

CONSTRUCTION SUMMARY

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

PURCHASERS: Aisha Akram CHAUDHRY and Warren Joseph GODINHO

TEL: RES.: 647-973-1159

LOT / PHASE 481 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (4 Bedroom) Elev 3		
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI 05Jul21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 05Jul21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 05Jul21 Note: NEW PROMO BALANCE \$ 8685.00	
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EXTRAS AS PER OFFER

(1) The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
Granite kitchen counter top, from Vendor?s standard samples Worksheet Note:	
10 foot ceiling height on Main Level. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu Worksheet Note:	

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REVISED-PRELIMINARY

DATE: JUL 6 - 2021

Russell Gardens Building Ltd. (the "Vendor")
PURCHASER'S EXTRAS & AMENDMENT TO
AGREEMENT OF PURCHASE AND SALE

PURCHASERS: Aisha Akram CHAUDHRY and Warren Joseph GODINHO

TEL: RES.: 647-973-1159

LOT NUMBER 481	PHASE 4	HOUSE TYPE Mountainash Six (4 Bedroom) Elev 3	REG. PLAN # 62M-1266	
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It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale dated May 05, 2021, and except for such changes noted above and below all other terms and conditions in the Agreement of Purchase and Sale remain as stated therein and time is to be of the essence:

Item	QTY	Description	Addition to Purchase Price	Vendor SKU Number
1 ***		1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER Note: NEW PROMO BALANCE \$ 8685.00	-\$1,315.00	
2		1 - 200 AMP ELECTRICAL SERVICE Note:	\$ 1,055.00	
3		1 - PLUG - ELECTRICAL PLUG WITH GFI Note:	\$ 260.00	

\$0.00 Sub Total

Includes all taxes applicable at time of purchase.

This Purchaser's Extra Form constitutes an addendum to, and is subject to, the Agreement of Purchase and Sale between the Vendor and the Purchaser as above-noted for installation of the above extras/upgrades, and upon the following added terms and conditions:

1. The Purchaser acknowledges that in the event the work on the house has progressed beyond a point where any or all items covered by this addendum cannot be feasibly installed (at the Vendor's sole discretion), then any order for such extras/upgrades shall be cancelled and any monies paid in connection with same are to be adjusted on closing.
2. In the event that any order for extras/upgrades is not installed for any reason whatsoever, the Vendor may adjust on closing for any monies paid in reference to these extras/upgrades and the Vendor shall thereafter be relieved from any liability whatsoever in connection with such extras/upgrades.
3. This agreement is not binding until signed on behalf of the Vendor and payment is received. Thereafter no request for changes, deletions or alterations will be entertained.
4. In the event the Further Deposit(s) (above) for extras or upgrades is not made when due or if any Further Deposit paid by cheque is made and such cheque is not honoured by the Purchaser's bank, the Vendor may at it's sole option, either cancel this agreement for extras or upgrades, or terminate the entire transaction of Purchase and Sale.
5. In the event the Purchaser selects any extra or upgrade and the Vendor subsequently requires the Purchaser to attend or re-attend to make or modify any selection of any kind, the Purchaser covenants to do so forthwith upon request. In the further event that the Purchaser's selected upgrade or extra is not available or will not be available in a timely fashion, the Purchaser shall forthwith upon request re-attend to reselect. If the Purchaser's failure to select or reselect in a timely manner results in or contributes to the delay of the Closing Date, as determined by the Vendor in its sole discretion, the Vendor may add as an adjustment on the Statement of Adjustments an amount equal to the compensation payable by the Vendor to the Purchaser under Tarion together with interest on the outstanding balance of the Purchase Price calculated at the rate of TD-Canada Trust Bank Prime plus 5% per annum, pro-rated for the period of time that the Closing Date was delayed.
6. All exterior changes or modifications or additions are subject to architectural control and the Dwelling will be constructed in accordance with architectural control notwithstanding the foregoing Purchaser's Extra.
7. The Purchaser acknowledges that as a result of the increased ceiling height additional risers may be required on the staircase(s) from the main to the second floor, which will result in modifications to the layout, design, and/or structural components of the home and the Purchaser hereby accepts such modifications which will be at the sole discretion of the Vendor.
8. The Purchaser acknowledges and agrees that the walk-up's location, dimension and configuration shall be determined by the Vendor in its sole and unfettered discretion. As a result of the installation of the walk-up modifications to the main floor and basement floor plan may be required to allow for such walk-up, including but not limited to, modifications to the layout, design, window and door location and/or size and structural components of the home and the Purchaser hereby accepts such modifications. Please be advised that the walk-up is uncovered.

PURCHASER: _____ 05-Jul-21
Aisha Akram CHAUDHRY DATE

PURCHASER: _____ 05-Jul-21
Warren Joseph GODINHO DATE

VENDOR: _____
PER: Russell Gardens Building Ltd.



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