

PACSETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

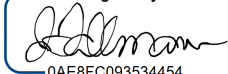
Lot No.: 31136 **Swing:** _____ **Add. No/Date:** 14/[15] 19-Apr-2023 **C/O Type:** INI
Address: 25 Enns Court, 75/18/222-2161 **Purchaser:** Jamie Tallmann
FORT SASKATCHEWAN, ALBERTA **Phone Business:** _____ **Home:** 7802923301
Subdivision: SOUTHPOINTE - RSL **Contract Date:** February 08, 2023
Model/Elev: COLUMBIA - Columbia **Target Closing:** To Be Determined
Reference: DRAFTING - FINAL PLANS
In Contract: ☐ **Cash:** ☐ **Finance:** ☒ **Co-Buyers:** DANNY RUPERT

	Qty	U. of M.	Unit Price	Total
1)/[1] 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** ON DESIGNQ ADDENDUM #11/10 , LINE #2 THE SHELVEING IN THE PANTRY ON THE INTERIOR HALLWAY WALL WAS REMOVED. THIS STILL NEEDS TO BE REMOVED FROM THE PLANS. NH Apr 21, 2023	1.00	EACH		\$0.00
2)/[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. CLEARING ALLOWANCE FROM ADDENDUM #1, LINE #7. NH Apr 21, 2023 - NO DRAFTING	-2225.00	EACH	\$1.00	\$-2,225.00

CS APR 21 / 2023
- FILE NOT ESTIMATED YET. NO ACTION TAKEN.

Sub Total	- \$2,225.00
LCO Fees	\$0.00
Incentives	\$0.00
Discounts	\$0.00
Taxes	- \$111.25
Total Addendum No 14/[15]	- \$2,336.25

DocuSigned by:



0AE8FC093534454...

4/19/2023

Jamie Tallmann

Date

DocuSigned by:




DANNY RUPERT

4/19/2023

Date

DocuSigned by:



5C33D060FA2142C...

4/20/2023

PACSETTER 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.

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT

Lot No.: 31136 **Swing:** _____ **Add. No/Date:** 1/[1] 02-Feb-2023 **C/O Type:** INI
Address: 25 Enns Court, 75/18/222-2161 **Purchaser:** Jamie Tallmann
FORT SASKATCHEWAN, ALBERTA **Phone Business:** _____ **Home:** 7802923301
Subdivision: SOUTHPOINTE - RSL **Contract Date:** February 08, 2023
Model/Elev: COLUMBIA - Columbia **Target Closing:** To Be Determined
Reference: PRESALE - CONTRACT
In Contract: ☒ **Cash:** ☐ **Finance:** ☒
Co-Buyers: DANNY RUPERT

BACKUP

	Qty	U. of M.	Unit Price	Total
1)/[1] EC-MF1 - CHANGE ELEVATION TO MODERN FARMHOUSE KESWICK	1.00	EACH	\$3,273.00	\$3,273.00
DELETED: ADD 6 LINE 1 NH Mar 13, 2023				
2)/[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. ALLOWANCE FOR REAR HIGH VISIBILITY TREATMENT	7500.00	EACH	\$1.00	\$7,500.00
Allowance cleared NH Mar 13, 2023 - NO DRAFTING				
3)/[3] SN-TRAILBLAZ - HOUSE TO BE BUILT TO TRAILERBLAZER SPECIFICATION	1.00	EACH		\$0.00
NH Mar 13, 2023				
4)/[4] AR-3RDCOLOUR - 3RD EXTERIOR COLOUR REQUIRED FOR ARCHITECTURAL APPROVAL	1.00	NOTE		\$0.00
NH Mar 13, 2023 - NO DRAFTING				
5)/[5] AR-SOUTHPT3 - SUBDIVISION REQ FOR SOUTHPOINTE RSL	1.00	EACH	\$350.00	\$350.00
NH Mar 13, 2023 - NO DRAFTING				
5)/[0] DO-DBLEOH - PRE-PAINT DOUBLE OVERHEAD GARAGE DOOR - ATTACHED GARAGE	1.00	EACH		\$0.00
NH Mar 13, 2023 - NO DRAFTING				
6)/[6] DO-DBLEOH - PRE-PAINT DOUBLE OVERHEAD GARAGE DOOR - ATTACHED GARAGE	1.00	EACH	\$350.00	\$350.00
NH Mar 13, 2023 - NO DRAFTING				
7)/[7] 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. MISC EXTERIOR ALLOWANCE	2225.00	EACH	\$1.00	\$2,225.00
NH Mar 13, 2023 - NO DRAFTING				
8)/[8] MO-CUSLEVEL2 - PROPOSED CHANGES ARE IDENTIFIED AS LEVEL 2 CUSTOM	1.00	EACH	\$6,000.00	\$6,000.00
NH Mar 13, 2023 - NO DRAFTING				

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Address:	<u>25 Enns Court, 75/18/222-2161</u>			Purchaser:	<u>Jamie Tallmann</u>		
	<u>FORT SASKATCHEWAN, ALBERTA</u>			Phone Business:	<u> </u>	Home:	<u>7802923301</u>
Subdivision:	<u>SOUTHPOINTE - RSL</u>			Contract Date:	<u>February 08, 2023</u>		
Model/Elev:	<u>COLUMBIA - Columbia</u>			Target Closing:	<u>To Be Determined</u>		
Reference:	<u>PRESALE - CONTRACT</u>						
	In Contract:	<input checked="" type="checkbox"/>	Cash:	<input type="checkbox"/>	Finance:	<input checked="" type="checkbox"/>	
Co-Buyers:	<u>DANNY RUPERT</u>						

BACKUP

	Qty	U. of M.	Unit Price	Total
9)/[9] 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 5 PIECE OPTIONAL ENSUITE LAYOUT. NOT LOADED INTO NSS YET.	9998.00	EACH	\$1.00	\$9,998.00
<div>Allowance cleared</div> <div>NH Mar 13, 2023 - NO DRAFTING</div>				
10)/[10] 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 CUSTOM CHANGES TO TOP FLOOR. -Delete laundry room, resulting in large bonus loft and relocate main bathroom to the space where laundry room originally was. Keep linen closet but push it back into the bedroom #3 closet space to take up half of the closet width. Delete small wall in bathroom that was next to linen closet now that it is flush and recessed back into former closet space. Because width of bathroom is 6 feet and tub is 5 feet, the ensuite wall (next to bedroom#3) is to be pushed 1 foot toward stairwell, resulting in 1 foot longer in bedroom #3. -Using same footprint, rearrange closet and ensuite. Switch closet to be on rear wall and move ensuite to loft wall side. Only change to footprint is to push the ensuite wall further into loft sapce so that it is flush with the middle of the stairwell wall. Resulting in the extrance to the master bedroom 1 foot longer. Add that 1 foot of length to the walk in closet space in master bedroom on rear wall, not to tub and sink location in ensuite. Move around bathroom items to be located as shown. Tub to be changed to built in tub with tile surround on the walls next to tub. Not on bottom of tub itself but just on the walls surrounding it. -Relocate rear wall window (36 x 60P) and place in new tub location. -Reduce closets to half width of bedrooms 2 & 3. -Ensuite wall to be pushed 2' in closer towards exterior side wall, resulting in 2' more of width in master bedroom.	1.00	EACH	\$1.00	\$1.00
<div>Allowance cleared</div> <div>NH Mar 13, 2023 - NO DRAFTING</div>				

PACESETTER HOMES (EDMONTON)

OPTIONS AND UPGRADES AGREEMENT **BACKUP**

Lot No.: **31136**

Swing: _____

Add. No/Date: 1/[1] 02-Feb-2023

C/O Type: INI

Address: 25 Enns Court, 75/18/222-2161

Purchaser: Jamie Tallmann

FORT SASKATCHEWAN, ALBERTA

Phone Business: _____ Home: 7802923301

Subdivision: SOUTHPOINTE - RSL

Contract Date: February 08, 2023

Model/Elev: COLUMBIA - Columbia

Target Closing: To Be Determined

Reference: PRESALE - CONTRACT

In Contract: ☒ Cash: ☐ Finance: ☒

Co-Buyers: DANNY RUPERT

	Qty	U. of M.	Unit Price	Total
11)/[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. ALLOWANCE FOR CUSTOM CHANGES TO MAIN FLOOR. -Close off lifestyle room and add doors (doors to be added at DQ) -Delete closet in mudroom and move laundry plumbing downstairs to be located in mudroom. <i>NH Mar 13, 2023 - NO DRAFTING</i>	1500.00	EACH	\$1.00	\$1,500.00
12)/[12] 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.** <i>NH Mar 13, 2023</i>	1.00	EACH	\$1,810.00	\$1,810.00
13)/[13] WH-4848 - HORIZONTAL SLIDER WINDOW-48X48 WINDOW TO BE ADDED ON SIDE WALL TO BE LOCATED IN CENTER OF SIDE WALL IN LIFESTYLE ROOM. <i>NH Mar 13, 2023</i>	1.00	EACH	\$945.00	\$945.00
14)/[14] WP-4860 - PICTURE WINDOW-48X60 ADD TO STAIRWELL <i>NH Mar 13, 2023</i>	1.00	EACH	\$902.00	\$902.00
15)/[15] 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 ADDING SOLAR CONDUIT FROM BASEMENT TO ATTIC. <i>NH Mar 13, 2023 - NO DRAFTING</i>	500.00	EACH	\$1.00	\$500.00
16)/[16] ELO-CAT5E/TV - PAIRED TV/CAT5-E OUTLET (2 PORT) TO GO ON LOFT WALL NEXT TO ENSUITE. <i>NH Mar 13, 2023</i>	1.00	EACH	\$300.00	\$300.00
17)/[17] PLX-3PCRGHIN - ADD 3 PIECE ROUGH-IN PLUMBING IN BASEMENT <i>NH Mar 13, 2023</i>	1.00	EACH	\$392.00	\$392.00

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Swing:

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C/O Type: INI

Address: 25 Enns Court, 75/18/222-2161

Purchaser: Jamie Tallmann

FORT SASKATCHEWAN, ALBERTA

Phone Business: Home: 7802923301

Subdivision: SOUTHPOINTE - RSL

Contract Date: February 08, 2023

Model/Elev: COLUMBIA - Columbia

Target Closing: To Be Determined

Reference: PRESALE - CONTRACT

In Contract: ☒ Cash: ☐ Finance: ☒

Co-Buyers: DANNY RUPERT

BACKUP

	Qty	U. of M.	Unit Price	Total
18)/[18] PLX-HOSEBIB - ADD NON FREEZE HOSE BIB TO EXTERIOR OF HOUSE (SALES TO SPECIFY LOCATION) TO BE LOCATED ON SAME SIDE AS EXISTING HOSE BIB BUT NEAR FRONT DOOR.	1.00	EACH	\$159.00	\$159.00
NH Mar 13, 2023				
19)/[19] 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.	13000.00	EACH	\$1.00	\$13,000.00
\$5K - FIREPLACE \$8K - PAINTED CABINETS UPGRADE + LAUNDRY MDF TABLE TOP AND CABINETS ABOVE. ADDING DOUBLE DOORS TO NEWLY ENCLOSED LIFESTYLE ROOM. (AWAITING DQ ESTIMATING TEAM TO CONFIRM THIS ALLOWANCE).				
NH Mar 13, 2023 - NO DRAFTING				

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

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Reference: PRESALE - CONTRACT
In Contract: ☒ **Cash:** ☐ **Finance:** ☒
Co-Buyers: DANNY RUPERT

BACKUP

	Qty	U. of M.	Unit Price	Total
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20)/[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**

1.00 EACH

\$0.00

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.

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.

NH Mar 13, 2023 - NO DRAFTING

PACESETTER HOMES (EDMONTON)

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FORT SASKATCHEWAN, ALBERTA

Subdivision: SOUTHPOINTE - RSL

Model/Elev: COLUMBIA - Columbia

Reference: PRESALE - CONTRACT

In Contract: ☒Cash: ☐Finance: ☒

Add. No/Date: 1/[1] 02-Feb-2023

C/O Type: INI

Purchaser: Jamie Tallmann

Phone Business: Home: 7802923301

Contract Date: February 08, 2023

Target Closing: To Be Determined

Co-Buyers: DANNY RUPERT

BACKUP

	Qty	U. of M.	Unit Price	Total
21)/[21] IB-BENCH - ADD AN 18" DEEP BUILT IN BENCH WITH 4 UPPER/LOWER CUBBIES, AND 4 COATHOOKS. TO BE PAINTED MDF TO MATCH INTERIOR TRIM COLOR. BENCH SEAT TO NOT EXCEED 6' IN LENGTH. TO GO IN MAIN FLOOR MUDROOM. NH Mar 13, 2023	1.00	EACH	\$1,104.00	\$1,104.00
22)/[22] 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 UPGRADE TO TANKLESS HOT WATER HEATER. Allowance cleared NH Mar 13, 2023 - NO DRAFTING	2298.00	EACH	\$1.00	\$2,298.00
23)/[23] 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). NH Mar 13, 2023 - NO DRAFTING	1.00	EACH		\$0.00
24)/[24] HA-ACRI2 - ROUGH-IN LINE SET FOR FUTURE AIR CONDITIONING (REQUIRED IF DEVELOPING BASEMENT) NH Mar 13, 2023	1.00	EACH	\$1,494.00	\$1,494.00
25)/[25] ELX-RIAC1 - ROUGH-IN WIRING FOR FUTURE AIR CONDITIONING UNIT FROM ELECTRICAL PANEL TO EXTERIOR JUNCTION BOX. DOES NOT INCLUDE LINE SET OR BREAKER. NH Mar 13, 2023	1.00	EACH	\$330.00	\$330.00
26)/[26] ELO-FRZR-S - INDOOR OUTLET ON SEPARATE CIRCUIT (FREEZER, FRIDGE, MICROWAVE ETC.) TO GO IN PANTRY ON HALLWAY WALL. NH Mar 13, 2023	1.00	EACH	\$325.00	\$325.00

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31136

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FORT SASKATCHEWAN, ALBERTA

Subdivision:

SOUTHPOINTE - RSL

Model/Elev:

COLUMBIA - Columbia

Reference:

PRESALE - CONTRACT

In Contract:

☒

Cash:

☐

Finance:

☒

Co-Buyers:

DANNY RUPERT

Add. No/Date:

1/[1]

02-Feb-2023

C/O Type:

INI

Purchaser:

Jamie Tallmann

Phone Business:

Home:

7802923301

Contract Date:

February 08, 2023

Target Closing:

To Be Determined

BACKUP

	Qty	U. of M.	Unit Price	Total
27)/[27] EST-STONESF - ADD 1 SQUARE FOOT OF STONE TO EXTERIOR OF MAIN FLOOR ONLY. STACKED STONE TO BE 3.5 FEET HIGH AND TO GO ON FRONT OF GARAGE AND HAVE A 2 FOOT WRAP AROUND THE CORNERS. <div>NH Mar 13, 2023</div>	24.50	SQUARE FOOT	\$42.00	\$1,029.00
28)/[28] MO-PROMO - SALES PROMO - SALES TO NOTE TYPE AND DETAIL OF PROMO PACESETTER OPTIONAL LAYOUT PROMOTION DISCOUNT OF \$10,000 <div>NH Mar 13, 2023 - NO DRAFTING</div>	-10000.00	EACH	\$1.00	\$-10,000.00
29)/[29] ELO-CAT5E - TELEPHONE OUTLET (CAT5E) LOCATED: - LOFT ON BEDROOM 2 WALL. -IN LIFESTYLE ROOM ON STAIRWELL WALL -IN 2 STUDY AREAS OF BEDROOMS 2 & 3 <div>NH Mar 13, 2023</div>	4.00	EACH	\$150.00	\$600.00

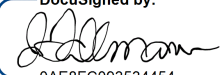
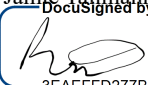
Sub Total	\$46,385.00
LCO Fees	\$0.00
Incentives	\$0.00
Discounts	\$0.00
Taxes	\$2,319.25
Total Addendum No 1/[1]	\$48,704.25

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Co-Buyers: DANNY RUPERT

BACKUP

DocuSigned by:

 0AE8FC093534454...
 2/9/2023
 Date
 Jamie Tallmann
 DocuSigned by:

 3EAEFFD277BE43A...
 2/9/2023
 Date
 DANNY RUPERT

DocuSigned by:

 5C33D060FA2142C...
 2/10/2023
 Date
 PACSETTER HOMES (EDMONTON)

Included in contract

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