

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

Lot No.: 30854 **Swing:** _____ **Add. No/Date:** 1/[1] 20-Dec-2022 **C/O Type:** INI
Address: 8155 220 STREET NW, 83/02/212-2790 **Purchaser:** Mark Chester Espina
EDMONTON, ALBERTA **Phone Business:** _____ **Home:** (780) 938-0630
Subdivision: ROSENTHAL - RSL **Contract Date:** _____
Model/Elev: SECRARIAT - Secretariat **Target Closing:** To Be Determined
Reference: Contract
In Contract: ☒ **Cash:** ☐ **Finance:** ☒
Co-Buyers: Ma Criselda Espina

	Qty	U. of M.	Unit Price	Total
1)/[1] SN-INSPIRE - HOUSE TO BE BUILT TO INSPIRE SERIES SPECIFICATION.	1.00	NOTE		\$0.00
SV Feb 13, 2023				
2)/[2] EC-CR7 - CHANGE ELEVATION TO CRAFTSMAN ROSENTHAL	1.00	EACH	\$2,967.00	\$2,967.00
SV Feb 16, 2023				
3)/[3] EP-5NMBR - ADD 5 NUMBER BRONZE ADDRESS PLAQUE	1.00	EACH	\$493.00	\$493.00
4)/[4] DO-DBLEOH - PRE-PAINT DOUBLE OVERHEAD GARAGE DOOR - ATTACHED GARAGE	1.00	EACH	\$350.00	\$350.00
5)/[5] ES-UPGRADE - UPGRADE VINYL SIDING TO PREMIUM COLOR. SELECTION IN PROCANNA OR A.C.T. COLORS.	1.00	EACH	\$4,073.00	\$4,073.00
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. allowance for architectural to be credited at final plans	5000.00	EACH	\$1.00	\$5,000.00
7)/[7] SB-W/OBSMT2 - ADD WALKOUT UNDEVELOPED BASEMENT C/W WINDOWS TO MATCH MAIN FLOOR (REAR WALL), FRENCH DOOR AND EXTERIOR LIGHT & SWITCH	1.00	EACH	\$18,510.00	\$18,510.00
SV Feb 16, 2023				
8)/[8] 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. allowance for retaining wall	3000.00	EACH	\$1.00	\$3,000.00
9)/[10] ED-NAILER - EXTEND DECK NAILER TO FULL WIDTH OF HOUSE	1.00	EACH	\$107.00	\$107.00
SV Feb 16, 2023				

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Co-Buyers:	<u>Ma Criselda Espina</u>							

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10)/[11] 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. Main floor - Relocate lifestyle room beside foyer into garage making a room approximately 10'6" x 8'. Remove double doors and keep just a single door entry, relocate lifestyle room window to side of new room location at front step. Remove broom closet and extend pantry up to mudroom closet. Remove one sidelight at front foyer, delete door from pantry to kitchen <div>Allowance cleared</div>	-475.00	EACH	\$1.00	\$-475.00
11)/[12] SG-1'WIDTH - ADD 1' TO WIDTH OF DOUBLE ATTACHED GARAGE C/W DRIVEWAY - DOES NOT INCLUDE STONE <div>SV Feb 16, 2023</div>	1.00	EACH	\$1,590.00	\$1,590.00
12)/[13] SG-1'LENGTH - ADD 1' IN LENGTH TO AN ATTACHED GARAGE - DOES NOT INCLUDE STONE new garage dimensions to be 22'x22' <div>SV Feb 16, 2023</div>	4.00	EACH	\$925.00	\$3,700.00
13)/[14] MO-CUSLEVEL2 - PROPOSED CHANGES ARE IDENTIFIED AS LEVEL 2 CUSTOM	1.00	EACH	\$6,000.00	\$6,000.00
14)/[18] 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 kitchen and nook and loft tray ceilings, add just a drywall bulkhead above kitchen upper cabinets only <div>Allowance cleared</div>	-250.00	EACH	\$1.00	\$-250.00
15)/[19] SM-SQFT - ADD SQUARE FOOTAGE TO MAIN FLOOR, INCLUDES FOUNDATION. DOES NOT INCLUDE ADDITIONAL CABINETS, RAILING OR BATHROOMS. add 11' x 4' area into garage beside foyer for new lifestyle room lcoation. Drafting to confirm square footage at final plans <div>SV Feb 17, 2023</div>	44.00	SQUARE FOOT	\$150.00	\$6,600.00

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16)/[20] SM-SFBOX - ADD SF TO MAIN WITH A CANTILEVER (NO FNDN), INCLUDES CONTINUOUS FLOORING, INSULATION & FIRE RATED THERMAL SHEATHING TO CANTILEVER. DOES NOT INCLUDE ADDITIONAL CABINETS, RAILING OR BATHROOMS. add 5' x 2' cantilever off side of foyer starting 12" back from front wall for foyer closet location SV Feb 17, 2023	10.00	SQUARE FOOT	\$112.00	\$1,120.00
17)/[21] SM-DELSQFT - DELETE SQUARE FOOTAGE TO MAIN FLOOR, INCLUDES FOUNDATION. DOES NOT INCLUDE ADDITIONAL CABINETS, RAILING OR BATHROOMS. Pull foyer back 12" SV Feb 17, 2023	6.00	SQUARE FOOT	-\$90.00	\$-540.00
18)/[22] BST-FINISH-S - FINISH STAIRWELL TO BASEMENT. DELETES DOOR AT THE TOP OF THE STAIRS. FINISH STAIRWELL TO THE LAST RISER. SV Feb 17, 2023	1.00	EACH	\$3,315.00	\$3,315.00
19)/[23] SB-9BSMTWLL - UPGRADE TO 9' HIGH BASEMENT WALLS SV Feb 17, 2023	1.00	EACH	\$4,590.00	\$4,590.00
20)/[24] FC-CANT - PROVIDE A 5'WIDE X 2'DEEP CANTILEVER FOR A GAS FIREPLACE (UP TO 9' CELINGS). INCLUDES GASLINE AND REQUIRED ELECTRICAL WIRE (NO SWITCH) FOR FIREPLACE. THIS DOES NOT INCLUDE FIREPLACE, MANTLE OR FINISHING AROUND FIREPLACE. **SUBJECT TO APPROVAL OF LOCAL MUNICIPALITIES CODE RESTRICTIONS.** SV Feb 17, 2023	-1.00	EACH	\$1,810.00	\$-1,810.00
21)/[25] WP-4848 - PICTURE WINDOW-48X48 from side of loft SV Feb 17, 2023	-1.00	EACH	\$810.00	\$-810.00
22)/[26] 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. - Adjust ensuite, removing angle vanity and making vanity flush along side exterior wall (cabinet adjustments will be done at designQ) remove shelf in walk in closet backing ensuite and add a an entrance door Allowance cleared	300.00	EACH	\$1.00	\$300.00

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23)/[28] EO-LIGHTGRG - ADD STANDARD OUTDOOR WALLMOUNT LIGHT. INLCUDES OUTLET AND STANDARD COACH LIGHT FIXTURE. DOES NOT INCLUDE SWITCH. Add 2 exterior lights on rear walkout deck attached to same switch, location as per diagram SV Feb 17, 2023	2.00	EACH	\$80.00	\$160.00
24)/[29] PLW-W/LFRDG - ADD ROUGH-IN WATERLINE TO FRIDGE SV Feb 17, 2023	1.00	EACH	\$259.00	\$259.00
25)/[30] PLG-RANGE - ADD ROUGH IN GASLINE TO RANGE, INCLUDES 110V OUTLET SV Feb 17, 2023	1.00	EACH	\$793.00	\$793.00
26)/[31] PLG-GARAGE - ADD ROUGH-IN GASLINE TO GARAGE, SAME SIDE AS GAS METER LOCATION. COMES WITH SHUTOFF VALVE. (FOR ATTACHED GARAGES ONLY) SV Feb 17, 2023	1.00	EACH	\$585.00	\$585.00
27)/[32] PLG-BBQ - ADD ROUGH-IN GASLINE TO BBQ C/W QUICK COUPLER SV Feb 17, 2023	1.00	EACH	\$585.00	\$585.00
28)/[33] PLD-GARAGE - ADD 12"X12" PLASTIC FLOOR DRAIN TO ATTACHED GARAGE. COMES WITH SUMP BOX, DRILLED THROUGH FOOTING. *** NOTE *** FOR TRIPLE GARAGE, 2 FLOOR DRAINS ARE REQUIRED. SV Feb 17, 2023	1.00	EACH	\$576.00	\$576.00
29)/[35] 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
30)/[36] AE-ALLOWANCE - APPLIANCE ALLOWANCE AMOUNT IN ADDITION TO THE INITIAL \$2500 GIFT CERTIFICATE. Total appliance gift card of \$5,500	3000.00	EACH	\$1.00	\$3,000.00

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31)/[37] 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. Upgrade styb wall to iron spindle by foyer, great room and upper floor Remove bookshelf in staircase Replace gas fireplace with 42" electric fireplace with floating shelf and remove cantilever remove wire shelving Luxury vinyl tile in kitchen, bathrooms and laundry Owner's ensuite vanity change remove wine rack from kitchen island extend kitchen island byn 2ft additional 3ft for kitchen cabinets rounded corners on both floors MDF shelving in all bedrooms and main floor closets	13640.00	EACH	\$1.00	\$13,640.00
32)/[38] MO-PROMO - SALES PROMO - SALES TO NOTE TYPE AND DETAIL OF PROMO	-10000.00	EACH	\$1.00	\$-10,000.00
33)/[39] 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** 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.	1.00	EACH		\$0.00

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34)/[40] 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 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.	1.00	EACH		\$0.00
35)/[41] ED-WO-PWF - ADD WALKOUT BASEMENT DECK, COMES WITH PWF TREATED DECKING/BEAM/JOISTS WITH PILES, & STRAIGHT ALUMINUM PICKET RAILING. PLEASE SPECIFY TOTAL SF OF DECK. **STAIRS NOT INCLUDED. add deck 10' x 10' to rear of nook	100.00	SQUARE FOOT	\$78.00	\$7,800.00
	SV Feb 17, 2023			
36)/[42] WC-3060 - CASEMENT WINDOW-30X60 lifestyle room	-1.00	EACH	\$1,058.00	\$-1,058.00
	SV Feb 17, 2023			
37)/[43] WV-2448 - VERTICAL SLIDER WINDOW-24X48 add to new lifetsyle room in side wall by foyer over stair	1.00	EACH	\$724.00	\$724.00
	SV Feb 17, 2023			

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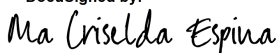
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38)/[44] ELS-3WAY - ADD SECOND SWITCH TO EXISTING CIRCUIT (THREE-WAY SWITCH) In wlak in closet beside ensuite at new door entry	1.00	EACH	\$100.00	\$100.00

SV Feb 17, 2023

Sub Total	\$74,994.00
LCO Fees	\$0.00
Incentives	\$0.00
Discounts	\$0.00
Taxes	\$3,749.70
Total Addendum No 1/[1]	\$78,743.70

DocuSigned by:

 5BB4C3A000E74FA... 12/22/2022
 Mark Chester Espina Date
 DocuSigned by:

 6ACD34E1DA87406... 12/22/2022
 Ma Criselda Espina Date

DocuSigned by:

 5C33D060FA2142C... 12/23/2022
 PACSETTER HOMES (EDMONTON) 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.