



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale
VENDOR: BELLAIRE PROPERTIES INC.



PURCHASER(S): Joy Lily Chia & Hoc You David Lam
LOT NUMBER: 46 **PHASE:** 5
MODEL: Manitou 2480
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.	Reduce size of opening between Great Room and Breakfast area (to align with powder room wall), as per sketch.	
2.	Provide and install complete valance lighting below upper cabinets in the kitchen area. *Up to 6 fixtures *Includes rough-in-and switch. *Note: Price includes LED light fixtures and does not include kitchen valance moulding.	
3.	Provide and install 4 LED Interior Pot Lights with Dimmer switch in the Great Room, as per sketch. *Note: Standard centered ceiling light to remain. *Refer to sketch for pot light alignment.	
4.	Provide and install 4 LED Interior Pot Lights with Dimmer switch in the Family Room, as per sketch. *Note: Standard centered ceiling light to remain. *Refer to sketch for pot light alignment.	
5.	Provide and install 4 LED Interior Pot Lights with Dimmer switch in the Kitchen/Breakfast Area, as per sketch. *Note: Standard centered ceiling light to remain. *Refer to sketch for pot light alignment.	
6.	Provide smooth ceilings on the main floor in lieu of standard stippled ceilings	
7.	Provide smooth ceilings on second floor in lieu of standard stippled ceilings	
8.	Provide and install Black/Iron Ore Window Frames throughout the main and 2nd floor in lieu of white, includes front door frame and patio doors. *Basement windows must remain as white *Price is based on standard height for front door, patio sliders and windows.	
9.	Provide provisions to accommodate future slide - in Range in lieu of standard future free-standing Range in the kitchen area. Price is based on Vendor's standard countertop. * Note: A slide-in range fits flush with the countertop and the cooktop portion slightly protrudes which rests on top of the countertop on either side. An additional piece of countertop behind the range is required, unless otherwise specified by the manufacturer. * Purchaser must provide all specifications for future Slide-in Range.	
10.	Provide and install counter - depth fridge enclosure in kitchen area (65cm comes with 2 gables) in lieu of standard fridge opening. Net upgrades continued on page 2	
Extra's Subtotal:		
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 _____

PURCHASER _____

LORNEL DEVELOPMENTS (BRAND) LTD.

PURCHASER _____

VENDOR _____

**File Copy for
Construction
Office**
(original verified at
Head Office)



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LOT NUMBER: 46 **PHASE:** 5
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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
	Net upgrades continued from page 1	
11	Provide and install upgrade chimney style hoodfan (Name: Cyclone, Alito Collection, 30", Stainless Steel, Baffle Filter, 550CFM, Model SCB50130) in kitchen area in lieu of standard.	
12	Provide and install upgrade shower kit (DELTA: DF-KIT19, Chrome) for the primary ensuite bathroom in lieu of standard. *Note: Shower head to come out from the wall.	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Balance of Bonus Package to be used towards the Purchase of Upgrades		
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

PURCHASER

ORME DEVELOPMENTS (BRADFORD) LTD.

Per:

VENDOR

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