

SUPPLIER INFORMATION & PURCHASER RESPONSIBILITIES

Job # 57111 New Home Address: 5229 22 AVENUE SW ; 13/09/152-5734

Purchaser(s): NARAD KUMAR TOPSY & MARIE ISABELLE TOPSY

Phone: (780) 200-1687 (H) (780) 200-1687 (C) Email: A.TOPSY@HOTMAIL.COM

House Model: BRISTOL Specification: DESIGN SERIES Subdivision: WALKER LAKES - TH

Sales Area Manager: GAURAV DEV

PRE-SALE HOME ☐ SPEC HOME ☒ x

There are many important steps to take during the construction of a new home. Purchasers must make themselves available to sign necessary documents and to make required selections as promptly as possible to minimize any possible associated delay to the construction of the new home. *All selections are subject to the Alberta Building Code, the Alberta Energy Code requirements and Builder approval.* Please note that the Builder reserves the right to proceed with standard plans and interior selections if selections are not completed within the required timelines.

1. TRAIL APPLIANCES: ☐Y

Our appliance supplier is Trail Appliances: 9880 - 47 Ave NW Edmonton 780-434-9414 ext. 281

Pre-sale Homes:

If appliances are included on your contract addendum, Trail Appliances will contact the Purchaser directly to book this appointment after conditions have been removed. Should the Purchaser prefer to contact Trail Appliances directly you are welcome to at the above number.

Appliance changes may affect the kitchen cabinet layout; therefore, appliance selection must be completed prior to the design Q appointment. Completion of appliance selections must be documented by the Area Sales Manager on an addendum and submitted for Builder approval.

Spec Homes:

Appliances must be picked to fit standard openings only. Refer to the contract addendum for information about sizes for standard openings.

Purchaser Supplied Appliances

Should the Purchaser wish to cancel the appliance gift certificate with Trail Appliances, and provide their own appliances, the certificate must be cancelled by addendum with the Area Sales Manager. The total credit amount will be \$1825.00 (plus GST). Homeowner will be responsible for providing appliance measurements, specifications, and any additional requirements their appliances may have, to design Q prior to their design Q appointment. The builder reserves the right to not allow changes to the plan.

Appliances must not be delivered to the home prior to possession.

2. K-JAY ELECTRIC: ☐N

Our electrical supplier is K-Jay Electric: #15 21415 – 100 Ave NW Edmonton 780-484-1721

Pre-sale Homes: If the Purchaser is planning any low voltage upgrades including home theatre systems, speaker rough ins etc, the Purchaser must make this appointment, and finalize selections before the scheduled design Q appointment.

Spec Homes : the Purchaser must make the appointment as soon as possible following condition removal (subject to stage of construction at time of condition removal).

3. DESIGN Q SELECTION CENTER:

Pre-sale Homes: A design Q representative will contact the Purchaser to book the design appointment. This appointment will be booked to occur approximately 3 to 5 weeks after the file proceeds into drafting. It is extremely important to attend the design Q appointment as the selections made in this appointment may affect the final plans, and the house cannot start construction without these selections. Please see Interior Selections Appointment form for further information.

Spec Homes – subject to stage of construction at time of condition removal and at the discretion of the Builder.

Acceptable Payment Methods

Any upgrades chosen over and above the standard selections and the allotted allowance given at time of contract, will be payable either at the time of selection or at closing. Payment at time of selection may be made via a Payment Restructure addendum with your Area Sales Manager. Cheque can be provided at that time. Bank draft required if the selections are made within one month of occupancy. Alternatively, you may choose to have this value included in your mortgage. It is the Purchaser's responsibility to provide their lender any addendum they wish to include in the mortgage. Any amount exceeding the approved mortgage amount will be due at closing.

Hours of Operation

Design Q hours of operation are Monday to Friday 8:45am to 4:15pm. The design appointment will be booked for within these schedules. Be prepared to spend approximately 5 – 7 hours at the design appointment. Lunch will be provided.

Cancellations

Cancellations will be subject to a rebooking fee of \$2,000. If the Purchaser cancels a second appointment, a standard colour board will be chosen, and the file will proceed as per standard plans.

4. CHATEAU LIGHTING: ☐ N

Our lighting supplier is Chateau Lighting: 4355 – 99 Street NW Edmonton 780-434-9024

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Pre-sale Homes: for clients wishing to select their own light fixtures instead of going with the standard package, they may do so at Chateau Lighting after their design Q appointment has occurred. Chateau Lighting will contact the Purchaser to book an appointment.

Spec Homes: Chateau Lighting will contact the Purchaser to make the appointment as soon as possible following removal of conditions (subject to stage of construction at the time of condition removal).

5. FINAL PLAN REVIEW (Pre-sale homes only):

Once the Purchaser has completed the design Q and other supplier appointments, the Purchaser will need to meet with their Area Sales Manager to review the final plans. The Area Sales Manager will be in contact approximately 1 – 3 weeks after design Q to book an appointment to review the plans.

Finalizing the plans in a timely manner is crucial to preventing construction delays. Therefore, if the Purchaser is unable to meet with the Area Sales Manager to review the plans within 1 week of contact, the Builder reserves the right to proceed with the file as drawn.

6. CHANGES

Changes to contract are subject to Builder approval and the Builder reserves the right to restrict or prohibit changes. Any changes to selections or plans previously made are at the sole discretion of the Builder and are subject to a non- refundable \$425 per item late change fee.

7. CONSTRUCTION, SITE VISITS & COMPLETION:

Pre-sale Homes: once the stake date has been determined, excavation will follow shortly after and then construction will begin! There are many factors beyond the Builder’s control, that may impact construction such as but not limited to: weather delays, labour shortages, supply issues or developer servicing delays.

During construction, the Purchaser will be provided 2 opportunities for a site visit of the home with the Site Superintendent: Mechanical Rough-in and Cabinet Install. The Site Superintendent will contact the purchaser to schedule these appointments. These appointments will occur during office business hours.

Spec Homes: site visits are subject to stage of construction at the time of condition removal.

For safety reasons, children under the age of 18 are not allowed on site. All persons must be accompanied by a Builder representative at all times. Failure to follow this procedure may result in serious injury.

A confirmed possession date will be provided in writing a minimum of 35 days prior to the completion of your home. Do not make any finalized plans for moving until you receive your confirmed possession letter.

8. PRE-OCCUPANCY

Pre-Occupancy appointment will be scheduled once the confirmed possession date has been provided and will occur a few days prior to possession. Service Q will conduct the pre-occupancy appointment with the Purchaser(s)

The Purchaser(s) hereby acknowledges that they have read, understood, and agree to the above terms of the contract.

DocuSigned by:
Mike Rudnisky
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1/23/2023
Authorized Signatory Pacesetter Homes Ltd.

DocuSigned by:
NARAD KUMAR TOPSY
8089CD7C418E47E...
NARAD KUMAR TOPSY
signed on 1/22/2023
DocuSigned by:
Marie Isabelle Topsy
E21F99B804354AA...
MARIE ISABELLE TOPSY
signed on 1/22/2023

