

**PACESETTER HOMES (EDMONTON)****OPTIONS AND UPGRADES AGREEMENT**

**Lot No.:** 30790 **Swing:** \_\_\_\_\_ **Add. No/Date:** 13/[13] 08-Feb-2023 **C/O Type:** INI  
**Address:** 15633 18 Avenue SW, 11/27/212-2958 **Purchaser:** Theerayouth Thamwong  
EDMONTON, ALBERTA **Phone Business:** \_\_\_\_\_ **Home:** \_\_\_\_\_  
**Subdivision:** GLENRIDGING - RPL **Contract Date:** December 07, 2022  
**Model/Elev:** BROOKLYN - Brooklyn **Target Closing:** To Be Determined  
**Reference:** Allowance Reversal  
**In Contract:** ☐ **Cash:** ☐ **Finance:** ☒ **Co-Buyers:** Phlapphueng Thanya

	Qty	U. of M.	Unit Price	Total
<b>TK FEB 23/2023</b>				
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. Reverse allowance on Add 9 Item 3/3	-57998.00	EACH	\$1.00	\$-57,998.00
<b>NH Feb 16, 2023 - NO DRAFTING</b>				
2)/[2] CUS-HOUSE - CUSTOM HOUSE CHANGES Full legal basement suite as per basement legal suite plan includes cabinets as per plan connection for hood fan, fridge, range, dishwasher and washer and dryer (appliances not included) all necessary code requirements Note: basement stairwell is unfinished and will have drywall walls only and no finish on stair PR Notes KF: Pricing to add Legal Basement Suite to Sold Spec home under construction. Pricing includes 2 bedrooms, sound and fire separation required by code, fully developed bathroom. Finishes, paint, hardware, finishing materials, cabinetry, countertops, flooring and wall tile all to 2022 Design Series Specifications in same selections as per selections previously made for main house. Pricing does not include appliances or appliance install. Pricing includes rough ins for electric range and over the range microwave, stacked washer dryer under the stairs and standard size fridge. Pricing does not include finished stairwell to basement, stairwell to be drywalled with 1 coat of fire taping,	1.00	EACH	\$57,998.00	\$57,998.00
<b>NH Feb 16, 2023</b>				

## PACESETTER HOMES (EDMONTON)

## OPTIONS AND UPGRADES AGREEMENT

<b>Lot No.:</b>	<u>30790</u>	<b>Swing:</b>	<u>                    </u>	<b>Add. No/Date:</b>	<u>13/[13] 08-Feb-2023</u>	<b>C/O Type:</b>	<u>INI</u>
<b>Address:</b>	<u>15633 18 Avenue SW, 11/27/212-2958</u>			<b>Purchaser:</b>	<u>Theerayouth Thamwong</u>		
	<u>EDMONTON, ALBERTA</u>			<b>Phone Business:</b>	<u>                    </u>	<b>Home:</b>	<u>                    </u>
<b>Subdivision:</b>	<u>GLENRIDDING - RPL</u>			<b>Contract Date:</b>	<u>December 07, 2022</u>		
<b>Model/Elev:</b>	<u>BROOKLYN - Brooklyn</u>			<b>Target Closing:</b>	<u>To Be Determined</u>		
<b>Reference:</b>	<u>Allowance Reversal</u>						
<b>In Contract:</b> <input type="checkbox"/> <b>Cash:</b> <input type="checkbox"/> <b>Finance:</b> <input checked="" type="checkbox"/>							
<b>Co-Buyers:</b>	<u>Phlapphueng Thanya</u>						

	Qty	U. of M.	Unit Price	Total
<b>5)/[7]</b> 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. Reverse allowance on Addendum 9 Item 6/6 <i>NH Feb 16, 2023 - NO DRAFTING</i>	-800.00	EACH	\$1.00	\$-800.00
<b>6)/[8]</b> CUS-HOUSE - CUSTOM HOUSE CHANGES remove OTR and add undermounted hood fan raise tile to hood fan (cabinets not to change) add built in microwave opening in island this cost does not include hoodfan and microwave, hood fan and microwave will be selected as part of the appliance allowance PR Notes KF: Pricing to add additional backsplash tile to change OTR to under cabinet hood fan. Pricing includes reordering island cabinets in order to accomadate for Built in microwave and add 20 Amp 120 V Seperate circuit plug for built in microwave. Pricing includes site cutting charge for built in microwave, as at time of pricing appliance specs have not been provided. <i>NH Feb 16, 2023</i>	1.00	EACH	\$1,375.00	\$1,375.00
<b>7)/[10]</b> PLG-RANGE - ADD ROUGH IN GASLINE TO RANGE, INCLUDES 110V OUTLET at main kitchen range, remove standard range plug. <i>NH Feb 16, 2023</i>	1.00	EACH	\$1,000.00	\$1,000.00
<b>8)/[11]</b> ED-REARRISE - ADDITIONAL RISER FOR REAR WOOD DECK - DOES NOT INCLUDE HANDRAIL - PLEASE ADD SEPARATELY, INFO ONLY NO CHARGE, GRADING REQUIREMENT Open riser stiar, does not include painting <i>NH Feb 16, 2023</i>	3.00	LINEAL FOOT	\$274.00	\$822.00
<b>9)/[12]</b> EXR-ALUM-PS - ADD WELDED ALUMINUM PICKET RAILING ON SLOPE/STAIRS. *MUST CHOOSE QUANTITY, PRICED PER LINEAR FOOT to added stairs <i>NH Feb 16, 2023</i>	3.00	LINEAL FOOT	\$63.00	\$189.00
			\$1.00	\$-386.00

## PACESETTER HOMES (EDMONTON)

## OPTIONS AND UPGRADES AGREEMENT

Lot No.: 30790 Swing: \_\_\_\_\_Address: 15633 18 Avenue SW, 11/27/212-2958EDMONTON, ALBERTASubdivision: GLENRIDGING - RPLModel/Elev: BROOKLYN - BrooklynReference: Allowance ReversalIn Contract: ☐ Cash: ☐ Finance: ☒Co-Buyers: Phlapphueng ThanyaAdd. No/Date: 13/[13] 08-Feb-2023 C/O Type: INIPurchaser: Theerayouth Thamwong

Phone Business: \_\_\_\_\_ Home: \_\_\_\_\_

Contract Date: December 07, 2022Target Closing: To Be Determined

Sub Total	\$0.00
LCO Fees	\$0.00
Incentives	\$0.00
Discounts	\$0.00
Taxes	\$0.00
<b>Total Addendum No 13/[13]</b>	<b>\$0.00</b>

DocuSigned by:

Theerayouth Thamwong6AD894C1B47C4BC...  
Theerayouth Thamwong

Date

DocuSigned by:

Phlapphueng ThanyaP11A2115642EE551475  
Phlapphueng Thanya

Date

DocuSigned by:

Mike Rudnisky2/15/2023

5C33D060EA2142C...

PACESETTER HOMES (EDMONTON)

Date

DS

CB

DS

KV

DS

DR

DS

VB

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.

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.:

30790

Swing:

Add. No/Date:

9/9/06-Dec-2022

C/O Type:

INI

Address:

15633 18 Avenue SW, 11/27/212-2958

EDMONTON, ALBERTA

Purchaser:

Theerayouth Thamwong

Phone Business:

Home:

Subdivision:

GLENRIDDING - RPL

Contract Date:

December 07, 2022

Model/Elev:

BROOKLYN - Brooklyn

Target Closing:

To Be Determined

Reference:

Contract

In Contract:

☒

Cash:

☐

Finance:

☒

Co-Buyers:

Phlapphueng Thanya

BACK UP	Qty	U. of M.	Unit Price	Total
1)/[1] SN-SOLDSPEC - SPEC HOME TO BE SOLD AS BUILT, AS PLANNED. PLEASE SPECIFY STAGE OF CONSTRUCTION: Backfill	1.00	NOTE		\$0.00
2)/[2] IC-NOCHANGE - NO CHANGES REQUESTED TO EXISTING COLOR-BOARD	1.00	NOTE		\$0.00
3)/[3] 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. Full legal basement suite as per basement legal suite plan includes cabinets as per plan connection for hood fan, fridge, range, dishwasher and washer and dryer (appliances not included) all necessary code requirements Note: basement stairwell is unfinished and will have drywall walls only and no finish on stair	57998.00	EACH	\$1.00	\$57,998.00
4)/[4] 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 gas line and 110V plug to range and remove 220V plug	1000.00	EACH	\$1.00	\$1,000.00
5)/[5] 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 stairs to rear door fo home. wood step and handrail	1200.00	EACH	\$1.00	\$1,200.00

**PACESETTER HOMES (EDMONTON)****OPTIONS AND UPGRADES AGREEMENT**

<b>Lot No.:</b>	<b>30790</b>	<b>Swing:</b>		<b>Add. No/Date:</b>	<b>9/19</b>	<b>06-Dec-2022</b>	<b>C/O Type:</b>	<b>INI</b>
<b>Address:</b>	15633 18 Avenue SW, 11/27/212-2958			<b>Purchaser:</b>	Theerayouth Thamwong			
	EDMONTON, ALBERTA			<b>Phone Business:</b>	<b>Home:</b>			
<b>Subdivision:</b>	<b>GLENRIDDING - RPL</b>			<b>Contract Date:</b>	December 07, 2022			
<b>Model/Elev:</b>	BROOKLYN - Brooklyn			<b>Target Closing:</b>	To Be Determined			
<b>Reference:</b>	Contract							
<b>In Contract:</b> <input checked="" type="checkbox"/> <b>Cash:</b> <input type="checkbox"/> <b>Finance:</b> <input checked="" type="checkbox"/>								
<b>Co-Buyers:</b>	Phlapphueng Thanya							

	Qty	U. of M.	Unit Price	Total
<b>6)/[6]</b> 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. remove OTR and add undermounted hood fan raise tile to hood fan (cabinets not to change) add built in microwave opening in island this cost does not include hoodfan and microwave, hood fan and microwave will be selected as part of the appliance allowance	800.00	EACH	\$1.00	\$800.00
<b>7)/[7]</b> 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).	1.00	EACH		\$0.00
<b>8)/[8]</b> AE-ALLOWANCE - APPLIANCE ALLOWANCE AMOUNT IN ADDITION TO THE INITIAL \$2500 GIFT CERTIFICATE. additional appliance allowance making \$ 14,000 plus gst including gift certificate to be sued at trail appliance	11500.00	EACH	\$1.00	\$11,500.00
<b>9)/[9]</b> 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 basement will done using the same colour board selections as the main home	1.00	EACH		\$0.00

**PACESETTER HOMES (EDMONTON)****OPTIONS AND UPGRADES AGREEMENT**

**Lot No.:** 30790 **Swing:** \_\_\_\_\_ **Add. No/Date:** 9/9/ 06-Dec-2022 **C/O Type:** INI  
**Address:** 15633 18 Avenue SW, 11/27/212-2958 **Purchaser:** Theerayouth Thamwong  
EDMONTON, ALBERTA **Phone Business:** \_\_\_\_\_ **Home:** \_\_\_\_\_  
**Subdivision:** GLENRIDGING - RPL **Contract Date:** December 07, 2022  
**Model/Elev:** BROOKLYN - Brooklyn **Target Closing:** To Be Determined  
**Reference:** Contract  
**In Contract:** ☒ **Cash:** ☐ **Finance:** ☒  
**Co-Buyers:** Phlapphueng Thanya

	Qty	U. of M.	Unit Price	Total
--	-----	----------	------------	-------

**10)/[10]** 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

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."

<b>Sub Total</b>	\$72,498.00
<b>LCO Fees</b>	\$0.00
<b>Incentives</b>	\$0.00
<b>Discounts</b>	\$0.00
<b>Taxes</b>	\$3,624.90
<b>Total Addendum No 9/[9]</b>	<b>\$76,122.90</b>

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.:

30790

Swing:

Add. No/Date:

9/9/06-Dec-2022

C/O Type:

INI

Address:

15633 18 Avenue SW, 11/27/212-2958

EDMONTON, ALBERTA

Purchaser:

Theerayouth Thamwong

Subdivision:

GLENRIDDING - RPL

Phone Business:

Home:

Model/Elev:

BROOKLYN - Brooklyn

Contract Date:

December 07, 2022

Reference:

Contract

Target Closing:

To Be Determined

In Contract:

☒

Cash:

☐

Finance:

☒

Co-Buyers:

Phlapphueng Thanya

Theerayouth Thamwong

Date

Phlapphueng Thanya

Date

PACESETTER HOMES (EDMONTON)

Date

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.