



BELLAIRE PROPERTIES INC. (CARSON'S CREEK)
PURCHASER EXTRAS

LOT # 135 P.E #006 – Model - MADAWASKA - 3190 - PHASE 1

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

Barrie Trim	#1, #5
Railing Excellence	#2, #5
Miranda Painting	#3
Weston Flooring	#4, #5
Liberty	#6, #9, #10, #11, #12, #14, #15
Advance Marble	#7, #9, #14, #15
North York Tile	#8, #13, #16
Allstar Carpentry	#11
Pipecon	#14, #15

Date: Apr.-26-2022
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: BELLAIRE PROPERTIES INC.

PURCHASER(S): Michael Agyemang-Prempeh
LOT NUMBER: 135 PHASE: 1
MODEL: 3190 Madawaska
P.E.#: 006

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 and install option 3 interior door hardware (to include matching coloured hinges and door stops) in lieu of standard	
2.	Provide and install Level 4 interior railing from main floor to second floor in lieu of level 1	
3.	Provide Stain to stairs, handrail, posts etc. (to complement colour of hardwood) from main to second floor in lieu of standard. Price is based on metal pickets	
4.	Provide and install Option 3 hardwood floors throughout the main floor (except for tiled areas) in lieu of standard hardwood.	
5.	Provide and install Option 120 laminate floors throughout the second floor (except for tiled areas) in lieu of level 1 carpet.	
6.	Provide and install two (2) clear glass doors (with finished interiors) at corner cabinet(s) in the kitchen area	
7.	Provide and install upgrade (level 4) stone counter top in kitchen area in lieu of standard, based on revised kitchen layout.	
8.	Provide level 6 floor tiles in the foyer, powder room and kitchen/breakfast area in lieu of level 1 floor tiles. Tiles to be installed stacked	
9.	Increase size of opening of future range/cooktop in kitchen area to 36" inches in lieu of standard.	
10.	Standard cutlery drawer in kitchen area to be as wide as possible and to be located on the right side of cooktop/range space.	
	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 completed for any reason, the price of the extra shall be refundable.

PAID: _____

MBA
PURCHASER

PURCHASER

TERMS, CONDITIONS AND FINANCE

BELLAIRE PROPERTIES INC.

Per: _____
Vendor

File Copy for
Construction
Office

(Original verified at Head Office)



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



VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Michael Agyemang-Prempeh
LOT NUMBER: 135 PHASE: 1
MODEL: 3190 Madawaska
P.E.#: 006

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 cabinet provision for Built-In Fridge Enclosure (counter-depth fridge cabinet, 65cm with 2 gables - only available for Built-In or Integrated Fridge systems) in the kitchen area. Increase size of opening of future fridge to 42" inches in lieu of standard.	
12.	Provide and install spice rack in kitchen area (as wide as possible) at lower cabinets beside cooktop/range space (on the left side).	
13.	Provide and install upgrade (level 4) shower floor mosaics in the primary ensuite shower enclosure in lieu of standard.	
14.	Provide and install upgrade stone (level 1) counter top in the primary ensuite bathroom in lieu of standard	
15.	Provide and install upgrade under mount sinks in the primary ensuite bathroom in lieu of standard.	
16.	Provide and install level 5 floor tiles in the primary ensuite bathroom in lieu of level 1. Tiles to be install stacked	
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 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 order is not refundable.

PAID: _____

NBA
PURCHASER

PURCHASER

File Copy for
Construction
Office

(Original verified at Head Office)