



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Mikhail Glistvain & Marina Tsukrov

LOT NUMBER: 38 PHASE: 5

MODEL: Fraser, (2250) Elevation B

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.	Cost to provide *conduit - only * from basement to attic	
2.	Cost to provide *conduit - only* in garage for future electric car charger	
3.	Add 3 additional basement windows, based on standard size 30"x20", colour is white *Note -not all models can accommodate this upgrade, some may already be at maximum allowable window ratio. If builder cannot install all additional windows requested, purchaser will be credited the amount charged per window	
4.	Chimney Hood Fan - *Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. Builder will try to accommodate centering the vent as best as possible. Purchaser must provide all specifications for future chimney style hood fan/exhaust fan as soon as possible. This item must be decided prior to framing stage, otherwise may be considered too late. Note - based on standard hardwire electrical requirement for builders standard hood fan. Purchaser is responsible for any other electrical provision for the hood fan if required.	
6	Additional Bathroom in Basement - Cost to complete a bathroom in basement - approximate size is 5ft x 9ft. Includes toilet, vanity with sink/faucet; mirror with light above, stand up shower approximately 3ft x 5ft with shower light. Pricing is based on builder's standard samples of vanity cabinets, laminate countertop, sink faucet, ceramic floor tiles and wall tiles	
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		
TOTAL		

The above extras and upgrades are to be included during the construction of the property. In the event that the purchaser is unable to complete the purchase of the property for any reason whatsoever, the purchaser shall be responsible for the cost of the above extras and upgrades.

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work 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:

Marina Tsukrov (Sep 23, 2021 16:40 EDT)
PURCHASER

Mikhail Glistvain (Sep 23, 2021 16:47 EDT)
PURCHASER

TERMS: CASH ON CHEQUE IN ADVANCE

LORMEL DEVELOPMENT (BRANDFORD) LTD.

(original verified at
Head Office)