



Schedule B-3 – Purchaser’s Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Mohammad Malik & Muhammad Usama & Mussarat Saleem

LOT NUMBER: 25 PHASE: 2

MODEL: Nipissing (3210) Elev B

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.	Cost to provide "conduit - only" in garage for future electric car charger	
3.	Cost to Provide Black/Iron ore Window Frames throught 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. *Price has increased to reflect extended ceiling heights	
4.	Cost to provide black exterior railing at front elevation of home in lieu of standard. Based on standard elevation - price per model *due to lot grading some elevations may not require any railing at stairs or porch, in the event that railing is not required purchaser will be credited back.	
5.	Basement Windows - Add two additional basement window - standard size 30x20, standard white window frame	
6.	Built-In appliance provision in kitchen - includes cabinet and electrical provisions for future: Built in oven(s) c/w bottom drawer ; microwave cut-out, upper cabinet; *plus cooktop c/w false drawer , plus pots & pan drawers in kitchen area. Counter depth fridge enclosure with two gabs. Built-In fridge is an upgrade and will need to be priced out. *Note: Not all models can accommodate this upgrade. Purchaser must provide all specifications for all future Built-in appliances. - PLEASE NOTE - IN ORDER FOR US TO ACCOMMODATE THIS ITEM, WE WILL NEED TO REMOVE THE PANTRY - XXXXXXXXXXXXXXXXXXXXXXXXXXXX	
7.	Chimney Hood Fan - Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. Note* Not all models can accommodate this change. Builder will try to accommodate centering the vent as best as possible - Purchaser must provide all specifications for future chimney style hood fan/exhaust fan.	
8.	Provide 10ft ceilings on the main floor in lieu of standard - does not include areas where bulkheads are required . Windows sizes will be increased by 6" in height , based on standard white window frames *there will be an approximate 1ft gap between the upper cabinets and bulkhead in the kitchen - front door(s) and patio sliding doors to be increased in height based on standard door style.	
9.	Provide 9ft ceilings on the 2nd floor , with standard interior door height in lieu of standard. - Does not include areas where bulkheads are required - Window sizes will increase 6" in height, based on standard white window frames - all interior doors on the 2nd floor to be increased to 8ft, based on standard door style/hardware	
10.	ENSUITE 2- BEDROOM 4 - Upgrade to frameless glass shower door (only), standard size, if applicable. - (clear glass/chrome handle hardware) in lieu of standard 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 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:

PURCHASER

PURCHASER

TERMS: CASH ON DELIVERY IN FULL

LORMEL DEVELOPMENTS 5000 HWY 101, UNIT 10

Per: VENDOR

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



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 002

[illegible]

• The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the Vendor cannot fit the extra but not covered extra. 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.

PURCHASER

Per: _____
VENDOR

File Copy for
Construction
Office

(original verified at
Head Office)