



Schedule B-3 – Purchaser’s Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): FADI LUTFI ALSHAMMAS

LOT NUMBER: 113 PHASE: 3

MODEL: Ashbury 2350

P.E.#: 002

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.	Provision for future wall mounted TV above fireplace (includes dedicated electrical, conduit for future Tech cable to floor receptable and to end beside the fireplace. this does not include any brackets or mounting for TV)	
2.	Provide and install 8ft front doors (increased height) in lieu of standard door height. Door style to remain the same	
3	Provide for rough-in conduit in garage for future electric car charger	
4	Provide for 10ft ceilings on the main floor in lieu of standard, windows sizes will be increased by 6" in height (does not include where bulkheads are require, includes standard door heights, standard door style/hardware and standard white window frame)	
5	Provide and install 8ft (height) interior doors in lieu of standard (based on standard style/hardware and trim) - 4 doors @\$200 each)	
6.	Provide for rough-in electrical only for valance lighting below upper cabinets in the kitchen area. Note, price does not include light fixtures or kitchen valance moulding	
7	Provide and install counter depth fridge enclosure with 2 gables in lieu of standard fridge opening.	
8.	Provide gas line and 110v for future gas stove in kitchen	
9	Provide for future slide-in range in lieu of standard free standing range in the kitchen. Price is based on Vendor's standard countert tops. (Note a slide in range fits flush with the countertop and the cooktop portion slightly protrudes which rest on top of the countertop on either side. Ad additional piece of countertop behind the range is required, unless specified by the manufacturer. Purchaser must provide all specifications for future slide in range, failing which the Builder will provide the standard opening.	
10	Provide and install Conduit pipe from basement to attic	
	Continued on Page 2	
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

PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

Per:
VENDOR

File Copy for

Construction

Office

(original verified at

Head Office)



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LOT NUMBER: **113 PHASE: 3**

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Remove wall between the kitchen and the great room - Opening to be as wide as possible. Wall cannot be removed completely between the family room and great room - Opening to be as wide as possible.	
12.	In lieu of kitchen peninsula, provide and install island 2x6 with flat breakfast bar, island includes the standard sink and dishwasher.	
13.	In order to accommodate revised layout with kitchen island - provide and install 2ft extension of upper and lower cabinetry on the stove wall	
14.	Relocate the standard fireplace from the corner to center wall as per sketch	
15.	Delete the main closet in main floor foyer.	
16.	Provide for smooth ceilings throughout the main floor in lieu of stippled.	
17.	Provide and install standard hardwood in the kitchen/breakfast area in lieu of tile. (Based on vendor's standard samples)	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
TOTAL		

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PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

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PURCHASER

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