



LOT # 007 P.E #005 – Model - TEMAGAMI - 2 CAR - 3350 - PHASE 5

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: Apr.-03-2023
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): Rochelle Amanda Shepherd, Carlene A Roach & Ronald Alexander Fair

LOT NUMBER: 07 PHASE: 5

MODEL: 3350 TEMAGAMI – 2 CAR

P.E.#: 005

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 opening for future cooktop to 36" inches in lieu of standard opening.	
2.	Provide opening for future hoodfan to 36" inches wide in lieu of standard opening.	
3.	Purchasers confirmed duct size for future chimney hoodfan is 6" inches.	
4.	Confirmation: Location of warming drawer to be below wall ovens	
5.	Provide and install level 6 floor tiles in the kitchen/breakfast area *only* in lieu of level 1 floor tiles.	
6.	Provide and install level 4 interior railing from main level to upper level (2 nd floor) and from main level to lower level in lieu of level 1.	
7.	Provide and install option 3 hardwood floors throughout main level (except for tiled areas) in lieu of standard.	
8.	Provide stain to stairs, handrail and posts etc. (to complement colour of hardwood floors) from main level to upper level (2 nd floor) and from main level to lower level in lieu of standard	
9.	Provide and install upgrade stone counter top (level 5) throughout the entire kitchen based on revised kitchen layout. *Note: Does not include cost for island extension.	
10.	Increase island in kitchen area by 1'ft in lieu of standard, island size to be 2'ft by 7'ft plus 1'ft flat breakfast bar. Price is based on level 5 stone counter top and level 1 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: _____

PURCHASER

Ronald Fair (Mar 28, 2023 13:04 EDT)

PURCHASER

Carlene roach (Mar 21, 2023 18:43 EDT)

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for

BELLAIRE PROPERTIES INC.

Construction

Office

Per: _____

VENDOR

(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): Rochelle Amanda Shepherd, Carlene A Roach & Ronald Alexander Fair

LOT NUMBER: 07 PHASE: 5

MODEL: 3350 TEMAGAMI – 2 CAR

P.E.#: 005

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 pullout garbage (approx. 24" inches wide) in the kitchen area to be located in the island on side closer to stove/cooktop area.	
12.	DELETE ITEM #14 (CHIMNEY HOODFAN PROVISION), as per Purchaser's Extras #002 Dated July 8, 2022. <u>Cabinets to be installed at approx. 33" inches up from counter top</u> <u>RF</u> Purchaser is proceeding with under cabinet hoodfan 36" inches wide, see attached specs. <u>CR</u> Standard cabinets above future stove/cooktop to be installed. <u>Purchaser's Initial(s):</u> <u>RS</u>	
13.	Provide and install level 5 floor tiles in the primary ensuite bathroom floor in lieu of level 1 floor tiles. *Note: Tiles to be stacked	
14.	Provide and install level 7 shower floor mosaics and upgrade grout in the primary ensuite shower floor in lieu of standard mosaics.	
15.	Provide and install upgrade stone counter top (level 6) in the primary ensuite bathroom in lieu of standard	
16.	Provide and install upgrade under mount sinks (x2) in the primary ensuite bathroom in lieu of standard	
17.	Provide and install level 5 floor tiles in the primary ensuite shower walls in lieu of level 1 wall tiles. *Note: Tiles to be stacked	
18.	Delete door to rear yard at lower level floor.	
		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: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

Ronald Fair (Mar 28, 2023 13:04 EDT)

PURCHASER

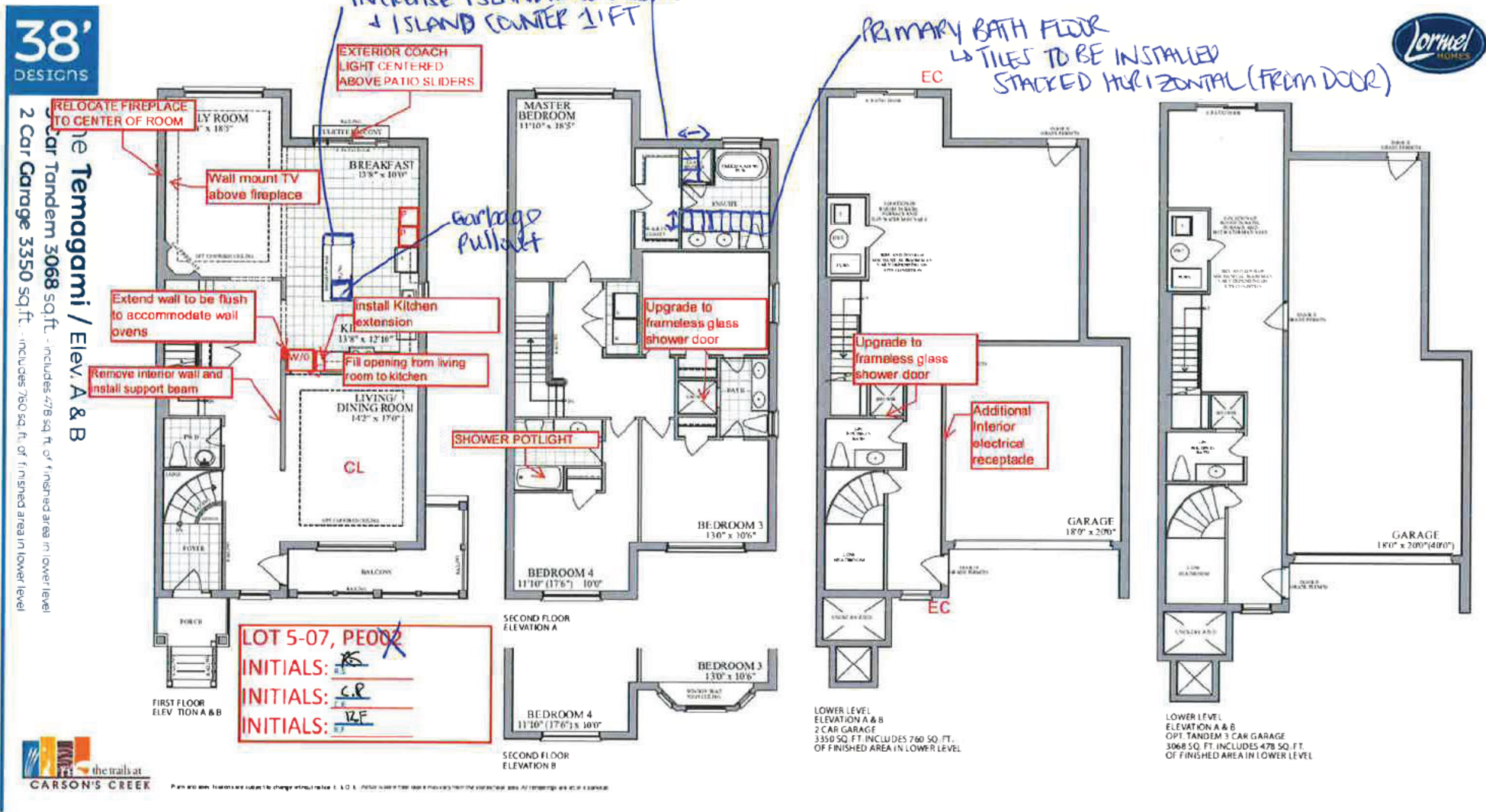
Carlene roach (Mar 21, 2023 18:43 EDT)

File Copy for Construction Office

(Original verified at Head Office)

LOT 5-07, PH5, PE005, SKETCH

Purchaser's Initial(s): RF CR RS



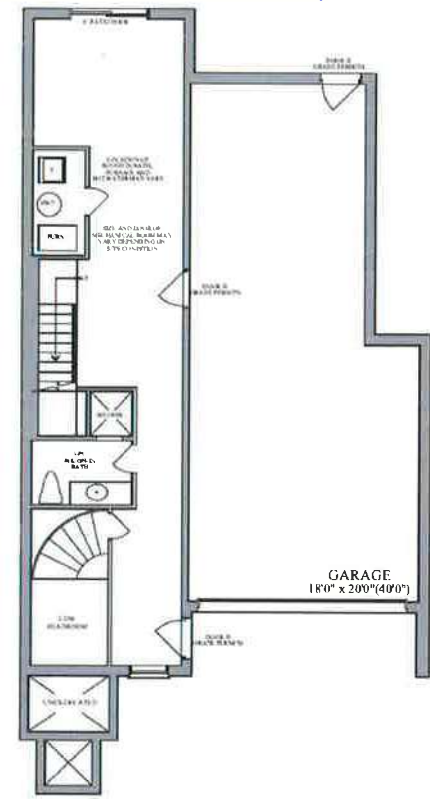
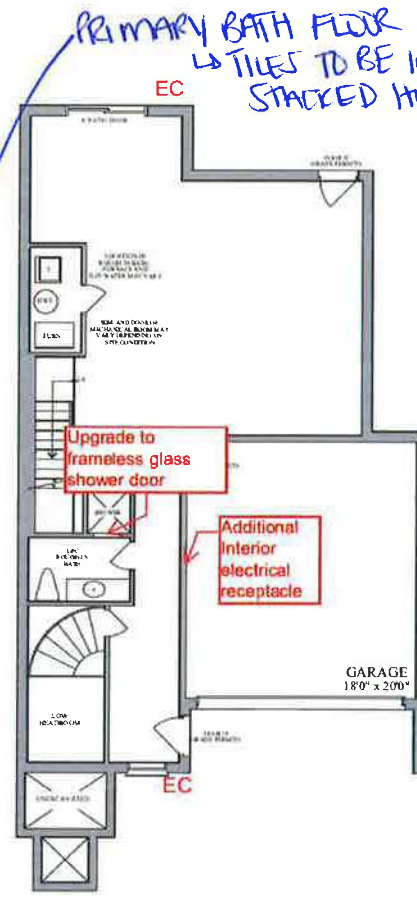
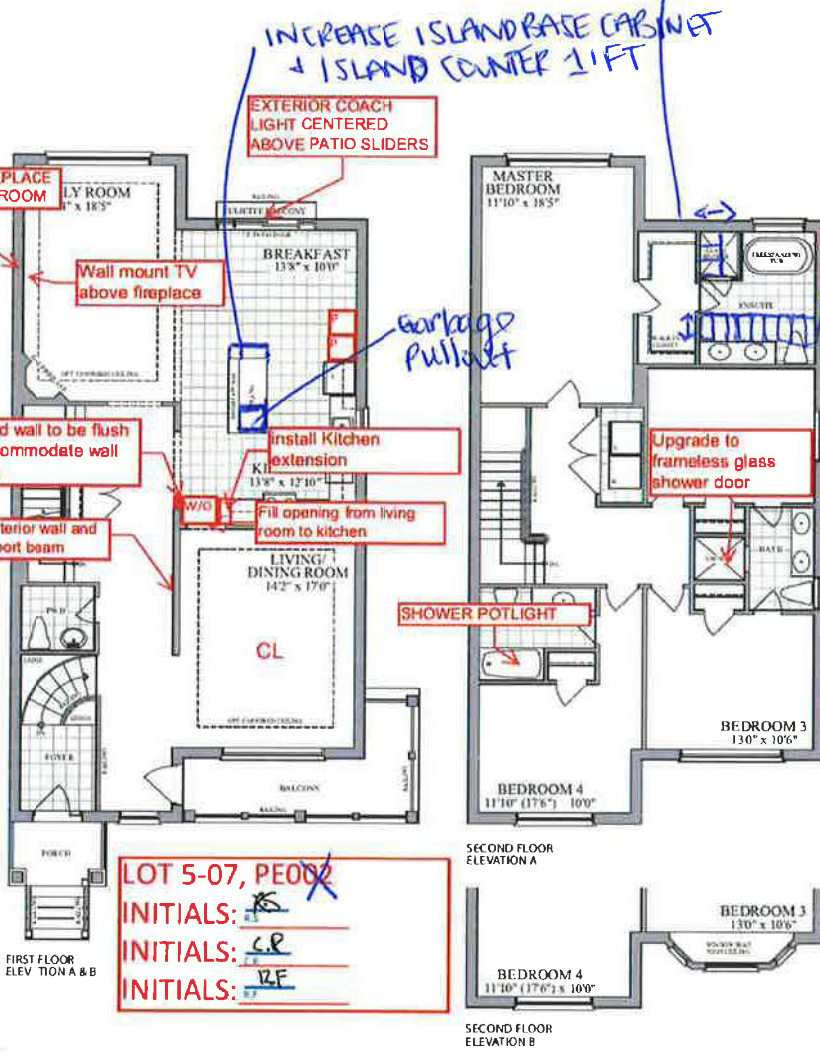
Signature: Rochelle Shepherd
Rochelle Shepherd (Mar 28, 2023 21:12 EDT)
Email: rochelle.shepherd@hotmail.com

LOT 5-07, PH5, PE005, SKETCH

Purchaser's Initial(s): R.F. CR RS

38'
DESIGNS

the Temagami / Elev. A & B
2 Car Garage 3350 sq. ft. - includes 760 sq. ft. of finished area in lower level



Signature: Rochelle shepherd (Mar 28, 2023 21:12 EDT)
Email: rochelle.shepherd@hotmail.com