





Type of Agreement:		Agreement	of Purchase	Dated:					
Subject Property: Lot 1-141,		Lot 1-141, I	Ph1, #1367 Bardeau Street, Town Of Innisfil						
Between Purchaser(s): Carmine Jol		ohn Marino And Johanne C. Marino							
And Vendor: Bellaire Pro			perties Inc.	perties Inc.					
						es shall be made to the about in full force and effect.	ove-mentioned Agreement		
DELE.	TE:						Amount		
Total Pu	ırchase Price:						\$966,990.00		
INSE	RT:								
1	Purchaser's Ex	ktras: 002	Dated: 14-	Jul-21	Total A	mount of P.E.:	\$7,423.00		
2	Purchaser's Ex	ktras: 003	Dated: 15-	Nov-21	Total A	mount of P.E.:	\$2,271.30		
3.	Purchaser's Ex	ktras: 004	Dated: 17-	Nov-21	Total A	mount of P.E.:	\$452.00		
4	Purchaser's Ex	ktras: 005	Dated: 25-	Jan-22	Total A	mount of P.E.:	\$1,440.75		
5	Purchaser's Ex	ktras: 006	Dated: 16-	Mar-22	Total A	mount of P.E.:	\$68,394.56		
6	Purchaser's Ex	ktras: 006A	Dated: 14-	Mar-22	Total A	mount of P.E.:	\$5,133.48		
7	Purchaser's Ex	ktras: 007	Dated: 24-	Jun-22	Total A	mount of P.E.:	(\$3,332.09)		
	on August 10		E:			\$	1,048,773.00		
SIGNED, SEALED AND DELIVERED In the presence of			IN WITNESS whereof I have hereunto set my hand and seal:				and seal:		
(Witness)			-	<u>carmine m</u> (Purchaser)	arino (Aug 1	10, 2022 12:04 EDT) (Date)			
					me M	<u>arino</u> .0, 2022 12:06 EDT)			
(Witness)			-	(Purchaser)		(Date)			
DATED	this	day of	August	202	22				
In the presence of				IN WITNESS	whereof I hav	ve hereunto set my hand	and seal:		
				Lormel Ho	mes (Aug 16	5, 2022 11:53 EDT)			
(Witness)			-	(Vendor)	mes (Aug 10	(Dat	<u></u>		





FOR USE IN THE PROVINCE OF ONTARIO AMENDMENT TO AGREEMENT

Type of Agreement:	Agreement of Purc	hase and Sale	Date:	_	
Subject Property:	LOT 1-141, PH2, #1	367 BARDEAU STE	EET, TOWN OF I	NNISFIL	
Between PURCHASER(s):	CARMINE JOHN MAI	RINO AND JOHANNE	C MARINO		
And VENDOR(s):	BELLAIRE PROPE	RTIES INC.			
It is hereby understood and agree above-mentioned Agreement, and remain in full force and effect:	ed between the undersign except for such changes	ned parties hereto that to noted below all other to	ne following changes : erms and conditions in	shall be made to the the Agreement shall	
DELETE:					
Total Purchase Price: \$9	<u>66,990.00</u>				
INSERT:					
Purchaser's Extras: 002, Purchaser's Extras: 003, Purchaser's Extras: 004, Purchaser's Extras: 006, Purchaser's Extras: 006, Purchaser's Extras: 006A	Dated: November Dated: November Dated: January 25 Dated: March 16, 2	15, 2021, Total Ar 17, 2021, Total Ar , 2022, Total Amo 2022, Total Amou	mount of P.E.: <u>\$2</u> mount of P.E.: <u>\$4</u> unt of P.E.: <u>\$1,44</u> nt of P.E.: <u>\$68,39</u>	.271.30 52.00 10.75 4.56	
Total Purchase Price: \$1	,052,105.09	REVI 12:17 pn	SED n, Aug 10,	2022	
DATED this 25th day of	April	2022	REVISED	TO INCLUDE	CREDIT
SIGNED, SEALED AND DELIVERED In the presence of		Johanne	I have hereunto set my Mavino May 12, 2022 11:20 PD	_	
(Witness)	<u> </u>	(Purchaser)	marino	Date)	
(Witness)	<u> </u>	(Purchaser)	ay 12, 2022 10:12 PD ([Date)	
DATED this d	ay ofApril	2022			
In the presence of		IN WITNESS whereof	I have hereunto set my	hand and seal;	
(Witness)		(Vendor)		(Date)	





Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC. VENDOR:

> PURCHASER(S): Carmine John and Johanne C Marino **LOT NUMBER: 141** PHASE: 1

> > **MODEL: 3190 Madawaska**

P.E.#: 007

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.	Due to supply issues, delete item # 1 of PE006A, "upgrade freestanding tub (Mirolin, CALAGO, CF1024) in the primary ensuite bathroom in lieu of standard"	
	PROCEED WITH STANDARD FREESTANDING TUB	
2	Item #002, on PE006A to remain in effect	
	Extra's Subtotal:	(\$2,948.75)
	H.S.T.	(\$ 383.34)
	New Total: Less Bonus Package (if Applicable)	(\$3,332.09)
	TOTAL:	(\$3,332.09)
	Credit due to purchaser, as an adjustment on closing	(\$3,332.09)
	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			
CAYMINE WAYINO carmine marino (Jun 24, 2022 21:10 EDT)	BELLAIRE PROPERTIES INC.			
PURCHASER Jonanne Marino				
Johanne Marino (Jun 24, 2022 21:32 EDT)	Per: Lormel Homes (Jun 27, 2022 13:25 EDT)			
PURCHASER	VENDOR			