



**LORMEL DEVELOPMENTS (BRADFORD) LTD.  
PURCHASER EXTRAS**

**PART # 012 P.E #004 — Model - LEXINGTON - 3240**

*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
Qsg	#1, #2, #3
North York Tile	#1, #10, #11, #12, #15
National Fireplace	#4
Tofino	#5
Liberty	#6, #8, #13, #14, #17, #18, #19, #20
Select Surfaces	#7, #16, #18, #19
Miranda Painting	#9
Internazionale Electric	#19

Date: Mar.-05-2021  
 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

**LORMEL DEVELOPMENTS (BRADFORD) LTD.**

**VENDOR:**

**PURCHASER(S):** Joewin Vilavina Wilson & Tinta Joewin Wilson  
**LOT NUMBER:** PART 012    **PHASE:** 3  
**MODEL:** Lexington 3240  
**P.E.#:** 004



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 option 126 vinyl flooring in the foyer and kitchen/breakfast area in lieu of level 1 floor tiles.	
2.	Provide and install option 126 vinyl flooring throughout the main hallway, living room, dining room, family room and upper hallway in lieu of standard hardwood	
3.	Provide and install option 126 vinyl flooring in the master bedroom, bedroom 2, bedroom 3, bedroom 4 and computer area (2 <sup>nd</sup> floor) in lieu of level 1 carpet	
4.	Provide and install upgrade fireplace mantel in the family room in lieu of standard.	
5.	Provide and install option 3 upgrade exterior gripset for front door and matching coloured deadbolt for garage man door in lieu of standard	
6.	Provide and install level 3 kitchen cabinets in lieu of level 1. Price is based on standard kitchen layout	
7.	Provide and install option 4 stone counter top in the kitchen area in lieu of standard counter top. Price is based on standard kitchen layout	
8.	Provide install upgrade cabinet hardware for kitchen cabinets. Price is based on finger poles/pulls.	
9.	Provide stain to stairs, posts, and handrail etc. (to compliment the colour of flooring) from main to second floor, price is based on iron pickets.	
10.	Provide and install level 2 floor tiles in the master ensuite bathroom floor, tub deck/skirt, and master tub wall plus upgrade grout colour.	
	Net upgrades continued on page 2	
	Extra's Subtotal:	
	H.S.T.	
	New Total:	
	Less Bonus Package (if Applicable)	
	<b>TOTAL:</b>	
	Net upgrades continued on page 2	
	<b>TOTAL</b>	

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 \_\_\_\_\_  
  
 PURCHASER \_\_\_\_\_  


**File Copy for**  
**LORMEL DEVELOPMENTS (BRADFORD) LTD.**  
**Construction**  
Per. VENDOR  
**Office**  
 (original verified at  
 Head Office)



### Schedule B-3 – Purchaser’s Extras

forming part of the Agreement of Purchase and Sale

**VENDOR:**

**LORMEL DEVELOPMENTS (BRADFORD) LTD.**

**PURCHASER(S):** Joewin Vilavinal Wilson & Tinta Joewin Wilson  
**LOT NUMBER:** PART 012    **PHASE:** 3  
**MODEL:** Lexington 3240  
**P.E.#:** 004

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 level 5 shower mosaics for the master ensuite bath shower floor and the 2 <sup>nd</sup> ensuite (bdrm 4) bath floor in lieu of standard 2x2 shower mosaics, plus upgrade grout colour.	
12.	Provide and install level 2 floor tiles in the master ensuite shower enclosure in lieu of level 1 wall tiles.	
13.	Provide and install Extended Uppers to bulkhead in the kitchen (no crown moulding)	
14.	DELETE ITEM #17, AS PER SCHEDULE B-3 PURCHASER'S EXTRAS P.E. #002 (POWDER ROOM - Provide and install single wall mounted vanity (floating) in lieu of standard. Includes vendor's standard cabinetry/hardware, standard countertop, standard sink and lav. faucet. (Vanity w/2 doors only)	
15.	Provide and install level 7 backsplash (couner height plus full height at cooktop area) and upgrade grout colour	
16.	Provide and install upgrade under mount sink in the kitchen area in lieu of standard.	
17.	Provide and install counterdepth fridge enclosure in kitchen	
18.	Provide and install waterfall sides on both sides of the island.	
19.	Provide and install 2x7 island in Level 3 cabinetry with Level 4 stone top. To include electrical on one side of the island. Island to be a different colour, see colour chart.	
20.	Provide and install pot and pan drawers (2 deep - not three) in the island. See attached sketch	
	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	
	<b>TOTAL</b>	

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

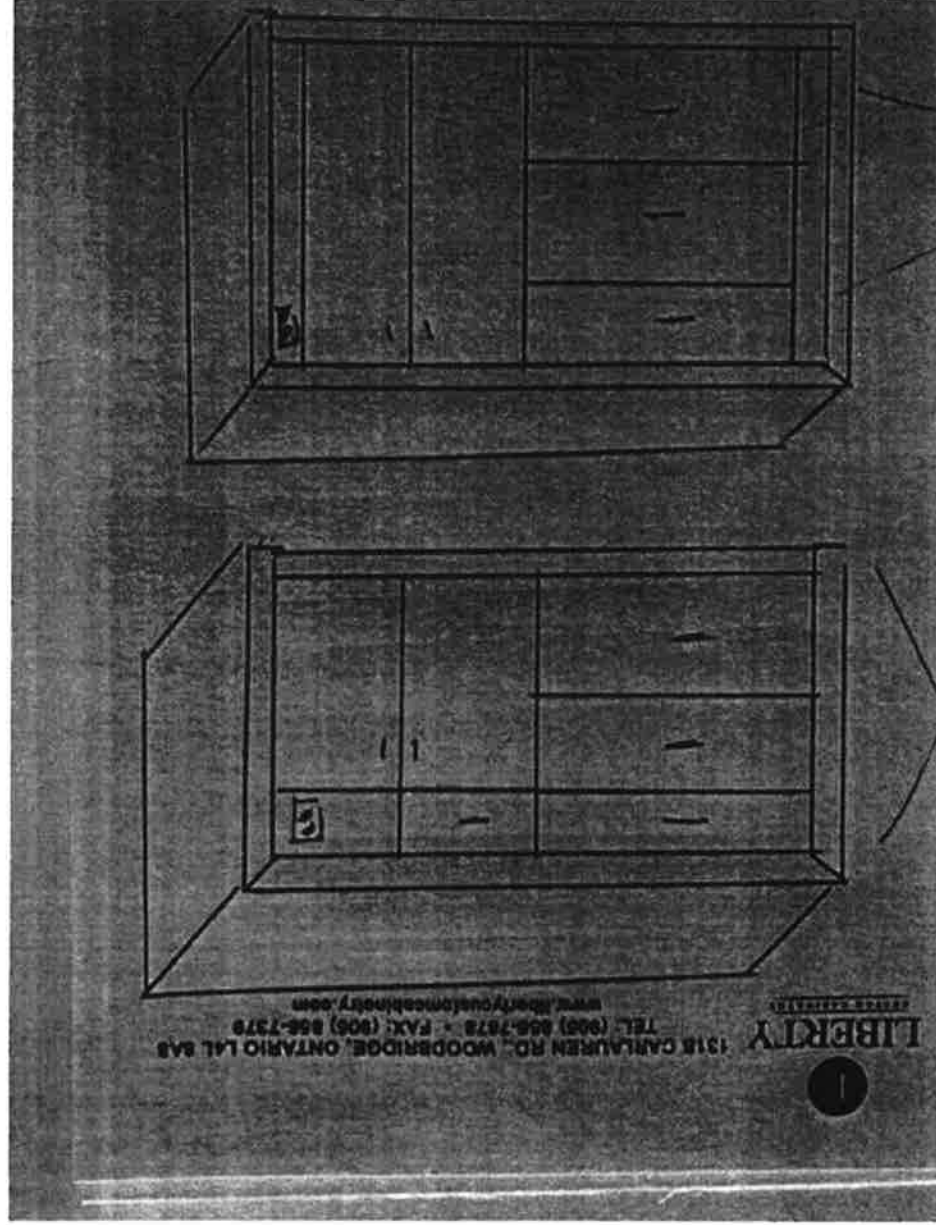
PURCHASER \_\_\_\_\_  
  
PURCHASER \_\_\_\_\_

LORMEL DEVELOPMENTS (BRADFORD) LTD.  
**File Copy for**  
**Construction**  
**Office**  
 (original verified at  
 Head Office)

**Luana Casale**

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**From:** Luana Casale  
**Sent:** Thursday, February 25, 2021 3:18 PM  
**To:** Luana Casale  
**Subject:** 63597535704\_C52C8029-4CFD-43DE-B0CB-7758513781AC.jpeg



Sorry for any typos, sent from my iPhone