

# Marketing Scheme

## Suite: 3109, Level: 31 - Noir

SIMONE RENEE BIRTHWRIGHT  
3939 DUKE OF YORK  
MISSISSAUGA ON

510 Curran Place  
Mississauga Ontario

### Colour Selections

#### KITCHEN

Cabinets	Cabinet UPGRADE #3 (METRO. AL UNOVA. WHITE. HI-GLOSS)
Backsplash	MOD (Cristallo Glass Mosaic. Special Grey. 1"x2")
Kitchen Countertop	MOD (Night Shade. Quartz)

#### MAIN BATH

Vanity Cabinet	MOD (Como. Grigio. Flat Panel)
Countertop	MOD (Bianco Carrara. Marble. Polished Finish)
Floor Tile	MOD (Concrete. Col: Ash Grey. Matte Finish. 12" x 24")
Wall Field Tile	MOD (Colours & Dimensions. Arctic White. Matte Finish. 4" x 16")
Accent Tile	MOD (Colours & Dimensions. Sterling Grey. Matte Finish. 4" x 16")

#### ENSUITE BATH

Vanity Cabinet	MOD (Como. Grigio. Flat Panel)
Countertop	MOD (Bianco Carrara. Marble. Polished Finish )
Floor Tile	MOD (Concrete. Col: Ash Grey. Matte Finish. 12" x 24")
Wall Field Tile	MOD (Colours & Dimensions. Arctic White. Matte Finish. 8" x 20")
Accent Tile	MOD (Grey Mosaic GM.GRY.WHT.0,4X1C2BL 1/2"x 1-1/4")

#### FLOORING

Entry	MOD (Solo-3 Layer Engineered Wood Floor. White Oak. Nero. 1/2X4X1/4")
Kitchen	MOD (Solo-3 Layer Engineered Wood Floor. White Oak. Nero. 1/2X4X1/4")
Living Room/Dining Room	MOD (Solo-3 Layer Engineered Wood Floor. White Oak. Nero. 1/2X4X1/4")
Master Bedroom	MOD (Cameo.Papilio 17185)
2nd Bedroom	MOD (Cameo.Papilio 17185)

Vendor Initial:



Purchaser Initial:



**Deposit Amount : \$3,145.41**

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

**Due on Occupancy Amount : \$9,821.34**



**Comments**

UPGRADE APPLIANCE TO KITCHEN AID - POTS & PANS GIFT WITH UPGRADE

Vendor Initial: \_\_\_\_\_








Purchaser Initial: \_\_\_\_\_





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### Upgrades

#### EXTRAS

Smooth Ceiling - Throughout		\$1,695.00
Trim and Door Casings - Modern 106 and 206		\$1,195.00
Closet Doors - Master Bedroom - Mirror Sliders - Large Sized Closet		\$345.00
Closet Doors - 2nd Bedroom - Mirror Sliders - Large Sized Closet		\$345.00
Custom Closet - Master Bedroom Large Size Walk In - With Soft Close Drawers-With Soft Close Drawers - WHITE		\$1,295.00



#### KITCHEN

METRO. AL UNOVA. WHITE. HI-GLOSS (Kitchen Only)		\$625.00
24" Deep Upper Cabinet Above Fridge with a 5/8" Fridge Gable -Yes		\$495.00





#### BATHROOMS

Tub Frameless Enclosure - Ensuite Bathroom		\$1,595.00
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)-Yes		\$695.00

#### WINDOW COVERINGS

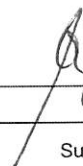
Option 1 - Open Roll Roller Shades-Yes		\$0.00
Option 1 - Open Roll Roller Shades - Master Bedroom - Canvas		\$0.00
Option 1 - Open Roll Roller Shades - 2nd Bedroom - Canvas		\$0.00
Option 1 - Open Roll Roller Shades - Dining/Living - Pearl		\$0.00

Sub Total : \$11,475.00  
Total : \$11,475.00  
HST : \$1,491.75  
Net Payable : \$12,966.75

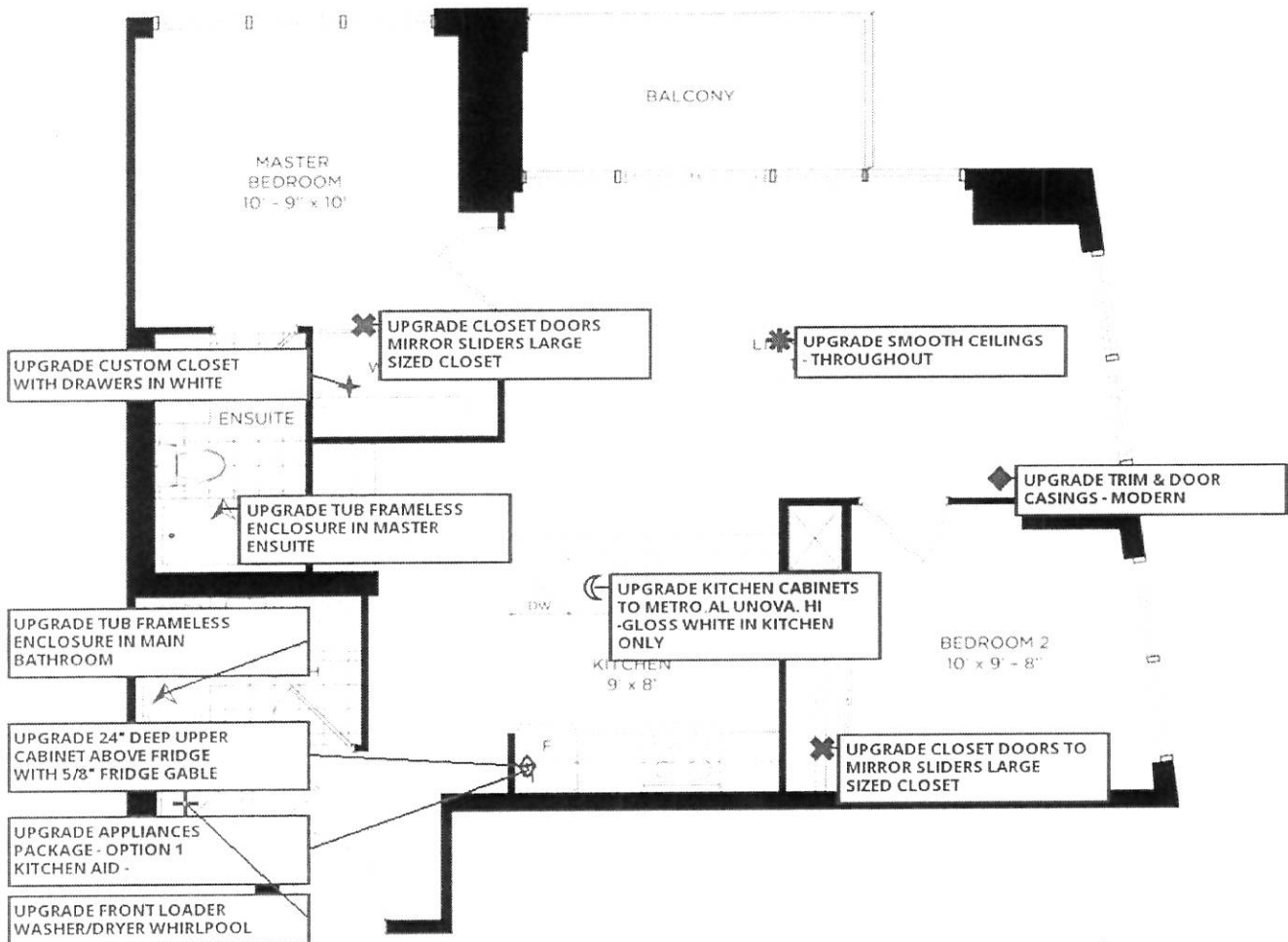
Vendor Initial:



Purchaser Initial:



# Suite: 3109, Level: 31 - Noir



## MAIN LEVEL

Vendor Initial: AN

Purchaser Initial: h

**Finishing Selections - Terms And Conditions**Property address: **510 Curran Place Suite #3109 Level 31 - Noir**Purchaser(s): **SIMONE RENEE BIRTHWRIGHT**

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 MISSISSAUGA this 30<sup>th</sup> of SEPTEMBER, 20 15

Witness Signature: [Signature] Purchaser Signature: [Signature]

Witness Signature: \_\_\_\_\_ Purchaser Signature: \_\_\_\_\_

THE UNDERSIGNED hereby accepts this offer.

DATED at Toronto this 1<sup>st</sup> of Oct, 20 15

AMACON DEVELOPMENT (CITY CENTRE) CORP.

PER: [Signature]

Authorized Signing Officer  
I have the authority to bind the corporation

## The Toronto-Dominion Bank

100 City Centre Drive  
Mississauga, ON L5B 2C9

74553695

DATE

2015-09-30  
YYYYMMDD

Transit-Serial No.

93-74553695

Pay to the  
Order of

BLANEY MCMURTRY BARRISTERS AND SOLICITORS LLP

\$ \*\*\*\*\*3,145.41

\*\*\*THREE THOUSAND ONE HUNDRED FORTY FIVE\*\*\*\*\*41/100 Canadian Dollars  
Authorized signature required for amounts over CAD \$5,000.00

Re

SIMONE BIRTHWEGER - UNIT 3109 PSU2

The Toronto-Dominion Bank  
Toronto, Ontario  
Canada M5K 1A2

SELECTIONS.

Authorized Officer

[Signature]

Number

Countersigned

⑈74553695⑈ ⑆09612⑈004⑆

⑈3808⑈

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA