

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.:	<u>31049</u>	Swing:	<u> </u>	Add. No/Date:	<u>1/[1] 07-Nov-2022</u>	C/O Type:	<u>INI</u>
Address:	<u>5708 Cautley Crescent SW, 05/38/202-2817</u>			Purchaser:	<u>Moyosore Oluwaseye Fagbemigun</u>		
	<u>EDMONTON, ALBERTA</u>			Phone Business:	<u> </u>	Home:	<u>(587) 589-9943</u>
Subdivision:	<u>CRIMSON - RSL</u>			Contract Date:	<u>November 29, 2022</u>		
Model/Elev:	<u>COLUMBIA - Columbia</u>			Target Closing:	<u>To Be Determined</u>		
Reference:	<u>PRE-SALE CONTRACT</u>						
	In Contract:	<input checked="" type="checkbox"/>	Cash:	<input type="checkbox"/>	Finance:	<input checked="" type="checkbox"/>	
Co-Buyers:	<u>Tinuola Oluwayemsi Fagbemigun</u>						

	Qty	U. of M.	Unit Price	Total
1)/[2] 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. Elevation to be Prairie Keswick	3720.00	EACH	\$1.00	\$3,720.00
		Allowance cleared		
2)/[3] SN-INSPIRE - HOUSE TO BE BUILT TO INSPIRE SERIES SPECIFICATION.	1.00	NOTE		\$0.00
		BS Feb 24, 2023		
3)/[4] OL-SIDEENT - OPTION #1 - OPTIONAL SEPARATE ENTRANCE TO BASEMENT - INCLUDES 2/8 X 6/8 PANEL FIRE RATED DOOR.	1.00	EACH	\$4,198.00	\$4,198.00
		BS Feb 24, 2023		
4)/[5] OL-MAIN2 - OPTION #2 - 3-PIECE BATH ON MAIN FLOOR	1.00	EACH	\$3,335.00	\$3,335.00
		BS Feb 24, 2023		
5)/[6] OL-BED4 - OPTION #4: OPTIONAL 4TH BEDROOM ON UPPER FLOOR	1.00	EACH	\$4,024.00	\$4,024.00
		BS Feb 24, 2023		
6)/[7] 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. Allowance for - adding electric fireplace to the great room (side elevation wall) - upgrade of stub wall to railing - raising upper cabinets above the fridge to the ceiling - adding filler to close off the space between the upper caibnets and bulk head on the ktichen side of the cabinets	10000.00	EACH	\$1.00	\$10,000.00
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7)/[8] 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
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8)/[9] AE-ALLOWANCE - APPLIANCE ALLOWANCE AMOUNT IN ADDITION TO THE INITIAL \$2500 GIFT CERTIFICATE. Total appliance allowance \$6,500.00	4000.00	EACH	\$1.00	\$4,000.00
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9)/[10] 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.	2.00	EACH	\$1,472.00	\$2,944.00
				BS Feb 24, 2023
10)/[11] EE-PINFTHGS - PIN FOOTINGS FOR 0 LOT LINE HOME	1.00	EACH	\$450.00	\$450.00
				BS Feb 24, 2023
11)/[13] 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. replace 9' three panel siding patio door in the nook with 3' french door with transom above positioned in the middle of the back wall and 30/30/30 x 72" p/p/sl in the nook area	300.00	EACH	\$1.00	\$300.00
				Allowance cleared

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12)/[14] ET-BATTEN2 - ADD 4" OR 6" SMART BOARD BATTENS TO WINDOWS AND DOORS AS REQUIRED - ADD 1' EXTRA TO EACH CORNER. INCLUDES PAINTING Add around main floor back elevaiton windows and door	81.00	LINEAL FOOT <i>BS Feb 24, 2023</i>	\$16.50	\$1,336.50
13)/[15] ET-BATTEN - ADD 4" OR 6" METAL BATTENS TO WINDOWS AND DOORS AS REQUIRED - ADD 1' EXTRA TO EACH CORNER. Add around upper level windows	45.00	LINEAL FOOT <i>BS Feb 24, 2023</i>	\$10.00	\$450.00
14)/[16] 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. Move linen closet in main bathroom to next to the toilet. Separate toilet, linen closet and the tub by moving the bathroom door to close of that spece. move left over vanity and 2nd sink to where linen closet was. Add pocket door at entry to the vanity area from hallway. Changes/charges to the vanity in main bathroom will be dealth with at the designQ appointment.	500.00	EACH <i>Allowance cleared</i>	\$1.00	\$500.00
15)/[17] 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. Close off the broom closet from the pantry and open the door to it from the hallway. broom closet to be 12" deep.	1.00	EACH <i>Allowance cleared</i>	\$1.00	\$1.00
16)/[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. Close off the access to the linen closet from the laundry and open it from the bonus room side. Adjust the depth of the linen closet as needed and adjesent bedroom closet as well.	1.00	EACH <i>Allowance cleared</i>	\$1.00	\$1.00

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17)/[19] WBS-60X24 - ADD 60X24S WINDOW TO BASEMENT C/W WELL Add to the back wall under the nook.	1.00	EACH	\$1,455.00	\$1,455.00
			BS Feb 24, 2023	
18)/[20] 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** Position two basement window as close as possible to the corners of the house.	1.00	EACH		\$0.00
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19)/[21] 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 6' wide x 8" deep floor to ceiling box-in for electric fireplace centered on the side elevation wall in the great room	650.00	EACH	\$1.00	\$650.00
			Allowance cleared	
20)/[26] MO-CRP - THE CUSTOMER REFERRAL PROGRAM IS ENACTED. THE COMPLETED CUSTOMER REFERRAL CERTIFICATE MUST ACCOMPANY THE OFFER TO PURCHASE. REFERRAL REWARD IS NOT REDEEMABLE FOR CASH.	-1.00	EACH	\$1,000.00	\$-1,000.00
			BS Feb 23, 2023 - NO DRAFTING	
21)/[27] MO-PROMO - SALES PROMO - SALES TO NOTE TYPE AND DETAIL OF PROMO	-22879.74	EACH	\$1.00	\$-22,879.74
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22)/[28] 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** Pre-Sale Homes Changes Clause: 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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23)/[29] 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**

1.00EACH\$0.00

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Pre-Sale Homes Time Frame Clause: 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

Sub Total	\$13,484.76
LCO Fees	\$0.00
Incentives	\$0.00
Discounts	\$0.00
Taxes	\$674.24
Total Addendum No 1/[1]	\$14,159.00

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DocuSigned by:

Moyosore Fagbemigun

12/23/2022

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Moyosore Oluwaseye Fagbemigun

Date

DocuSigned by:

Tinuola Fagbemigun

12/23/2022

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Tinuola Oluwayemi Fagbemigun

Date

DocuSigned by:

Mike Rudnisky

1/5/2023

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PACESETTER 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.