



**LOT # 024 P.E #003** – Model - NIPISSING - (OPT 2<sup>ND</sup> FLOOR) - 3210- PH2

***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.***

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

Date: February 23, 2022  
From: Lormel Homes  
Site Clerk: Jai Fitzgerald  
Site Tel: 905-775-3633  
Site 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: BELLAIRE PROPERTIES INC.

PURCHASER(S): Hemantkumar Natvarlal Patel  
LOT NUMBER: 024 PHASE: 2  
MODEL: 3210 Nipissing (Opt. 2<sup>nd</sup> Flr)  
P.E.#: 003

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 level 2 kitchen cabinets in lieu of level 1 cabinets. *Note: Price is based on revised kitchen layout.	
2.	Provide and install level 2 stone counter tops in the kitchen area in lieu of level 1. *Note: Price is based on revised kitchen layout.	
3.	Provide and install level 6 floor tiles in the foyer, powder room and kitchen/breakfast area in lieu of level 1. *Note: Price is based on revised kitchen/breakfast layout.	
4.	Provide and install option 1A hardwood floors at upper hallway *only* on 2 <sup>nd</sup> floor in lieu of level 1 carpet.	
5.	Provide stain to stairs, handrail and posts etc. (to compliment the colour of hardwood floors) from main to second floor. *Note: Price is based on iron/metal pickets.	
6.	Provide and install level 2 trim package (New Traditional - 5 1/2"x 9/16" (MFP82342) Baseboard, 3 1/2"x 11/16" (MFP803182) Casing, 1 3/8"x 3/8" Door Stop Base Shoe (MFP8662B2)) throughout the main and 2 <sup>nd</sup> floor in lieu of level 1.	
7.	Provide and install level 4 floor tiles in the primary ensuite bathroom in lieu of level 1.	
8.	Provide and install level 4 shower mosaics in the primary ensuite shower floor in lieu of standard, price to include upgrade grout.	
9.	Provide and install level 4 floor tiles in the 2 <sup>nd</sup> ensuite (Bdrm 4) bathroom in lieu of level 1.	
10.	Provide and install level 4 shower mosaics in the 2nd ensuite (Bdrm 4) shower floor in lieu of standard, price to include upgrade grout.	
	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: \_\_\_\_\_  
PURCHASER

PURCHASER \_\_\_\_\_

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

PAID TO: \_\_\_\_\_  
(ENDORSE)

**File Copy for  
Construction  
Office**

(Original verified at Head Office)





## Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale

VENDOR:

BELLAIRE PROPERTIES INC.

**PURCHASER(S): Hemantkumar Natvarlal Patel**

**LOT NUMBER: 024 PHASE: 2**

**MODEL: 3210 Nipissing (Opt. 2<sup>nd</sup> Flr)**

**P.E.#: 003**

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 level 4 floor tiles in the shared bathroom in lieu of level 1.	
12.	Provide and install extended extended uppers to the bulkhead (9'ft) in the kitchen area, price is based on revised kitchen and level 2 cabinetry.	
13.	Increase size of opening for future cooktop and hood fan/exhaust fan to 36" inches wide, see specs.	
14.	DELETE ITEM #17 (Corner Cabinet - Upper angled corner cabinet between the sink and stove), as per Schedule B-3 Purchaser's Extras #002 Dated July, 13, 2021 - As per recommendation from kitchen contractor.	
15.	Provide and install level 1 stone counter top in the primary ensuite bathroom in lieu of standard	
16.	Provide and install level 1 stone counter top in the shared bathroom in lieu of standard	
17.	Provide and install level 1 stone counter top in the 2 <sup>nd</sup> ensuite (bdm 4) in lieu of standard	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		TOTAL BALANCE DUE, Added to the Purchase Price as an Adjustment on Closing
		<b>TOTAL</b>

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: \_\_\_\_\_

PURCHASER

PURCHASER

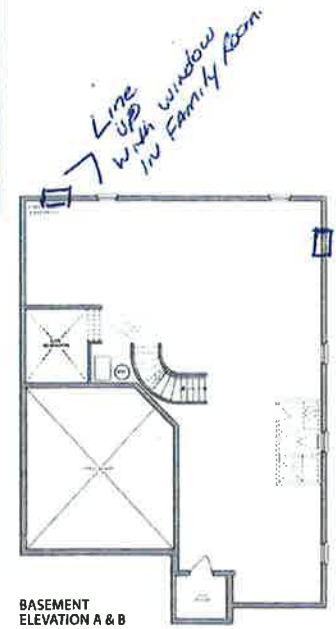
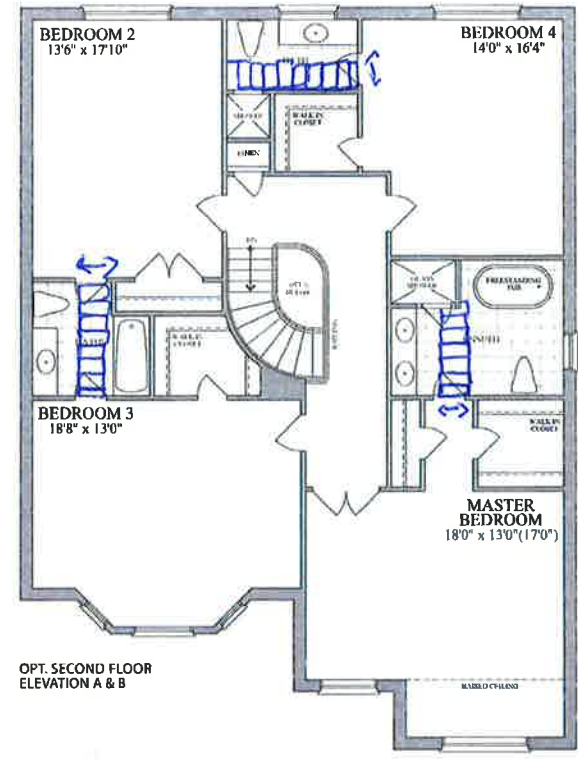
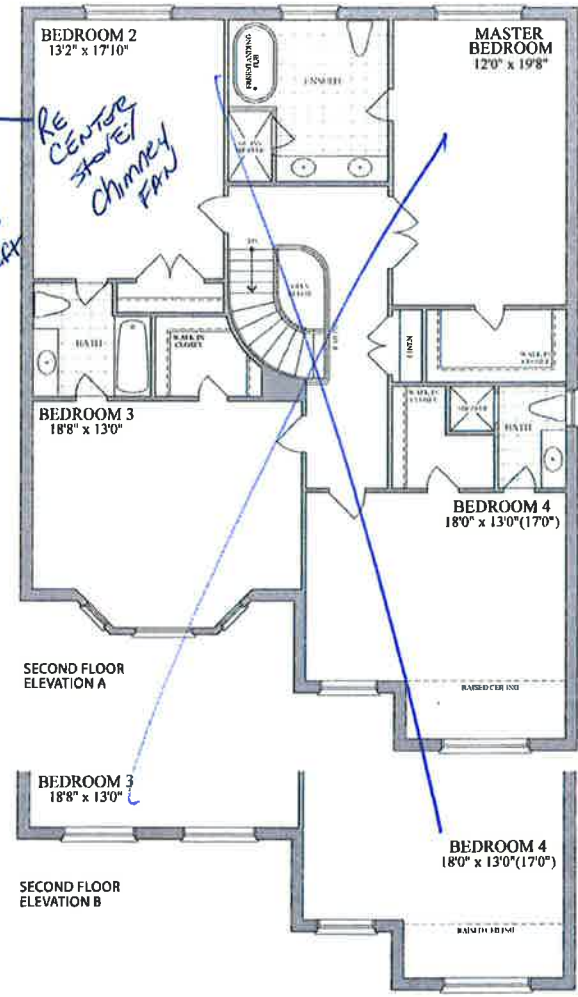
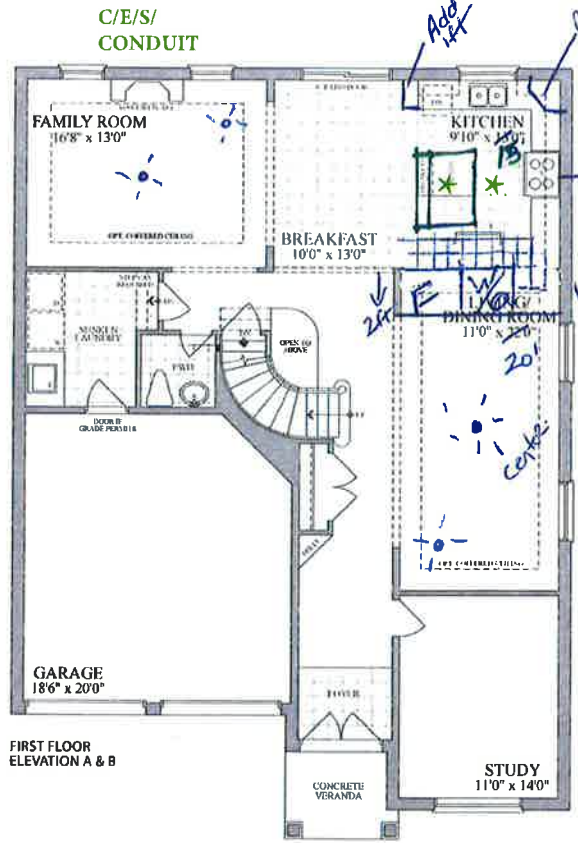
TERMS: CASH OR CHEQUE IN ADVANCE

**File Copy for  
Construction  
Office**

(Original verified at Head Office)



The nipissing / Elev. A & B  
3210 sq.ft.



Lorneel HOMES  
PE002

Lot 2-24, Innisfil  
PE-002



Purchaser's Initial H Patel  
Hemantkumar Patel (Jul 15, 2021 19:38 EDT)

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