



## Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

**PURCHASER(S):** Sam Hasheminejad and Marissa Marrano  
**LOT NUMBER:** 50 **PHASE:** 5  
**MODEL:** Fraser 2250 Elevation B  
**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.	It is agreed and understood the Purchaser shall complete the following work listed below at his own expense and responsibility for the subject property with the following understanding: Purchaser is responsible for complete install of the areas listed below, including all materials required. The Purchaser agrees to waive the Builder of all guarantees and warranties for all the work performed and is responsible for any damages caused by poor workmanship, as in accordance with Tarion. The Purchaser and his trade(s) shall provide copy of Liability Insurance, Form 1000 and WSIB before commencement of any work. Purchaser and his trade, agrees to check in with the Site Supervisor prior to the commencement of any work. The purchaser to provide all templates of sinks and faucet installed in kitchen and bathrooms, at time of interior colour selections to be provided to kitchen and granite contractors. The Purchaser agrees to abide by the Builder's building schedule.	
2.	Purchaser to receive a credit for all plumbing, rough-in and complete. Purchaser shall supply and install his own plumbing fixtures, sinks and faucets	
3.	Purchaser to receive a credit for "all" HVAC, rough-in and complete	
4.	Purchaser to receive credit for standard gas fireplace and mantle.	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Credit due to Purchaser 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:

*Marissa Marrano*  
 PURCHASER  
*Sam Hasheminejad*  
 Sam Hasheminejad (Oct 26, 2021 15:23 EDT)  
 PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

LORNEL DEVELOPMENT INC. (A CORPORATION OF ONTARIO)

Per:

VENDOR

# File Copy for Construction Office

(Original verified at Head Office)