



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Ivan M Kwong & Donna Lee Kwong
 LOT NUMBER: 21 PHASE: 2
 MODEL: Manitou 2480
 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.	Provide smooth ceilings on main floor in lieu of standard stippled ceilings.	
2.	Provide and install two (2) rough-in light with capped enclosure (on separate switch), as per sketch.	
3.	Provide 9ft Ceilings on the 2 nd floor with standard interior door height, in lieu of standard. *Does not include areas where bulkheads are required. *Window sizes will increase by 6" height, based on standard white window frames. * Includes standard door heights, standard door style/hardware.	
4.	Provide 8" Exhaust Vent in kitchen area in lieu of standard 6" (Does not include kitchen hood fan that accommodates 8" vent).	
5.	Provide and install gas line for future Stove in kitchen and 110V direct line with Arc Fault protection, plus the cost to increase the gas pipe.	
6.	Provide smooth ceilings on second floor in lieu of stippled ceilings	
7.	Provide and install Black/Iron Ore Window Frames throughout the main and 2 nd floor, in lieu of white. * Includes front door frame and patio sliders. *Basement windows must remain as white * Price is based on standard height for front door, patio sliders and windows.	
8.	Provide and install Black Exterior railing at front elevation of home in lieu of standard. *Based on standard elevation. *Note, due to lot grading some elevations may not require any railing at stairs or porch, in the event that railing is not required purchaser will be credited back.	
9.	Provide and install counter-depth fridge enclosure in kitchen area (65cm comes with 2 gables) in lieu of standard fridge opening.	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		(
TOTAL:		
Balance of Bonus Package to be used towards the Purchase of Upgrades		
	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)