

PACESETTER HOMES (EDMONTON)
OPTIONS AND UPGRADES AGREEMENT

Lot No.: 9905P Swing: Add. No/Date: 4/[4] 23-May-2023 C/O Type: INI
Address: 1919 157 STREET SW, 20/28/222-0146 Purchaser: Pankaj Batra
EDMONTON, ALBERTA
Subdivision: GLENRIDGING - RSL Phone Business: Home:
Model/Elev: ColumbiaFT - Columbia - FastTrack Contract Date: May 22, 2023
Reference: Predrafting Target Closing: To Be Determined
In Contract: Cash: Finance: X
Co-Buyers: Chandni Handa

	Qty	U. of M.	Unit Price	Total
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. Addendum 1 Item 9/11 Remove Mo Allowance	-720.00	EACH	\$1.00	\$-720.00
NH Jun 27, 2023 - NO DRAFTING				
2)/[3] CUS-PLUMB - CUSTOM PLUMBING CHANGES Change ensuite tub to three wall fiberglass 60x36 shower with sliding 6mil glass door PR Notes KF: Pricing to change ensuite Maxx 105674 Tub shower to Maax 102676 60x36 Fiberglass shower with seat. Pricing includes change from Trailblazer specification Tub/shower faucet to Trailblazer specification Shower faucet and adds 6 mil chrome/ clear sliding glass shower door. 6" tile border to remain. Pricing assumes that that the Ensuite is the standard layout.	1.00	EACH	\$720.00	\$720.00
NH Jun 27, 2023				

Sub Total	\$0.00
LCO Fees	\$0.00
Incentives	\$0.00
Discounts	\$0.00
Taxes	\$0.00
Total Addendum No 4/[4]	\$0.00

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DocuSigned by:
Pankaj Batra 6/12/2023
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 Pankaj Batra Date
 DocuSigned by:
Chandni Handa 6/12/2023
 FE340366E1C6468...
 Chandni Handa Date

DocuSigned by:
MIKE RUDNISKY 6/13/2023
 5C33D060FA2142C...
 PACESETTER HOMES (EDMONTON) Date

DS DS DS
DR VB CB DocuSigned by:
KRIZEL YOUNG
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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.

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1)/[2] SN-TRAILBLAZ - HOUSE TO BE BUILT TO TRAILBLAZER SPECIFICATION	1.00	EACH		\$0.00
2)/[3] DO-DBLEOH - PRE-PAINT DOUBLE OVERHEAD GARAGE DOOR - ATTACHED GARAGE	1.00	EACH	\$350.00	\$350.00
3)/[4] EE-PINFTHGS - PIN FOOTINGS FOR 0 LOT LINE HOME	1.00	EACH	\$450.00	\$450.00
4)/[5] 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
5)/[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. To be credited at final plans	1700.00	EACH	\$1.00	\$1,700.00
6)/[7] OL-3P-MFBTH - OPTIONAL 3 PIECE MAIN ON MAIN FLOOR: REDUCES SIZE OF FRONT ENTRY CLOSET AND CHANGES TO A SINGLE PASSAGE DOOR. REDUCES SIZE OF MUDROOM. ADDS 3 PIECE BATHROOM. CLOSSES IN LIFESTYLE ROOM.	1.00	EACH	\$4,492.00	\$4,492.00
7)/[8] OL-BED4 - OPTIONAL 4TH BEDROOM ON UPPER FLOOR. ADDS 4TH BEDROOM TO UPPER FLOOR. DELETES STUDY AREAS, INCLUDING WINDOWS, FROM BEDROOMS 2 AND 3. ADDS EGRESS WINDOW TO NEW BEDROOM 4. ADDS 32 SQ. FT TO UPPER FLOOR OVER GARAGE.	1.00	EACH	\$6,498.00	\$6,498.00

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8)/[9] OL-SIDEENT - OPTIONAL SEPARATE ENTRANCE TO BASEMENT - ADDS 2/8 X 6/8 MAN DOOR TO EXTERIOR WALL AT STAIRWELL FOR SEPARATE ENTRANCE C/W EXTERIOR LIGHT AND SWITCH. DOOR TO BE FIRE RATED IF REQUIRED. MAY REQUIRE CHANGES TO STAIR CONFIGURATION ON BOTH BASEMENT AND MAIN FLOOR. *** CONSTRUCTION ON NEIGHBORING PROPERTIES MAY TEMPORARILY IMPACT ACCESS TO SIDE ENTRANCES.***	1.00	EACH	\$4,198.00	\$4,198.00
9)/[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. Upgrade ensuite tub to three wall fiberglass shower with sliding glass door	720.00	EACH	\$1.00	\$720.00
10)/[12] PLW-W/LVANRG - ADD SECOND SINK ROUGH-IN TO EXISTING VANITY. INCLUDES WATERLINES & DRAIN. *DOES NOT INCLUDE SINK, TAP, EXTENDING COUNTERTOP OR CABINET; MUST BE SELECTED AT DESIGN-Q APPOINTMENT Ensuite	1.00	EACH	\$626.00	\$626.00
11)/[13] WBS-60X24 - ADD 60X24S WINDOW TO BASEMENT C/W WELL add window to rear of home at far corner beneath nook (opposite corner fo current window) reverse sliding direction of rear door	1.00	EACH	\$1,455.00	\$1,455.00

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12)/[14] 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
13)/[15] AE-ALLOWANCE - APPLIANCE ALLOWANCE AMOUNT IN ADDITION TO THE INITIAL \$2500 GIFT CERTIFICATE.	2500.00	EACH	\$1.00	\$2,500.00
14)/[16] ELO-DUP30A - INDOOR DUPLEX OUTLET 220V/30AMP remove range plug	-1.00	EACH	\$950.00	\$-950.00
15)/[17] PLG-RANGE - ADD ROUGH IN GASLINE TO RANGE, INCLUDES 110V OUTLET	1.00	EACH	\$793.00	\$793.00
16)/[18] PLD-LAUNDRY - ADD LAUNDRY ROOM DRAIN	1.00	EACH	\$267.00	\$267.00
17)/[19] ELO-CAT5E - TELEPHONE OUTLET (CAT5E) Add to loft backing on main bathroom center of wall	1.00	EACH	\$150.00	\$150.00
18)/[20] PLW-W/LFRDG - ADD ROUGH-IN WATERLINE TO FRIDGE	1.00	EACH	\$259.00	\$259.00

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19)/[21] 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.

13100.00	EACH	\$1.00	\$13,100.00
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This is a budget allowance that must be used at the DesignQ center toward any upgrades the home owner chooses

Some items for consideration area

Upgrade stub to railing

1.25" level 1 granite in kitchen

rounded corners on main and upper floor

second sink and faucet in ensuite

add cabinets in basement backing garage wall

upgrade 12' x 8' area carpet to LVP where cabinets added

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20)/[22] MO-PROMO - SALES PROMO - SALES TO NOTE TYPE AND
DETAIL OF PROMO

-30000.00 EACH \$1.00 \$-30,000.00

Fast Track Program Promotion Seller's Conditions

- The client understands that this promotion is only offered on the Willow, Chelsea, Columbia and Newcastle models, with no customization.
- A minimum of \$10,000 allowance must be allocated to DesignQ to be granted an appointment with DesignQ. If a \$10,000 allowance is allocated towards DesignQ this allowance is non-refundable. Any amount over \$10,000 can be refunded if not spent.
- If a \$10,000 DesignQ allowance is not allocated, you must choose from pre-selected Designer Interior Palettes.
- DesignQ appointment will be scheduled within 1 to 3 weeks from time of condition removal and DesignQ selections must be signed off for at the day of the appointment.
- A maximum 14 calendar days will be given to remove conditions and if this is not met the contract may be cancelled by the seller.
- Exterior elevation style must be chosen at contract. Only standard elevations are available for this program.
- Exterior colors selection and architect pre-approval must be completed before condition removal to avoid the possibility of the deal being cancelled by the seller.
- This promotion is only available on builder inventory lots. Not applicable on pooled lots.
- The client understands that they will need to select their appliances within 48 hours of removing their conditions.
- The client understands that they must select one of four pre-designed lighting packages provided by the builder and custom selections will not be entertained.
- The client understands that they have reviewed and discussed all options available under this program with their Area Sales Manager, please reference "Your Home. Your Choice." brochure.
- NO CHANGES WILL BE ACCEPTED AFTER CONDITION REMOVAL.

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21)/[23] 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 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.	1.00	EACH		\$0.00
22)/[25] AE-ALLOWANCE - APPLIANCE ALLOWANCE AMOUNT IN ADDITION TO THE INITIAL \$2500 GIFT CERTIFICATE.	4500.00	EACH	\$1.00	\$4,500.00
23)/[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. Contemporary elevation	9000.00	EACH	\$1.00	\$9,000.00
24)/[27] BF-FULL - FULLY FINISHED BASEMENT, AS PER SPECIFICATION AND STANDARD LAYOUT. INCLUDES WATERLINE TO THE FRIDGE. Move flex room to rear of basement beside bedroom	1.00	EACH	\$45,720.00	\$45,720.00

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25)/[28] BST-FINISH-S - FINISH STAIRWELL TO BASEMENT. DELETES DOOR AT THE TOP OF THE STAIRS. FINISH STAIRWELL TO THE LAST RISER.	1.00	EACH	\$3,315.00	\$3,315.00
26)/[29] 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 a 2/8 door of top of stair to basement	300.00	EACH	\$1.00	\$300.00
27)/[30] IAC-INSFLR2 - ADD UPGRADED 6" ROCKWOOL (OR EQUIVALENT) INSULATION FOR SOUND REDUCTION TO MAIN FLOOR OR BASEMENT CEILING. INSULATION CANNOT BE INSTALLED WHERE MECHANICAL EQUIPMENT IS LOCATED. PLEASE SPECIFY LOCATION(S) AND TOTAL SQUARE FOOTAGE OF FLOOR(S) TO BE INSULATED. Finished area ceiling	714.00	SQUARE FOOT	\$3.15	\$2,249.10
28)/[31] IAC-RESCEIL - ADD RESILIENT CHANNEL TO CEILING finished area ceiling	714.00	SQUARE FOOT	\$.60	\$428.40
29)/[32] PLW-LAUNDRY - ADD ROUGH-IN FOR FUTURE LAUNDRY IN BASEMENT OR MAIN FLOOR. INCLUDES DRYER VENT, 220V 30 AMP DRYER OUTLET, SEPARATE CIRCUIT WASHER OUTLET, WATER LINE AND DRAIN. beneath basement stairwell	1.00	EACH	\$1,127.00	\$1,127.00
30)/[33] PLW-WETBAR - ADD ROUGH-IN WATERLINE & DRAIN TO BASEMENT FOR FUTURE WET BAR center of wall backing onto garage	1.00	EACH	\$484.00	\$484.00
31)/[34] ELO-FRZR-S - INDOOR OUTLET ON SEPARATE CIRCUIT (FREEZER, FRIDGE, MICROWAVE ETC.) against wall backing garage 24" over from side exterior wall	1.00	EACH	\$325.00	\$325.00
32)/[35] ELO-DUP - INDOOR DUPLEX OUTLET add counter height plug backing garage 48" in from side exterior wall	1.00	EACH	\$100.00	\$100.00

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Sub Total

LCO Fees

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Total Addendum No 1/[1]

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Pankaj Batra

5/22/2023

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Pankaj Batra
DocuSigned by:

Date

Chandni Handa

5/22/2023

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Chandni Handa

Date

DocuSigned by:

MIKE RUDNISKY

5/23/2023

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Included in contract

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