



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

LOT # 065 P.E #006 – Model - MADAWASKA - 3190 - PHASE 5

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

Barrie Trim	#1, #2, #3 ,#4, #10, 311, #12, #13, #14, #15
Railing Excellence	#5
Miranda Painting	#6, #12, #13, #14, #15
National Fireplace	#7
Weston Flooring	#8, #9, #10
North York Tile	#9, #16, #17, #18, #18, #19, #20, #21, #22, #23, #24, #25
Allstar Carpentry	#2, #13, #14, #15, #26, #28
Maple Drywall	#13, #14, #15
Metropolitan	#26,
Liberty	#27
Internazionale Electric	#28

Date: Jun.-29,2022
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): Ali Raza Zaidi & Aysha Imtiaz

LOT NUMBER: 065 PHASE: 5

MODEL: 3190 Madawaska

P.E.#: 006

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 upgrade interior doors throughout the main and second floor, plus basement bathroom (except for foyer closet and study) in lieu of standard	
2.	Provide and install upgrade interior french doors for foyer closet and study on the main floor in lieu of standard	
3.	Provide and install upgrade exterior front door gripset, plus dead bolt for garage man door and deadbolt for exterior french doors in lieu of standard	
4.	Provide and install upgrade interior door hardware throughout the main and second floor plus basement bathroom in lieu of standard	
5.	Provide and install level 6 interior railing from main floor to second floor in lieu of level 1	
6.	Provide stain to stairs, handrail and posts etc. (to complement) the colour of hardwood floors from main to second floor in lieu of standard. Price is based on metal pickets	
7.	Provide and install upgrade fireplace mantle in the family room in lieu of standard.	
8.	Provide and install option 106 hardwood floors at main hall, living room, dining room, study and family room in lieu of standard hardwood.	
9.	Provide and install option 106 hardwood floors at kitchen/breakfast area in lieu of level 1 floor tiles.	
10.	Provide and install option 106 hardwood floors throughout the 2 nd floor (except tiled areas) in lieu of level 1 carpet.	
	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

File Copy for

BELLAIRE PROPERTIES INC.

For: _____

Vendor

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): Ali Raza Zaidi & Aysha Imtiaz
LOT NUMBER: 065 PHASE: 5
MODEL: 3190 Madawaska
P.E.#: 006

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 level 6 trim package throughout the main floor, second floor and basement bathroom in lieu of level 1.	
12.	Provide and install crown moulding (Style: 6 3/4"x 1 3/16" (MFPU901-08) in the foyer, main hallway, dining room, laundry, powder room, kitchen/breakfast area, upper hallway, and basement bathroom.	
13.	Provide and install waffle ceilings in the living room, includes crown moulding (Style: 6 3/4"x 1 3/16" (MFPU901-08)).	
14.	Provide and install waffle ceilings in family room, includes crown moulding (Style: 6 3/4"x 1 3/16" (MFPU901-08)).	
15.	Provide and install waffle ceilings in study, includes crown moulding (Style: 6 3/4"x 1 3/16" (MFPU901-08)).	
16.	Provide and install level 7 floor tiles plus upgrade grout colour in the foyer, powder room, and laundry room in lieu of level 1 floor tiles	
17.	Provide and install level 4 kitchen backsplash plus upgrade grout colour counter height plus area to the bulkhead at future cooktop/range. Tiles to be installed brick pattern	
18.	Provide and install level 6 floor tiles plus upgrade grout colour in the primary ensuite bathroom floor in lieu of level 1 floor tiles.	
19.	Provide and install upgrade floor tile (12x24) at the primary ensuite shower walls in lieu of level 1 wall tiles.	
	Net upgrades continued on page 3	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades continued on page 3		
	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

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TERMS: CASH OR CHEQUE IN ADVANCE
BELLAIRE PROPERTIES INC.
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Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Ali Raza Zaidi & Aysha Imtiaz

LOT NUMBER: 065 PHASE: 5

MODEL: 3190 Madawaska

P.E.#: 006

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 2	
20.	Provide and install level 6 floor tiles plus upgrade grout colour in the shared bathroom floor in lieu of level 1 floor tiles.	
21.	Provide and install upgrade floor tile (12x24) at the shared bathroom shower walls in lieu of level 1 wall tiles.	
22.	Provide and install level 6 floor tiles plus upgrade grout colour in the 2 nd ensuite (bdrm 4) bathroom floor in lieu of level 1 floor tiles.	
23.	Provide and install upgrade floor tile (12x24) at the 2 nd ensuite (bdrm 4) bathroom shower walls in lieu of level 1 wall tiles.	
24.	Provide and install level 6 floor tiles plus upgrade grout colour in the basement bathroom floor in lieu of level 1 floor tiles.	
25.	Provide and install upgrade floor tile (12x24) at the basement bathroom shower walls in lieu of level 1 wall tiles.	
26.	Provide and install frameless glass shower door (24" opening) clear glass and chrome hardware at shower enclosure in the basement bathroom.	
27.	Provide and install soft close cabinet doors and drawers in the kitchen, powder room, primary ensuite bath, shared bath, 2 nd ensuite (bdrm 4) bath and basement bath in lieu of standard.	
28.	Close opening between dining room and breakfast area, as per sketch. *Note: Switch to be as close as possible to the kitchen entrance.	
		Extra's Subtotal:
		H.S.T.
		New Total:
		Less Bonus Package (if Applicable)
		TOTAL:
		Amount to be Added to the Purchase Price as an Adjustment on Closing
		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 CHECK IN ADVANCE

BELLAIRE PROPERTIES INC.

PURCHASER
VENDOR

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Construction
Office**

(Original verified at Head Office)