



LORMEL DEVELOPMENTS (BRADFORD) LTD.
PURCHASER EXTRAS

LOT # 120 P.E #003 — Model - Ashbury - 2350

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
North York Tile		#7, #8, #14, #15, #16
Qsg		#8
Select		#9, #10, #11, #12
Pipecon		#10, #11, #12
Miranda Painting		#13
Kingswood		#17
Tofino		#17
Allstar Carpentry		#17
Liberty		Nothing

Date: Mar.-26-2021
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



VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): Daniel Mantione and Adriana Montesano
LOT NUMBER: 120 PHASE: 3
MODEL: Ashbury 2350
P.E.#: 003

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.	Remove wall between the kitchen and great room - make opening as wide as possible. Increase the opening between the great room and family room as wide possible.	
2.	In lieu of peninsula, provide and install 2x6 island with extended flat bar. Island to accommodate the sink and dishwasher	
3.	Provide for 2ft kitchen extension on stove wall.	
4.	Provide and install counter depth fridge enclosure with two gables	
5.	Provide and install an additional sink, faucet and mirror in the Ensuite Bathroom	
6.	Delete the door to toilet area in Shared Washroom	
7.	Provide and install Level 6 Tiles in the foyer and powdered room with upgraded grout	
8.	Provide and install Levewl 125A - Vinyl Composite Core, Runway 8 7/8" x 1/4" throughout the main floor in lieu of standard hardwood, including the kitchen, and throughout the 2nd floor including all bedroom	
9.	Provide and install Level 2 Stone Countertop in the Kitchen with standard straight double bullnose, price includes undermount sink 3118	
10.	Provide and install Level 2 Stone Countertop in the Ensuite Bathroom with standard straight double bullnose, price includes undermount sink 4706	
Extra's Sub Total		
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: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER

File Copy for
VENDOR
Construction
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): Daniel Mantione and Adriana Montesano
LOT NUMBER: 120 PHASE: 3
MODEL: Ashbury 2350
P.E.#: 003

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 2 Stone Countertop in the Shared Bathroom with standard straight double bullnose, price includes undermount sink 4706	
12.	Provide and install Level 2 Stone Countertop in the Main Bathroom with standard straight double bullnose, price includes undermount sink 4706	
13.	Purchaser to stain the stairs and railing throughout the main 2 nd floor. Builder to leave the stairs unfinished and unsanded. Purchaser to complete on their own at their expense	
14.	Provide and install Level 4 Ceramic Tiles in the Ensuite Bathroom - Premier City White Glossy 12x24 - to be installed on the floor, tub skirt, deck and wall surround, and shower walls and ceiling	
15.	Provide and install Level 4 Ceramic Tiles on Main Bathroom Floor - Premier City White Glossy 12x24	
16.	Provide and install Level 4 Ceramic Tiles on Shared Bathroom Floor - Premier City White Glossy 12x24	
17	Reduce closet in Bedroom 3 - Provide and install a linen closet in 2 nd floor hallway	
	Extra's Subtotal:	
	H.S.T.	
	New Total:	
	Less Bonus Package (if Applicable)	
	TOTAL:	
	Total amount added to the purchase price as an adjustment on closing	
	TOTAL	

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PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER _____

PURCHASER _____

TO BE FILED WITH DEVELOPMENTS (BRADFORD) LTD.

Construction

VENDOR

Office

(original verified at
Head Office)