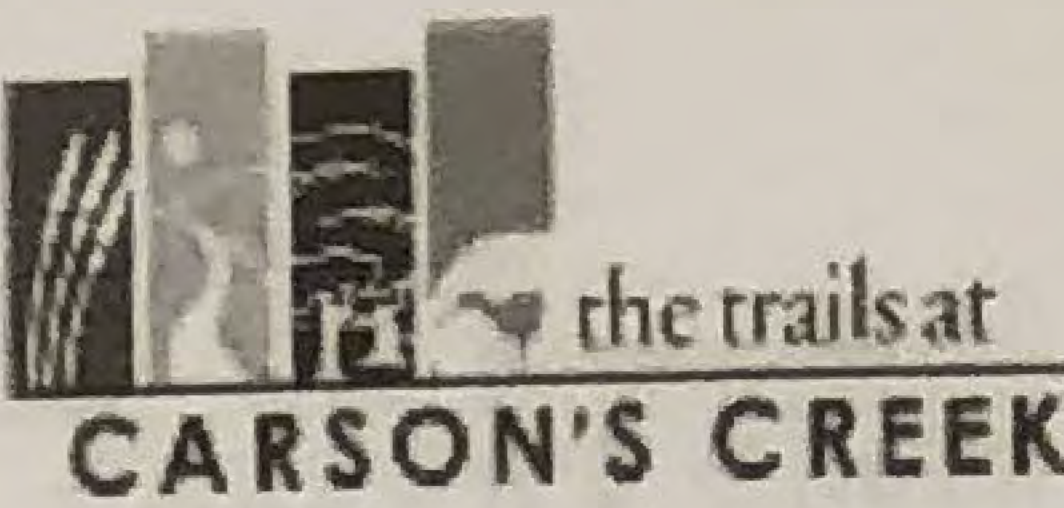




Schedule B-3 – Purchaser's Extras
forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Elisa Gaudio & Antonio Gaudio & Francesco Schirripa & Rosa Schirripa
LOT NUMBER: 63 **PHASE:** 2
MODEL: Nippising (3210) Elev A
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.	Complete a Hide-A-Way hose Vacuum System - Includes two (2) Hide-A-Way vac inlets, two (2) hoses , one (1) deluxe tool set, one (1) vacuum handle, one (1) regular garage inlet, one (1) garage hose and tool set, one (1) machine. *This item can only be done at framing stage, otherwise cosidered to late.	
2.	Valance lighting - Cost to provide complete valance lighting below upper cabinets in the kitchen area. Up to 6 fixtures, includes rough-in and switch. * Price includes LED light fixtures and does not include kitchen valance moulding	
3.	Provision for wall mount TV above fireplace in family room - Includes: dedicated electrical, conduit for future Tech cable to floor level receptacle and/or to end beside the fireplace. *This does not include any brackets or mounting for TV.	
4.	Provision for wall mount TV in Living Room - Includes: dedicated electrical, conduit for future Tech cable to floor level receptacle and/or to end beside the fireplace. *This does not include any brackets or mounting for TV. Location to be determined	
5.	Provide 8ft sliding patio doors in lieu of standard	
6.	Cost to provide Black/Iron Ore window frames throughout the main and 2nd floor, in lieu of white - Includes front door frame and patio doors, basement windows must remain as white. Price is based on standard height for front door, patio sliders and windows.	
7.	Cost to provide Black Exterior railing at front elevation of home in lieu of standard. Based on standard elevation. Note: due to lot grading some elevation may not require any railing at stairs or porch. In the event that railing is not required	
8.	8ft Garage Doors (increased height) in lieu of standard door height - Double Doors. Doory style to remain standard, frame to be painted same colour as garage door.	
9.	Chimney hood fan - Provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. *Not all models can accommodate this change. *Builder will try to accommodate centuring the vent as best as possible. Purchaser must provide all specifications for future chimney style hood fan/exhaust fan.	
10.	Upgrade to frameless glass shower door in the 2nd ensuite bathroom - If applicable (clear glass/chrome handle hardware) in lieu of standard, as per plan. *	
	Net upgrades continued on page 2	
Extra's Subtotal:		
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: _____

PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

LORMEL DEVELOPMENTS (BRADFORD) LTD.

Per: _____
VENDOR



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VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Elisa Gaudio & Antonio Gaudio & Francesco Schirripa & Rosa Schirripa
LOT NUMBER: 63 **PHASE:** 2
MODEL: Nippising (3210) Elev A
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
	Net upgrades continued from page 1	
11.	PRIMARY ENSUITE - provide shower seat in standard shower. Purchaser is away it will be on the same side as the plumbing fixtures. Based on standard wall tile and standard shower jamb	
12.	Shower Niche - Primary Ensuite AND 2 ND ENSUITE - Cost to provide one (1) shower niche in shower enclosure (if applicable), per bathroom. Price is based on standard wall tile and standard marble jamb. Size of niche is approximately 12" x 20" x 3 1/2 "d). *Not all models can accommodate this upgrade. Niche will not be installed on an exterior wall unless purchaser agrees to have all furred out, which will result in decrease of shower square footage.	
13.	SHARED BATHROOM - Increase the shared bathroom by 2ft by decreasing Bedroom 2. Increase the length of the vanity, provide additional lav sink and faucet. Price based on standard vanity and laminate top, standard lav sink and faucet and standard floor tile	
14.	Provide for smooth ceilings in lieu of stippled ceiling - main and 2 nd floor	
15.	Additional bathroom in Basement - approximate size 5ft x 9ft. Includes toilet, 3ft x 5ft shower, shower pot light, shower rod. Pricing is based on Builder's standard samples of vanities, laminate countertop, sink and faucet, ceramic floor tiles and wall tiles - ON HOLD.	
16.	Upgraded Shower and Tub fixtures - Cost to provide and install upgraded shower kits including shower wants and/or rain cans in PRIMARY ENSUITE - SHOWER KIT DF-KIT25-THSCZ-WS	
17.	Upgraded Shower and Tub fixtures - Cost to provide and install upgraded shower kits including shower wants and/or rain cans in SHARED BATHROOM - SHOWER KIT DF-KIT25-THSCZ-WS	
18.	Upgraded Shower and Tub fixtures - Cost to provide and install upgraded shower kits including shower wants and/or rain cans in 2ND ENSUITE (BEDROOM 4) - SHOWER KIT DF-KIT20-BL-W	
19.	Upgraded Shower and Tub fixtures - Cost to provide and install upgraded shower kits including shower wants and/or rain cans in BASEMENT - SHOWER KIT DF-KIT25-THS-WS-ON HOLD	
	Net upgrades continued on page 3	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades Continued on Page 3		
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

Per:

VENDOR

Schirripa No 212

**Schedule B-3 – Purchaser's Extras**

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Elisa Gaudio & Antonio Gaudio & Francesco Schirripa & Rosa Schirripa
LOT NUMBER: 63 PHASE: 2
MODEL: Nippising (3210) Elev A
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
	Net upgrades continued from page 2	
20.	BUILT-IN APPLIANCE PROVISION - in kitchen. Includes cabinet and electrical provisions for future built-in over(s) c/w bottom drawer; wall oven(s) cut-out, upper cabinet, plus pots and pan drawers in kitchen area. Counter depth fridge enclosure with two gables. Purchaser must provide all specifications for all future Built-in Appliances. This does not include the cost to add additional cabinetry to accommodate Built-in appliance provision	
21.	KITCHEN LAYOUT CHANGE PLUS LIVING ROOM/DINING ROOM CHANGE - Pricing based on standard cabinetry and granite top, tiles, trim, plus support beams/LVL's required and revised engineered drawings	
22.	Delete walls between the LR/DR/Study and the main floor hallway - In order to accommodate Kitchen revision and open concept, provide for Additional support beams required to run from Foyer to Kitchen	
23.	Delete wall between LR/DR and Study - provide for one large room. Combine the two windows in LR/DR to one large 8ft window. Provide for a 8ft long low wall between the foyer and the study - height of low wall to be 42" complete	
a	Shift wall between kitchen and LR/DR back by 3ft. Relocate the Fridge and pantry, as per sketch Add approximately 10ft of upper and lower cabinetry to accommodate built in appliances, including cabinetry for servery (approx 6ft) and walk in pantry behind the kitchen, as per sketch. Island to be increased to 5ft wide x 4ft including the extended bar top	
b	Provide two trimmed openings between kitchen & servery and servery and LR/DR. Add standard door to pantry. Add four rows of shelving to pantry;	
c	Add two standard ceiling lights, one in pantry and one in front of servery. Add complete valance light to servery on a separate switch from kitchen area. Add counter height electrical outlet at servery. Purchaser understands an electrical outlet cannot be installed in the pantry. Add capped light on separate switch above the island	
d	Add standard floor tiles in the pantry and servery in lieu of standard hardwood flooring	
e	Provide and install undermount single bowl bar sink and standard pull out kitchen faucet in the servery	
	Continued on Page 4	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades continued on page 5		
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:

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PAID: _____

TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

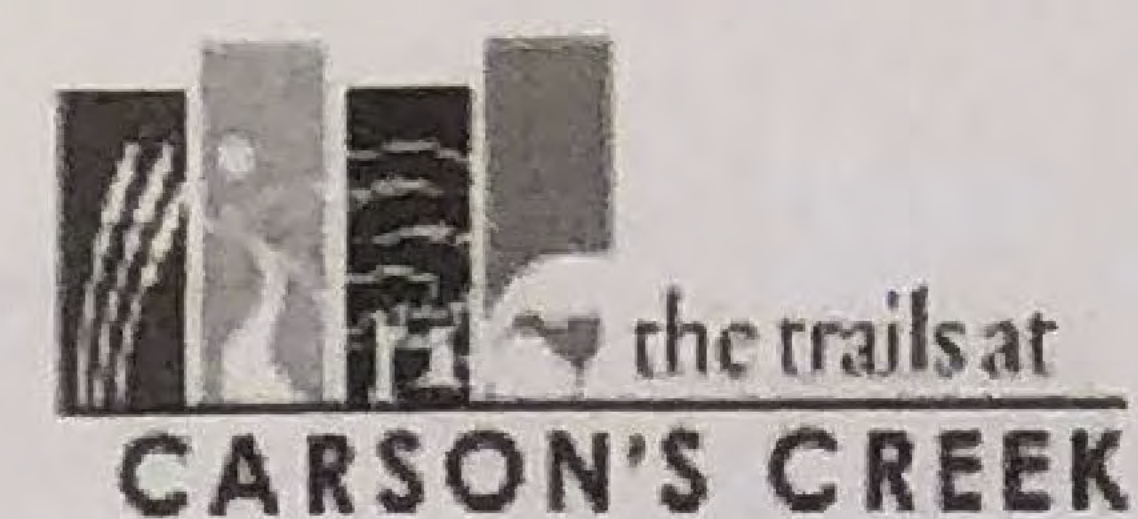
Per: _____

VENDOR



Schedule B-3 – Purchaser's Extras

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VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Elisa Gaudio & Antonio Gaudio & Francesco Schirripa & Rosa Schirripa
LOT NUMBER: 63 **PHASE:** 2
MODEL: Nippising (3210) Elev A
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
	Net upgrades continued from page 3	
24	Provide rough-in for future pot filler at cooktop location. Pot Filler fixture is not included.	
25	Relocate standard light in family room to corner, as per sketch	
26	Relocate standard light in dinette area to corner, as per sketch	
27	Relocate standard light from kitchen, as per sketch,	
28	Provide and install pot light above the kitchen sink, on it's own switch	
29	Add rough-in light with capped enclosure (on separate switch) above the island	
30	Provide "conduit only" from basement to attic	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Balance Due		
TOTAL		

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PAID: _____

TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER

Per: _____

VENDOR