ruiz. Make sure that you review ALL of the items on the Purchaser Extras.

Please be advised that Purchase Orders will come at a later date.

***Also it is very important to speak to Roberto Ruiz before starting on site **

TRADE:	ITEMS TO BE COMPLETED
All-Tronic	#1, #2
Internazionale Electric	#2, #4, #7, #8, #10
Maple Drywall	#3
Miranda Painting	#3
CPL	#5
Pipecon	#6, #7, #8
Liberty	#6, #7, #8, #9, #11
Brown Window	#6
Allstar Carpentry	#7
Mansteel	#7
Kingswood	#8, #11

Date: September 10, 2020
From: Lormel Homes
Site Trailer – Jai Fitzgerald
Tel: 905-775-3633
Site Trailer Fax: 905-775-9083

NOTE: If more information is needed please call Roberto Ruiz cell-416-688-9324
If more information needed on quotes or changes, please call Zachary 905-832-2023 ext. 224



Schedule B-3 – Purchaser’s Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): Paul Palermo & Melissa Palermo

LOT NUMBER: 122 PHASE: 3

MODEL: Rosemount 2800

P.E.#: 002

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order.

No.	DESCRIPTION	PRICE
1.	Cost to provide *conduit –only* - from basement to attic.	
2.	Provide for future wall mount TV above the fireplace. (includes: dedicated electrical, conduit for future Tech cable to floor receptable and to end beside the fireplace, doe not included any brackets or mounting or mounting for TV)	
3	Provide for Smooth ceilings throughout the main floor in lieu of standard stippled ceilings	
4	Provide and install additional exterior coach lamp at garage. Note - installation of coach lamp to be located above each garage door	
5	Provide and install black exterior railing in lieu of standard	
6.	MASTER ENSUITE - Delete Soaker tub, relocate the toilet. – <i>REMOVE WINDOW TO GO ABOVE TOILET. AGAIN.</i> Increase the vanity to be wall to wall, based on Builder's standard samples <i>RSO</i>	
7	KITCHEN - REVISED LAYOUT (Pricing for cabinets and granite is based on Builder's standard samples) Delete the trimmed openings between the kitchen and main hallway and the main hallway and family room	
8.	In lieu of peninsula, provide and install 2x6 island with extend flat bar top (island tip is 3x6). relocate the dishwasher next to the sink. Extend upper and lower cabinets on sink wall. Relocate the fridge opening to sink wall. Re-center the stove based on revised layout.	
9	Provide for counter depth fridge enclosure with two gables	
10	Prov ide and install additional interior ceiling light (on separate switch), centered above the kitchen island	
	Continued on Page 2	
H.S.T. New Total: Less Bonus Package (if Applicable) TOTAL: Net upgrades continued on Page 2		
TOTAL		

The above extras and upgrades are to be included during the construction of the above house for the above named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER

Per: _____
VENDOR



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale

September 8, 2020; Page | 2



VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): Paul Palermo & Melissa Palermo

LOT NUMBER: 122 PHASE: 3

MODEL: Rosemount 2800

P.E.#: 002

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[illegible]

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- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
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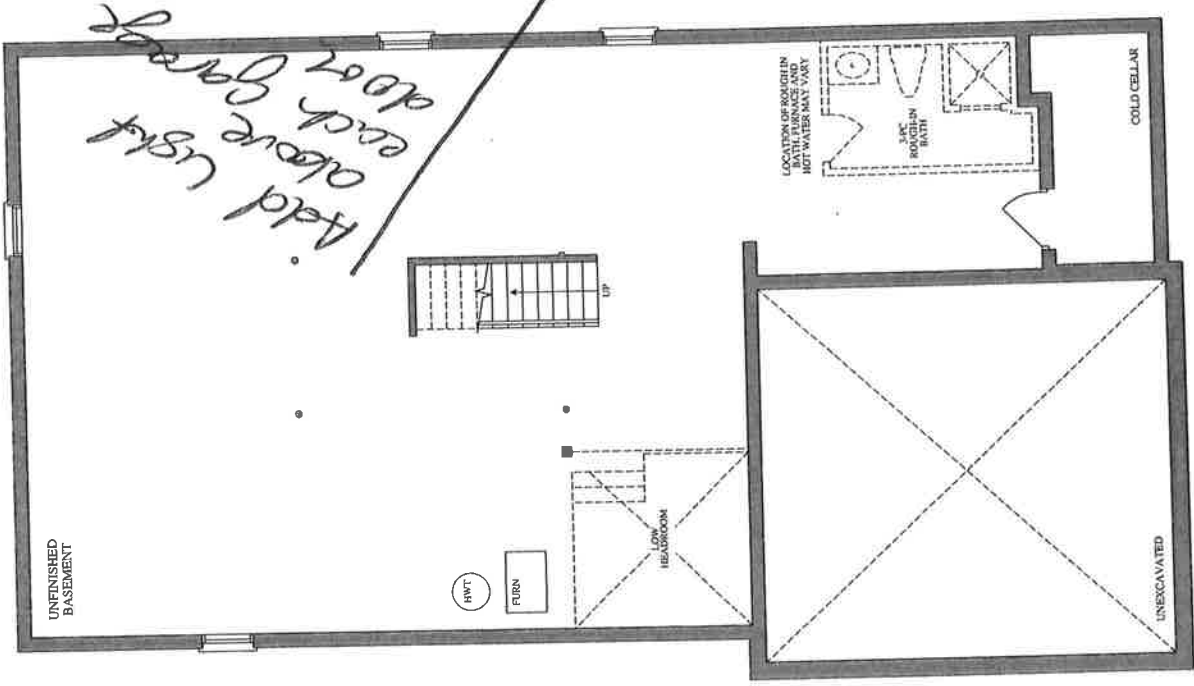
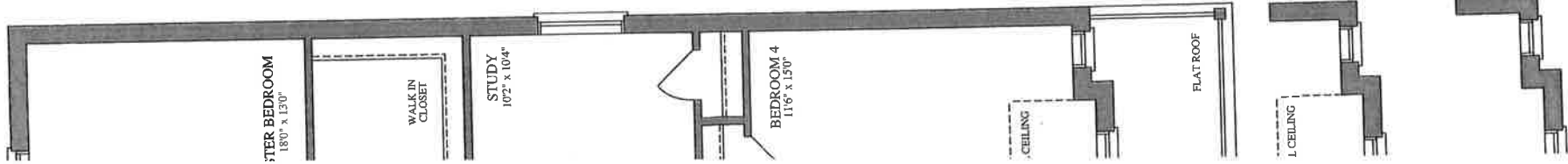
PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER

Per: VENDOR

LOT 122, Ph 3



BASEMENT
ELEVATION A, B, C

The ROSEMOUNT



ELEVATION A ▲ 2,800 SQ. FT.



ELEVATION B ▲ 2,800 SQ. FT.



ELEVATION C ▲ 2,800 SQ. FT.

Formel
HOMES

Plans and specifications are subject to change without notice. E & C. E. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.