



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale



VENDOR: LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): SLAIWA, Daylor & SLAIWA, Dali
LOT NUMBER: 123 PHASE: 3
MODEL: 2760 Stanton
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.	Provide and install rough-in conduit in garage for future electric car charger	
2.	Provide and install 8'ft double garage doors (increased height) in lieu of standard door height (door style to remain standard - frame to be painted the same colour as garage door), if grade permits.	
3.	Provide and install provisions for future wall mount TV (includes: dedicated electrical, conduit for future Tech cable to floor level receptacle and to end beside the fireplac) above the fireplace in the family room. This does not include any brackets or mounting for TV.	
4.	Provide and install fridge enclosure in kitchen area (counter-depth fridge cabinets, 65cm comes with 2 gables) in lieu of standard opening.	
5.	Provide for smooth ceilings throughout the main floor	
6.	Provide and install black exterior railing at front elevation of home in lieu of standard.	
7.	Provide and install cabinet provision plus dedicated electrical for futre Over the Range Microwave in kitchen area. *Note: Purchaser must provide all specifications for future Over the Range Microwave.	
8.	Decrease the Living Room, and provide a main floor office, as per sketch. Provide and install stadnard inteior door and hardware. Remove the remaining walls and trimmed openings between the family room and dining room and between the dining room and main hallway.	
9.	POWDER ROOM / MAIN FLOOR LAUNDRY ROOM CHANGE: Switch the location of the laundry room and powder room, as per sketch. New Laundry room to provide for stackable washer and dryer. The standard laundry tub to be relocated to the basement near the furnace area.	
10	REVISED POWDER ROOM - Provide and install vanity in lieu of pedestal sink. Provide and install 3x5 shower, opening to be wall to wall so that purchaser can install wall to wall shower curtain or frameless glass enclosure with door at their own expense and responsibility. Please note - the new powder room to be level with the main floor (not step down). Price based on standard tile in the shower including the ceiling and standard vanity cabinet and countertop It is understood the laundry room will be increased by 1ft and the Breakfast area will be reduced by 1ft to accommodate this change	
11		
Extra's Subtotal:		\$ 0.00
H.S.T.		\$ 0.00
New Total:		\$ 0.00
Less Bonus Package (if Applicable)		
TOTAL:		\$ 0.00
Net upgades 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



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LOT NUMBER: 123 PHASE: 3
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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Shift the rough-in door opening between the garage and the main floor hallway. Purchaser understands that the grading does not permit the door to garage.	
12.	Provide for "All Stone" on front elevation.	
13.	Provide for side door at basement stairs landing. Includes side entry door with glass insert.	RSO 34" x 83"
14.	Provide for frameless glass shower door in Bedroom 4-Ensuite 2	
Extra's Subtotal:		\$ 0.00
H.S.T.		\$ 0.00
New Total:		\$ 0.00
Less Bonus Package (if Applicable)		
TOTAL:		<u>\$ 0.00</u>
	TOTAL	

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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

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PURCHASER

Per: _____
VENDOR