



BELLAIRE PROPERTIES INC. (CARSON'S CREEK)
PURCHASER EXTRAS

LOT 134 P.E #004 – Model - CARLYLE - 3080 - PHASE 1

Attention Trades...

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.

Please be advised that Purchase Orders will come at a later date.

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

TRADE:

ITEMS TO BE COMPLETED

Weston Flooring	#1, #4
North York Tile	#2, #5
Miranda Painting	#3
Pipecon	#6, #8, #9
Advance Marble	#6, #7, #8, #9
Liberty	#8, #10
Kingswood	#11
Internazionale Electric	#12

Date: Mar.-21-2022
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): Brian Kareem Mohamed & Kristina Tara Singh
LOT NUMBER: 134 PHASE: 1
MODEL: Carlyle – 3080sqft (2 Car)
P.E.#: 004

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 option 133 vinyl/wood composite flooring throughout the living/dining room, family room, servery and stair landings in lieu of standard hardwood	
2.	Provide and install level 4 floor tiles at main hallway in lieu of standard hardwood.	
3.	Provide stain to stairs, handrail, posts etc. (to complement the colour of vinyl flooring) from main to second floor in lieu of standard. Price is based on metal/iron pickets. *Note: Risers only to be painted white.	
4.	Provide and install option 133 vinyl/wood composite flooring throughout the second floor (except for tiled areas) in lieu level 1 carpet.	
5.	Provide and install level 4 floor tiles in the foyer, powder room, mud room and kitchen/breakfast in lieu of level 1 tiles	
6.	Provide and install upgrade kitchen sink (Bosco) in lieu of standard.	
7.	Provide and install upgrade (level 4) stone counter top in the kitchen area in lieu of level 1.	
8.	Provide and install upgrade (level 2) stone counter top in the primary ensuite bathroom in lieu of standard.	
9.	Provide and install upgrade under mount lav/vanity sinks (Bosco) in the primary ensuite in lieu of standard.	
10.	Provide two-tone kitchen cabinets, island to be a different colour than the rest of the cabinets.	
	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

File Copy for Construction Office

(Original verified at Head Office)

**VENDOR:****BELLAIRE PROPERTIES INC.**

LOT NUMBER: 134 PHASE: 1

MODEL: Carlyle – 3080sqft (2 Car)

P.E.#: 004

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide and install 6"vent in the mudroom area, as per sketch. *Note: Purchaser to provide exact location, as soon as possible.	
12.	DELETE ITEM #17, (Kitchen - Counter Height Outlets. Install counter height outlets in kitchen as close to the countertop as possible. Install outlets horizontally, not vertically.), as per Purchaser's Extras #002, Dated July 12, 2021.	
	Kitchen outlets to remain as standard height and position.	
<div> <div>Extra's Subtotal:</div> <div>H.S.T.</div> <div>New Total:</div> <div>Less Bonus Package (if Applicable)</div> <div>TOTAL:</div> </div>		
Amount to be Added to the Purchase Price as an Adjustment on Closing		
	TOTAL	

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- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total amount of this extra is not refundable.

PAID: _____

PURCHASER

PURCHASER

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