

Job # **30675** New Home Address: **65 Nettle Crescent ; 33/01/222-2054**

Purchaser(s): **Wilson & Kirstin Dolan**

Phone: **(403) 627-8479** (H) **(403) 627-8479** (C) Email: **wilsonjdolan@gmail.com**

House Model: **BREA** Specification: Subdivision: **NOUVEAU - RSL**

Sales Area Manager: **PAUL FITZSIMMONS**

PRE-SALE HOME ☐ **SPEC HOME** ☐

There are many important steps to take during the construction of a new home. Purchasers must make themselves available to sign necessary documents and to make required selections as promptly as possible to minimize any possible associated delay to the construction of the new home. *All selections are subject to the Alberta Building Code, the Alberta Energy Code requirements and Builder approval.* Please note that the Builder reserves the right to proceed with standard plans and interior selections if selections are not completed within the required timelines.

1. TRAIL APPLIANCES: ☐ Y

Our appliance supplier is Trail Appliances: 9880 - 47 Ave NW Edmonton 780-434-9414 ext. 281

Pre-sale Homes:

If indicated above, Trail Appliances will contact the Purchaser directly to book an appointment after conditions have been removed. The Purchaser is also welcome to contact Trail Appliances directly at the above number.

Appliance changes may affect the kitchen cabinet layout; therefore, all appliance selections must be finalized within 48 hours of condition removal. This enables the supplier time to get the required documents to design Q in time for your design Q appointment. Completion of appliance selections must be documented by the Area Sales Manager on an addendum and submitted for Builder approval.

Any/all upgrades from Pacesetter specifications made at Trail, such as but not limited to: adding a gas line for a stove, electrical/gas requirements for a cooktop, waterline for a fridge, or oversized laundry appliances **must** be added to the contract the home is built to. It is purchaser responsibility to notify their Area Sales Manager of the need to add appliance requirements to the contract by way of an addendum both Purchaser and Builder sign in acceptance and must be completed prior to designQ appointment.

Spec Homes:

Appliances must be picked to fit standard openings only. Refer to the contract addendum for information about sizes for standard openings. Fuel source for stove/cooktop will be shown on the plans and cannot be altered. Please note, if cabinets are already ordered at time of purchase, the standard appliance openings are as follows:

- Fridge Opening: 37" wide x 72" high with drywall
- Fridge Recess Opening: 37" wide and 72" high with 2" additional depth as per plan
- Range Opening: 30" wide, except for the Georgia which has a 36" wide opening.
- Dishwasher: 24" wide opening
- Laundry Shelf/Cabinets as per plan.

Purchaser Supplied Appliances

Should the Purchaser wish to cancel the appliance gift certificate with Trail Appliances, and provide their own appliances, the certificate must be cancelled by addendum with the Area Sales Manager. The total credit amount will be \$1,825.00 (plus GST). Homeowner will be responsible for ensuring appliances selected fit within standard openings mentioned above, and providing any additional requirements their appliances may have, to their Area Sales Manager, prior to their design Q appointment. The builder reserves the right to not allow changes to the plan.

Appliances must not be delivered to the home prior to possession.

2. DESIGN Q SELECTION CENTER:

Pre-sale Homes: A design Q representative will contact the Purchaser to book the design appointment. This appointment will be booked to occur approximately 1 -3 weeks from condition removal. It is extremely important to attend the design Q appointment within this timeframe as the selections made in this appointment may impact the final plans. Please see Interior Selections Appointment form for further information.

Spec Homes – subject to stage of construction at time of condition removal and at the discretion of the Builder.

Acceptable Payment Methods

Any upgrades chosen over and above the standard selections and the allotted allowance given at time of contract, will be payable either at the time of selection or at closing. Payment at time of selection may be made via a Payment Restructure addendum with your Area Sales Manager. Cheque can be provided at that time. Bank draft required if the selections are made within one month of occupancy. Alternatively, you may choose to have this value included in your mortgage. It is the Purchaser's responsibility to provide their lender any addendum they wish to include in the mortgage. Any amount exceeding the approved mortgage amount will be due at closing.

Hours of Operation

Design Q hours of operation are Monday to Friday 8:45am to 4:15pm. The design appointment will be booked for within these schedules. Be prepared to spend approximately 5 – 7 hours at the design appointment. Lunch will be provided.

Cancellations

Cancellations will be subject to a rebooking fee of \$2,000.00. If the Purchaser cancels a second appointment, a standard colour board will be chosen, and the file will proceed as per standard plans.

3. CHATEAU LIGHTING: ☐ N

Our lighting supplier is Chateau Lighting: 4355 – 99 Street NW Edmonton 780-434-9024

Pre-sale Homes: Clients wishing to select their own light fixtures instead of going with the standard package, may do so at Chateau Lighting 5 – 10 days after their design Q appointment. Chateau Lighting appointment is not applicable if a designer curated palette was selected at time of contract. Chateau Lighting will contact the Purchaser to book an appointment, or you can contact them at the number above.

Any/all upgrades from Pacesetter specifications made at Chateau, such as but not limited to: adding bracing for an extra heavy fixture, bracing for a fan **must** be added to the contract the home is built to. It is purchaser responsibility to notify their Area Sales Manager of the need to add lighting requirements to the contract by way of an addendum both Purchaser and Builder sign in acceptance and must be completed prior to designQ appointment.

Spec Homes: Chateau Lighting will contact the Purchaser to make the appointment as soon as possible following removal of conditions (subject to stage of construction at the time of condition removal).

4. FINAL PLAN REVIEW (Pre-sale homes only):

Once the Purchaser has completed the design Q and other supplier appointments, the Purchaser will need to meet with their Area Sales Manager to review the final plans. The Area Sales Manager will be in contact approximately 1 – 3 weeks after design Q to book an appointment to review the plans.

Finalizing the plans in a timely manner is crucial to preventing construction delays. Therefore, if the Purchaser is unable to meet with the Area Sales Manager to review the plans within 1 week of contact, the Builder reserves the right to proceed with the file as drawn.

5. CHANGES

Changes to contract are subject to Builder approval and the Builder reserves the right to restrict or prohibit changes. Any changes to selections or plans previously made are at the sole discretion of the Builder and are subject to a non- refundable \$425.00 per item late change fee.

6. CONSTRUCTION, SITE VISITS & COMPLETION:

Pre-sale Homes: once the stake date has been determined, excavation will follow shortly after and then construction will begin! There are many factors beyond the Builder’s control, that may impact construction such as but not limited to: weather delays, labour shortages, supply issues or developer servicing delays.

During construction, the Purchaser will be provided 2 opportunities for a site visit of the home with the Site Superintendent: Mechanical Rough-in and Cabinet Install. The Site Superintendent will contact the purchaser to schedule these appointments. These appointments will occur during office business hours.

Spec Homes: site visits are subject to stage of construction at the time of condition removal.

For safety reasons, children under the age of 18 are not allowed on site. All persons must be accompanied by a Builder representative at all times. Failure to follow this procedure may result in serious injury.

A confirmed possession date will be provided in writing a minimum of 35 days prior to the completion of your home. Do not make any finalized plans for moving until you receive your confirmed possession letter.

7. PRE-OCCUPANCY

Pre-Occupancy appointment will be scheduled once the confirmed possession date has been provided and will occur a few days prior to possession. Service Q will conduct the pre-occupancy appointment with the Purchaser(s)

The Purchaser(s) hereby acknowledges that they have read, understood, and agree to the above terms of the contract.

DocuSigned by:

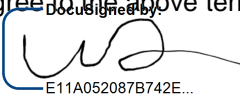
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8/22/2024

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Authorized Signatory Pacesetter Homes Ltd.

DocuSigned by:




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Wilson Dolan

signed on 8/22/2024


Signed by:



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Kirstin Dolan

signed on 8/22/2024



PACESETTER HOMES

A QUALICO Company