



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

LOT # 076 P.E #005 – Model - MANITOU - 2480 - PHASE 5

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

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

Date: Aug.-23-2022
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): Ali Afshar & Nargis Hussaini

LOT NUMBER: 076 PHASE: 5

MODEL: 2480 Manitou

P.E.#: 005

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.	Leave Stairs Unfinished/Unsanded Purchasers to Complete Their Own Stairs at Their Own Expense and Responsibility and Agrees to Waive the Vendor of All Warranties and Obligations Regarding the Staining of Stairs, as in Accordance with Tarion.	\$0.00
2.	Provide and install option 133 flooring throughout the main hallway, great room, and family room in lieu of standard hardwood	
3.	Provide and install option 133 flooring in the kitchen/breakfast area in lieu of level 1 floor tiles	
4.	Provide and install option 133 flooring at upper hallway and computer area at 2nd floor in lieu of level 1 carpet.	
5.	Provide and install level 6 floor tiles in the foyer in lieu of level 1 floor tiles. Tiles to be installed stacked.	
6.	Provide and install level 6 floor tiles in the powder room in lieu of level 1 floor tiles. Tiles to be installed stacked.	
7.	Provide and install option 133 flooring in the primary ensuite bedroom *only* in lieu of level 1 carpet. All other bedrooms to remain carpet.	
8.	Provide and install level 2 kitchen cabinets in lieu of level 1, based on revised kitchen layout. *Note: Standard Island to be deleted	
9.	Provide and install upgrade stone counter top (level 3) in the kitchen area in lieu of level 1, based on revised kitchen layout. *Note: Standard Island to be deleted	
10.	Provide and install upgrade under mount kitchen sink in lieu of standard.	
	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: _____

Ali Afshar
Ali Afshar (Aug 17, 2022 15:31 EDT)

PURCHASER

Nargis Hussaini
Nargis Hussaini (Aug 18, 2022 11:21 EDT)

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

File Copy for

BELLAIRE PROPERTIES INC.

VENDOR

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): Ali Afshar & Nargis Hussaini
LOT NUMBER: 076 PHASE: 5
MODEL: 2480 Manitou
P.E.#: 005

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 and install level 2 trim package throughout the entire home in lieu of level 1.	
12.	Provide and install option 133 flooring in the original laundry room in lieu of level 1 floor tiles.	
13.	Provide additional cabinet provisions for future fridge in kitchen area, opening to be as close as possible.	
14.	Increase opening for future range/cooktop to 36" inches wide	
15.	Increase opening for future chimney hood fan/exhaust fan to 36" inches wide.	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
TOTAL BALANCE DUE		
	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: Ali Afshar
Ali Afshar (Aug 17, 2022 15:31 EDT)
PURCHASER: Nargis Hussaini
Nargis Hussaini (Aug 18, 2022 11:21 EDT)
PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC

er:
VENDOR

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