

Marketing Scheme

Suite: 1603, Level: 16 - Style One

GLADWYN MONIZ + *FIONA MONIZ*
201 MILKWEED WAY
OAKVILLE, ON

4011 Brickstone Mews
Mississauga Ontario

Standard Options

KITCHEN

Cabinets	Cabinet UPGRADE #1 (MANHATTAN TIMBERLAKE <i>WENGE</i>)
Backsplash	NEO (Cristallo Glass Mosaic. Ivory. 1"x2")
Kitchen Countertop	NEO (Beige Marfil. Quartz)

MAIN BATH

Vanity Cabinet	NEO (Como. Nero. Flat Panel)
Countertop	NEO (Boticino Fiorito. Marble. Polished Finish)
Floor Tile	NEO (Concrete. Col: Light Taupe. Matte Finish. 12" x 24")
Wall Field Tile	UPGRADE- NEO (Colour & Dimesion. Artic White. Matte Finish. 8" X 20")
Accent Tile	UPGRADE- NEO (Beige/White Marble Mosaic Tile. GM.BGE/WHT. 0.4X1.2BL 1/2"1-1/4")
Ceiling Tile	N/A

ENSUITE BATH

Vanity Cabinet	N/A
Countertop	N/A
Floor Tile	N/A
Wall Field Tile	N/A
Accent Tile	N/A
Ceiling Tile	N/A

FLOORING

Entry	UPGRADE OPTION D-Hardwood Floor W (Tabaek Walnut Natural 4" Width)
Kitchen	UPGRADE OPTION D-Hardwood Floor (W- Tabaek Walnut Natural 4" Width)
Living Room/Dining Room	UPGRADE OPTION D-Hardwood Floor (W- Tabaek Walnut Natural 4" Width)
Den	N/A
Master Bedroom	UPGRADE OPTION D-Hardwood Floor (W- Tabaek Walnut Natural 4"

Vendor Initial: *[Signature]*

Purchaser Initial: *[Signature]*

	Width)
2nd Bedroom	N/A
3rd Bedroom	N/A
Flex Space	N/A







Vendor Initial: 

Purchaser Initial:  





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Upgrades




EXTRAS

Smooth Ceiling - Throughout		\$1,495.00
Crown Moulding - Option 2 - Throughout		\$1,195.00
Trim and Door Casings - Traditional 73 and 108		\$595.00
Interior Door 2 Panel - Option 1		4 @ \$95.00
Closet Doors - Master Bedroom - Framess Mirror Sliders - Medium Sized Closet		\$395.00
Custom Closet - Master Bedroom Closet - With Soft Close Drawers - WENGE		\$1,295.00



KITCHEN

Cabinet Upgrade - MANHATTAN TIMBERLAKE (Kitchen Only)		\$395.00
Quartz Upgrade to 1 1/4" Kitchen		\$595.00
24" Deep Upper Cabinet Above Fridge with a 5/8" Fridge Gable		\$495.00
Valence Lighting		\$995.00



BATHROOMS

Main Bath - Medicine Cabinet		\$495.00
Change Tile Configuration - Ensuite Bath		\$250.00
Tub Frameless Enclosure - Main Bathroom		\$1,595.00

APPLIANCES

Appliance Upgrade Package - Option 1 (Kitchen Aid) - Pots & Pans Gift with Upgrade		\$1,595.00
Front Loader Washer and Dryer - Whirlpool Duet 2014 (In Lieu of Standard)		\$495.00

WINDOW COVERINGS

Option 1 - Open Roll Roller Shades		\$0.00
Option 1 - Open Roll Roller Shades - Master Bedroom - Strom		\$0.00

Vendor Initial:



Purchaser Initial:



Option 1 - Open Roll Roller Shades - Dining/Living - Lenin  \$0.00

Option 3 - Sheers  ~~\$0.00~~ **A \$1,217.00**

Option 3 - Sheers - Master Bedroom - Grey  \$0.00

Option 3 - Sheers - Dining/Living Room - Taupe  \$0.00

FLOORING

Hardwood Flooring - Option C - Foyer + Kitchen  \$588.00

Hardwood Flooring - Option C - Living / Dining  \$886.90

Hardwood Flooring - Option C - Master Bedroom  \$1,512.00

ADD COST FOR SHEERS = **\$1,217** + TAX = **\$1,375.21**

~~Sub Total : \$15,251.90~~

~~Total : \$15,251.90~~

~~HST : \$1,982.75~~

~~Net Payable : \$17,234.65~~

~~Deposit Amount : \$0.00~~

~~2nd Deposit Amount : \$0.00~~

~~Due on Occupancy Amount : \$17,234.65~~

SUB TOTAL: \$ 16,468.90

HST: \$ 2,140.95

NET: \$ 18,609.85

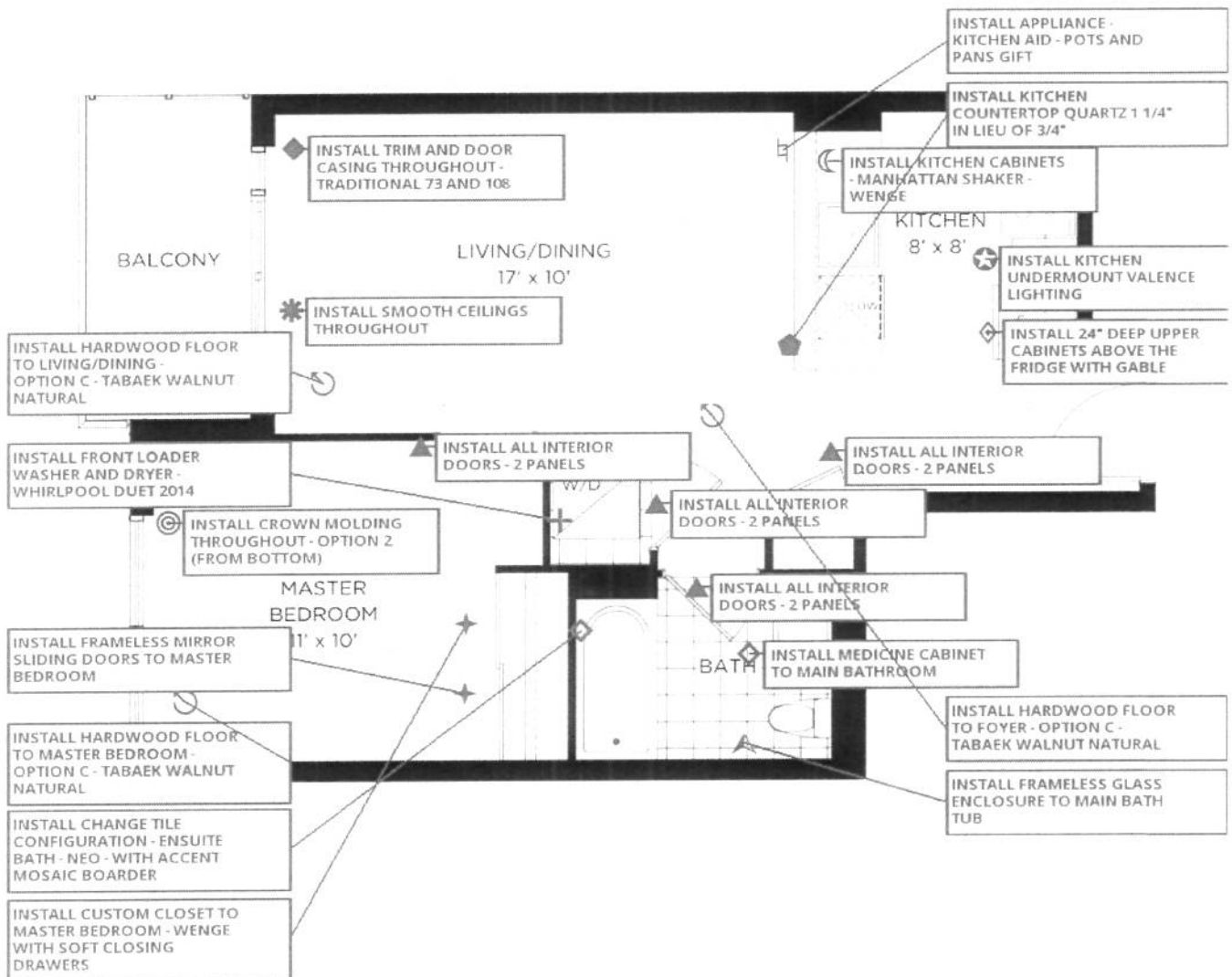
DEPOSIT: \$ 4,652.46

BALANCE: \$ 13,957.39


Vendor Initial: 


Purchaser Initial: 

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MAIN LEVEL

Vendor Initial: 

Purchaser Initial: 

Finishing Selections - Terms And Conditions

Property address: **4011 Brickstone Mews Suite #1603 Level 16 - Style One**

Purchaser(s): **GLADWYN MONIZ + FIONA MONIZ**

The Purchaser acknowledges and agrees that the Vendor's obligation to install the chosen finishing selections is conditional and subject to the following terms and conditions.

1. Finishing choices are from Vendor's samples. Colour, texture, appearance, etc. of all installed materials may vary from Vendor's samples due to manufacturing, natural variations in product and installation process. The Purchaser acknowledges that the Vendor accepts no responsibility in the event that a selection becomes unavailable for any reason whatsoever. If the Vendor is unable to supply any of the Purchaser's selections, the Purchaser will, at the request of the Vendor, choose an alternate selection from the Vendor's samples within seven (7) business days of being notified by the Vendor to do so. If the Purchaser does not re-select within seven (7) business days, then the Vendor will make such selections, which shall be final and binding on the Purchaser.
2. Where the Purchaser has made upgrade selections or requested changes that are subject to additional charge, and upon the Vendor or its Sales Representative notifying the Purchaser, of its agreement to complete the same and any additional cost(s) for such upgrade or change request, the Purchaser shall pay the total amount owing by cheque or bank draft to the Vendor within seven (7) business days from being so notified. All cheques should be made payable to Blaney McMurtry LLP in Trust. Failure to pay the upgrade or change request cost within the permitted time shall constitute a default under the Agreement of Purchase and Sale and, in such event, the Vendor may, at its option and without further notice, complete the unit to its original specifications.
3. The value of any credit(s) issued to the Purchaser for incomplete or deleted items, as applicable, shall be calculated by the Vendor and shall be non-negotiable. Credit(s), where applicable, shall be adjusted on the final Statement of Adjustments.
4. The Purchaser acknowledges and agrees that there shall be no change, alteration or deletion from this finishing selections sheet after acceptance by the Vendor.
5. If any upgrade or item of finishing remains incomplete in whole or in part on the Occupancy Date, the Purchaser shall accept, without holdback, the Vendor's undertaking to complete such upgrade or item of finishing as soon as possible following occupancy closing. In the event the Vendor elects not to provide or install any selected upgrade or item of finishing, that is at additional cost, the Vendor shall refund to the Purchaser by way of an adjustment on the final Statement of Adjustments that portion of the amount paid by the Purchaser allocated to the particular upgrade or item of finishing which is not provided, the adjustment to be determined by the Vendor in its sole discretion. The said adjustment shall be accepted by the Purchaser as full and final settlement of any claim the Purchaser may have with respect to the said upgrade or item of finishing and the Purchaser shall complete the closing without delay or holdback.
6. In the event the purchase and sale transaction is not completed for any reason, the Vendor shall be entitled to retain the full payment for any upgrade or change request. All such sums paid are non-refundable.

ALL OTHER TERMS AND CONDITIONS OF THE AGREEMENT OF PURCHASE AND SALE REMAIN THE SAME AND CONTINUE IN FULL FORCE AND EFFECT

DATED at _____ this _____ of _____, 20 _____

Witness Signature:  Purchaser Signature: 

Witness Signature: _____ Purchaser Signature: 

THE UNDERSIGNED hereby accepts this offer.

DATED at TORONTO this 30 of APRIL, 20 15

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: 

Authorized Signing Officer

I have the authority to bind the corporation

MR GLADWYN LOUIS MONIZ
MRS FIONA MONIZ

035

Blaney McMurtry LLP in Trust

DATE 2015-04-17
Y Y Y Y M M D D



PAY TO THE ORDER OF Four thousand six hundred fifty two ⁴⁶/₁₀₀ DOLLARS \$ 4652.46

TD Canada Trust
6780 MEADOWVALE TOWN CENTRE
MISSISSAUGA, ONTARIO L5N 4B7

MEMO Psv DECOR #1603

Shed Our Tears
MP

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