

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 30773 **Swing:** _____ **Add. No/Date:** 1/[1] 31-Jan-2023 **C/O Type:** INI
Address: 15636 18 Avenue SW, 10/26/212-2958 **Purchaser:** AHMED ABOMANDOUR
EDMONTON, ALBERTA
Subdivision: GLENRIDDING - RSL **Phone Business:** _____ **Home:** 1-437-228-8242
Model/Elev: COLUMBIA - Columbia **Contract Date:** February 05, 2023
Reference: CONTRACT/PRE-SALE **Target Closing:** To Be Determined
In Contract: ☒ **Cash:** ☐ **Finance:** ☒

Co-Buyers:

	Qty	U. of M.	Unit Price	Total
1)/[1] MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF ITEM: ALLOWANCE AMOUNT TO BE USED FOR CUSTOM CHANGES IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED ONCE CUSTOM OR APPROPRIATE OPTION IS SUBMITTED AND PRICED. ADD ALLOWANCE FOR FARMHOUSE ELEVATION <i>NH Apr 03, 2023 - NO DRAFTING</i>	3500.00	EACH	\$1.00	\$3,500.00
2)/[2] SN-TRAILBLAZ - HOUSE TO BE BUILT TO TRAILERBLAZER SPECIFICATION <i>NH Apr 03, 2023</i>	1.00	EACH		\$0.00
3)/[3] DO-DBLEOH - PRE-PAINT DOUBLE OVERHEAD GARAGE DOOR - ATTACHED GARAGE <i>NH Apr 03, 2023 - NO DRAFTING</i>	1.00	EACH	\$350.00	\$350.00
4)/[4] EO-RQDPROD - HOUSE IS OUTSIDE THE 10 MINUTE FIRE RESPONSE TIME OR HOUSE IS ON A ZERO LOT LINE (ZLL) LOT. ADD/REVISE THE FOLLOWING ITEMS AS REQUIRED BY LOCAL FIRE CODES. NON-VENTED SOFFITS, ADDITIONAL ROOF VENTS, UPGRADE TO TYPE "X" DRYWALL AND UPGRADE THERMAL OSB TO DENSGLASS SHEATHING AND REDUCE OVERHANGS AND ADD BULKHEADS AND VENTING AS REQUIRED. PRICE IS PER SIDE OF HOUSE REQUIRED. <i>NH Apr 03, 2023</i>	2.00	EACH	\$1,472.00	\$2,944.00
5)/[5] EE-PINFTHGS - PIN FOOTINGS FOR 0 LOT LINE HOME <i>NH Apr 03, 2023</i>	1.00	EACH	\$450.00	\$450.00
6)/[6] MO-ALLOWANCE - PLEASE PROVIDE DESCRIPTION OF ITEM: ALLOWANCE AMOUNT TO BE USED FOR CUSTOM CHANGES IS AN ESTIMATE ONLY. PRICE WILL BE FINALIZED ONCE CUSTOM OR APPROPRIATE OPTION IS SUBMITTED AND PRICED. ADD ALLOWANCE FOR REAR TREATMENT <i>NH Apr 03, 2023</i>	4000.00	EACH	\$1.00	\$4,000.00
7)/[7] PLX-3PCRGHIN - ADD 3 PIECE ROUGH-IN PLUMBING IN BASEMENT <i>NH Apr 03, 2023</i>	1.00	EACH	\$392.00	\$392.00
8)/[8] PLW-W/LFRDG - ADD ROUGH-IN WATERLINE TO FRIDGE <i>NH Apr 03, 2023</i>	1.00	EACH	\$259.00	\$259.00

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9)/[9] PLG-RANGE - ADD ROUGH IN GASLINE TO RANGE, INCLUDES 110V OUTLET <i>NH Apr 03, 2023</i>	1.00	EACH	\$793.00	\$793.00
10)/[10] SM-CLOSERM - CLOSE OFF SMALL ROOM (BUTLERS PANTRY, LIFESTYLE ROOM OR ENSUITE) DOES NOT INCLUDE DOOR OR HARDWARE (PLEASE SELECT CORRECT FINISHINGS SEPARATELY) ADD WALL FACING THE FRONT DOOR TO LIFESTYLE ROOM <i>NH Apr 03, 2023</i>	1.00	EACH	\$250.00	\$250.00
11)/[11] OL-SIDEENT - OPTION #1 - OPTIONAL SEPARATE ENTRANCE TO BASEMENT - INCLUDES 2/8 X 6/8 PANEL FIRE RATED DOOR. <i>NH Apr 03, 2023</i>	1.00	EACH	\$2,654.00	\$2,654.00
12)/[12] SB-9BSMTWLL - UPGRADE TO 9' HIGH BASEMENT WALLS <i>NH Apr 03, 2023</i>	1.00	EACH	\$4,590.00	\$4,590.00
13)/[14] AE-GIFTCERT - APPLIANCE GIFT CERTIFICATE WORTH \$2500 TO BE USED AT PACESETTER APPROVED APPLIANCE SUPPLIER. **STANDARD CABINET OPENINGS: 1. FRIDGE OPENING- 37" wide x 72" high with drywall 2. FRIDGE RECESS OPENING- 37" wide and 72" high with 2" additional depth as per plan 3. RANGE OPENING- 30" wide 4. DISHWASHER- 24" wide opening 5. MICROWAVE SHELF/HOOD FAN AS PER PLAN 6. LAUNDRY SHELF/CABINETS AS PER PLAN. If ordering oversized washer/dryer or pedestals for front loading, the standard plan may have to change to accommodate the appliance. NOTE: DEPTH OF STANDARD CABINET IS 24". PANTRY WALL ADJACENT TO FRIDGE IS 2'-3" (if applicable). <i>NH Apr 03, 2023 - NO DRAFTING</i>	1.00	EACH		\$0.00
14)/[15] AE-ALLOWANCE - APPLIANCE ALLOWANCE AMOUNT IN ADDITION TO THE INITIAL \$2500 GIFT CERTIFICATE. <i>NH Apr 03, 2023 - NO DRAFTING</i>	5500.00	EACH	\$1.00	\$5,500.00

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15)/[16] MDQ-DQALLOW - DESIGNQ ALLOWANCE. ALLOWANCE AMOUNT TO BE USED AT DESIGN Q. SALES TO PROVIDE CLIENT(S) WISH LIST OF THE UPGRADE ITEMS THEY ARE INTERESTED IN. *** PLEASE NOTE: 1. IF THE UPGRADES EXCEED THE DESIGN Q ALLOWANCE AMOUNT, THE BALANCE MUST BE PAID BY THE CLIENT, AS EITHER CASH-TO-CLOSE OR ADDED TO THEIR MORTGAGE. 2. IF THE DESIGN Q ALLOWANCE IS NOT USED IN FULL, THE REMAINING BALANCE WILL BE APPLIED AS A CREDIT TO THE MORTGAGE AMOUNT ONLY. ** NO CASH REFUNDS WILL BE ISSUED. 3. THESE ITEMS ARE CLIENTS WISHES ONLY. ACTUAL SELECTIONS TO BE MADE AND SIGNED OFF ON AT TIME OF DESIGN Q APPOINTMENT. SUPPLIER IS NOT TO REFER TO ANY ITEMS NOTED BELOW. ADD ALLOWANCE FOR: RAILING TO MAIN FLOOR CHANGE CABINETS TO FIT HOOD FAN AND BUILT IN MICROWAVE UNDERMOUNT SINK IN KITCHEN ADDITIONAL BUFFER FOR UPGRADES	16000.00	EACH	\$1.00	\$16,000.00
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16)/[17] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY**	1.00	EACH		\$0.00
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The Homeowner(s) accepts and acknowledges the tentative timeline provided within Section 8 of the Purchase Agreement of 6 - 10 months from excavation may be further extended due to the volatility of the markets, labour and raw materials. This time frame extension is acknowledged by the Purchaser as a tentative timeline. The Builder does not guarantee a start date, the completion or possession of the home within those timelines in the event delays occur for which the Builder may not be responsible for, or caused by unfavorable weather, strikes, fires, shortages of material or labor, acts of God, or any other causes beyond the control of the Builder due to current market conditions in the building industry. As per Section 8 the homeowner will be notified 35 days prior to the actual possession date being confirmed. The client understands that this is the only guarantee of possession that will be given in writing or otherwise. Any expectations of possession dates or construction timelines given are subject to change without notification and verbal communication, as per the contract, is not binding and will not be considered."

NH Apr 03, 2023 - NO DRAFTING

17)/[18] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY**	1.00	EACH		\$0.00
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All plan requests must be completed prior to condition removal and are subject to Builder approval by signed addendum. No additions, subtractions or changes that require changing the nature of the accepted and agreed upon home plans or contract will be accepted. All requests must be submitted on an addendum for consideration at time of contract and the builder reserves the right to restrict or prohibit the number of changes.

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NH Apr 03, 2023 - NO DRAFTING				

19)/[21] MO-INFO - SALES TO ENTER NOTES **NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY** THE BUYER IS PROTECTED THAT IF THE BASE PRICE OF THE COLUMBIA MODEL IN TRAILBLAZER SPECIFICATION GOES DOWN FROM THE BASE PRICE OF \$367,507 LESS \$7000 DISCOUNT BY DATE OF POSSESSION, THE BUILDER WILL PAY THE DIFFERENCE TO BUYER. IF THE BASE PRICE GOES UP BEFORE POSSESSION DATE, THE BUILDER WILL NOT CHARGE THE BUYER THE NEW HIGHER PRICE.	1.00	EACH		\$0.00
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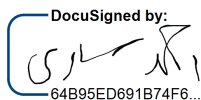
Sub Total	\$34,682.00
LCO Fees	\$0.00
Incentives	\$0.00
Discounts	\$0.00
Taxes	\$1,734.10
Total Addendum No 1/[1]	\$36,416.10

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2/6/2023

AHMED ABOMANDOUR

Date

DocuSigned by:

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2/7/2023

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Date

Included in contract

Contract, changes and color selections are subject to management approval and are dependent on the stage of construction at the time of removal of all conditions. Contracts and changes to contracts (Options & Upgrades Agreements) must be signed by an authorized signatory of the builder to be valid. Sales employees are not authorized to sign on behalf of the builder.