

**PACESETTER HOMES (EDMONTON)**

**OPTIONS AND UPGRADES AGREEMENT**

**Lot No.:** 9905P                      **Swing:** \_\_\_\_\_  
**Address:** 1919 157 STREET SW, 20/28/222-0146  
EDMONTON, ALBERTA  
**Subdivision:** GLENRIDDING - RSL  
**Model/Elev:** ColumbiaFT - Columbia - FastTrack  
**Reference:** Allowance reversal  
**In Contract:**  **Cash:**  **Finance:**   
**Co-Buyers:** Chandni Handa

**Add. No/Date:** 17/[20] 26-Feb-2024    **C/O Type:** INI  
**Purchaser:** Pankaj Batra  
**Phone Business:** \_\_\_\_\_ **Home:** \_\_\_\_\_  
**Contract Date:** May 22, 2023  
**Target Closing:** To Be Determined

	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. Reverse MO allowance Addendum 1 Item 23/26	-9000.00	EACH	\$1.00	\$-9,000.00

<b>Sub Total</b>	-9,000.00
<b>LCO Fees</b>	\$0.00
<b>Incentives</b>	\$0.00
<b>Discounts</b>	\$0.00
<b>Taxes</b>	-\$450.00
<b>Total Addendum No 17/[20]</b>	<b>-\$9,450.00</b>

DocuSigned by:  
Pankaj Batra                      2/26/2024  
276C3311135146B...  
 Pankaj Batra                      Date

DocuSigned by:  
Chandni Handa                      2/26/2024  
FE340366E51C6468...  
 Chandni Handa                      Date

DocuSigned by:  
MIKE RUBINSKY                      2/27/2024  
5C33D060FA2142C...  
 PACESETTER HOMES (EDMONTON)                      Date

DS                      DS  
PDR                      VB

X

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

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**Subdivision:** GLENRIDDING - RSL      **Phone Business:** \_\_\_\_\_ **Home:** \_\_\_\_\_  
**Model/Elev:** ColumbiaFT - Columbia - FastTrack      **Contract Date:** May 22, 2023  
**Reference:** Presale contract      **Target Closing:** To Be Determined  
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BACKUP	Qty	U. of M.	Unit Price	Total
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-PINFNGS - 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. CLOSES 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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<b>8)/[9]</b> 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
<b>9)/[11]</b> 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
<b>10)/[12]</b> 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
<b>11)/[13]</b> 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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<b>Address:</b> <u>1919 157 STREET SW, 20/28/222-0146</u>		<b>Purchaser:</b> <u>Pankaj Batra</u>	
	<u>EDMONTON, ALBERTA</u>	<b>Phone Business:</b> _____	<b>Home:</b> _____
<b>Subdivision:</b> <u>GLENRIDGING - RSL</u>		<b>Contract Date:</b> <u>May 22, 2023</u>	
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<b>Reference:</b> <u>Presale contract</u>			
<b>In Contract:</b> <input checked="" type="checkbox"/>	<b>Cash:</b> <input type="checkbox"/>	<b>Finance:</b> <input checked="" type="checkbox"/>	
<b>Co-Buyers:</b> <u>Chandni Handa</u>			

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



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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
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- 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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	<b>In Contract:</b>	<input checked="" type="checkbox"/>	<b>Cash:</b>	<input type="checkbox"/>	<b>Finance:</b>	<input checked="" type="checkbox"/>	
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<p><b>21)/[23]</b> MO-INFO - SALES TO ENTER NOTES <b>**NOT TO BE USED FOR ANYTHING OTHER THAN INFO, NO MONEY CAN BE ADDED OR CREDITED HERE, OPTION WILL BE REJECTED IF USED INCORRECTLY**</b></p> <p>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.</p> <p>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.</p> <p>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.</p>	1.00	EACH		\$0.00
<p><b>22)/[25]</b> AE-ALLOWANCE - APPLIANCE ALLOWANCE AMOUNT IN ADDITION TO THE INITIAL \$2500 GIFT CERTIFICATE.</p>	4500.00	EACH	\$1.00	\$4,500.00
<p><b>23)/[26]</b> 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.</p> <p>Contemporary elevation</p>	9000.00	EACH	\$1.00	\$9,000.00

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<b>24)/[27]</b> 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
<b>25)/[28]</b> 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
<b>26)/[29]</b> 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
<b>27)/[30]</b> 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
<b>28)/[31]</b> IAC-RESCEIL - ADD RESILIENT CHANNEL TO CEILING finished area ceiling	714.00	SQUARE FOOT	\$.60	\$428.40
<b>29)/[32]</b> 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
<b>30)/[33]</b> 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



