



Agreement for Options and Extras – Terms and Conditions

REGARDING PROPERTY KNOWN AS LOT NO.: 0152 PLAN NO.: 15M-29
 MODEL: The Hudson ELEVATION: A
 CLOSING: January 24, 2019
 VENDOR: Glenview Homes (Kemptville) Ltd.
 PURCHASER(S): [Redacted]
 DATE OF OFFER: March 17, 2018

For good and valuable consideration, the parties agree and acknowledge as follows:

All prices quoted are inclusive all applicable taxes and rebates.

Design Centre incentives given at the time of sale have no cash value.

Notwithstanding the signing of this request by Vendor and Purchaser, Vendor may elect at any time not to proceed with any or all optional extras. In the event of such election, the moneys paid for any extras not proceeded with shall be returned to the Purchaser as an adjustment upon closing. The cost of extras is non-refundable in all other circumstances, except in accordance with Tarion requirements under the Ontario New Home Warranties Plan Act.

All charges for options and extras are in addition to and not included in the purchase price otherwise shown in the Agreement of Purchase and Sale between the parties for the real property and dwelling noted above. All Option and Extra charges shall be added to the Purchase Price in the statement of adjustments pursuant to which the purchase transaction will be completed. The Agreement for Options and Extras prevails over any other representations made outside this Agreement. If an extra or option is omitted from the completed Dwelling, for any reason whatsoever, the Purchaser shall be credited with the amount which the Purchaser was charged for such extra and this credit shall be the limit of the Vendor's liability.

Payment must be made at the time of signing the Agreement for Options and Extras. Options and Extras cannot be changed or cancelled. The Purchaser acknowledges that at the time of signing the Agreement for Options and Extras, all Options and Extras are final.

Should a selection be unavailable, the Purchaser agrees to make an alternate selection from Vendor's samples of equivalent value. The Purchaser has the option to upgrade original selections at their expense, subject to Vendor's approval. Re-selection must be made within three (3) days following notice, delivered in accordance with the Agreement of Purchase and Sale between the parties. If a selection is not made by the purchaser within those 3 days the vendor has the right to make a selection on behalf of the Purchaser, or in the Vendor's sole and unfettered discretion, elect not to complete the extra or upgrade in question.

Colour and grain variations are natural characteristics to the Vendor samples. Therefore, due to variances in manufacturing, we do not guarantee identical matching to showroom samples. Purchaser acknowledges that all prices in the Agreement for Options and Extras are subject to review by the Vendor head. Pricing in the Agreement for Options and Extras will match the pricing provided to the Purchaser at the time that they are contacted to book their Design Centre appointment, except where the cost to the Vendor for such options has in the interim been increased by suppliers. The Purchaser will be notified of any discrepancies in pricing (either negative or positive) and will be charged or credited appropriately.

Purchaser(s) acknowledge and agree that all selections appearing on the Agreement for Options and Extras are final and no changes, additions or deletions will be permitted. Furthermore, due to the nature of home construction, the Purchaser(s) acknowledge and agree that colour selections will only be permitted for items that do not impact the construction schedule. Should the Purchaser(s) fail to make a selection of colour or finish within a timeframe allowed by the Vendor, the Purchaser(s) give the Vendor the right to select said colours or finishes on their behalf and these selections shall be considered final.

1st Payment Option by way of Cheque, Bank Draft, Visa or MasterCard: Full Payment of the Total Cost of Options and Extras in 3 installments as follows:

- 1st Instalment: 25% of the Total Cost of Optional Extras is required at time of signing the Agreement for Options and Extras.
- 2nd Instalment: 35% of the Total Cost of Optional Extras is due on the date that is 30 days following payment of the 1st instalment.
- Final Instalment: 40% of the Total Cost of Optional Extras is due on the date that is 120 days prior to original Closing Date or 60 days following the date of signing the Agreement for Options and Extras, or whichever date comes first.

Payment of the 1st Instalment shall be made by Visa, Mastercard or Cheque. Payment of the 2nd and Final Instalments shall be made by post-dated Cheque.

2nd Payment Option by way of amending Agreement of Purchase and Sale: A minimum of \$1,000 of Options and Extras must be ordered (not including any incentives as part of the original Agreement of Purchase and Sale), and may be added to the purchase price of the Agreement of Purchase and Sale. This option requires a minimum deposit payment of 25% of the Total Cost of Optional Extras upon signing of the Agreement for Options and Extras. Deposit payment shall be made by Visa, Mastercard, or Cheque. In order to select the 2nd Payment Option, the Purchaser shall deliver to the Vendor, prior to signing the Agreement for Options and Extras, a copy of a binding commitment for a mortgage loan for the Balance of Purchase Price listed in the Agreement of Purchase and Sale PLUS the Total Cost of Options and Extras, or evidence satisfactory to the Vendor, acting reasonably, of the Purchaser's ability to finance the Balance of Purchase Price PLUS the Total Cost of Options and Extras, on Closing.

Purchaser acknowledges having read and understood the terms and conditions on this Agreement for Options and Extras and has confirmed all optional extras are correct. Failure by the Purchaser to fulfill all of the Purchaser's obligations hereunder shall constitute a fundamental breach of the Agreement of Purchase and Sale, this Agreement for Options and Extras, and any other agreements between the parties in respect of the above-noted real property and dwelling.

The Purchaser acknowledges and agrees that in the event that any or all instalments are not paid as described in the two (2) options listed above, the Vendor reserves the right to not complete any or all Options and Extras selected at Vendor's sole discretion, without refund of amount already paid. The Purchaser agrees to the costs as set out on the Customer Request for Extras and requests the Vendor to proceed under the above terms and conditions.

Dated at _____ this _____ Day of _____

Witness

DocuSigned by:

Apr-24-2018

DocuSigned by:

Apr-24-2018

Dated at _____ Ottawa, this _____ Day of _____

DocuSigned by:

Apr-25-2018

Glenview Homes (Kemptville) Ltd.
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Thank you for choosing Glenview Homes

Glenview Homes (Kemptville) LTD.

April 24, 2018

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OPTIONS AND UPGRADES AGREEMENT

Lot No.: **0152** Swing: Left Add. No/Date: 4/[4] 21-Apr-2018
 Address: 3209 Harvester Crescent Purchaser: [REDACTED]
Kemptville, ONTARIO K0G 1J0 Phone Business: [REDACTED] Home: [REDACTED]
 Subdivision: Tempo Phase 1 Phone Cell: (613) 655-3570
 Model/Elev: 3805 (A) - The Hudson Co-Buyer: [REDACTED]
 Reference: Construction O&E's Name On Title: [REDACTED]
 In Contract: ☐ Cash: ☐ Finance: ☒ Contract Date: March 17, 2018
 Target Closing: January 24, 2019

	Total
1)/[1] AEX-0000 - Standard Hood Fan	\$0.00
Colour: Black, Room: Gourmet Kitchen	
2)/[2] CGEDG-0000 - Standard Edge Profile	\$0.00
Colour: L1 - Eased & Polished (105b), Room: Gourmet Kitchen	
3)/[3] CGRAN-0000 - Standard Hard Surface	\$0.00
Colour: L0 - Granite Steel Grey, Room: Gourmet Kitchen	
4)/[4] DIND-0040 - Upgrade closet sliders to 8' molded 2 panel arch top textured double doors (up to 6' wide opening). Incl. std hardware, ball catch, mdf jamb and casing. (Does not fit in Meadowbrook Foyer)	\$728.85
Room: Foyer	
5)/[5] DOCU-9999 - Custom Designer Option	\$0.00
Cabinet options & extras as per Lauryzen sketches.	
Room: Whole House	
6)/[6] FCAR-0000 - Level 0 (36 oz 100% Polyester Carpet)	\$0.00
Colour: L0 87580 Ashes of Lilac, Room: Basement Rec Room	
7)/[7] FCAR-0000 - Level 0 (36 oz 100% Polyester Carpet)	\$0.00
Colour: L0 87580 Ashes of Lilac, Room: Basement Staircase	
8)/[8] FCAR-0000 - Level 0 (36 oz 100% Polyester Carpet)	\$0.00
Colour: L0 87580 Ashes of Lilac, Room: Main Staircase	
9)/[9] FCAR-0000 - Level 0 (36 oz 100% Polyester Carpet)	\$0.00
Colour: L0 87580 Ashes of Lilac, Room: Upper Hall	
10)/[10] FCAR-0000 - Level 0 (36 oz 100% Polyester Carpet)	\$0.00
Colour: L0 87580 Ashes of Lilac, Room: Bedroom 2	
11)/[11] FCAR-0000 - Level 0 (36 oz 100% Polyester Carpet)	\$0.00
Colour: L0 87580 Ashes of Lilac, Room: Bedroom 3	
12)/[12] FCAR-0000 - Level 0 (36 oz 100% Polyester Carpet)	\$0.00
Colour: L0 87580 Ashes of Lilac, Room: Bedroom 4	
13)/[13] FCAR-0000 - Level 0 (36 oz 100% Polyester Carpet)	\$0.00
Colour: L0 87580 Ashes of Lilac, Room: Master Bedroom	
14)/[14] FHW-0000 - Std Builder 2-1/2" x 3/4" Hardwood	\$0.00
Colour: L0 - Maple Platinum, Room: Great Room	

Glenview Homes (Kemptonville) LTD.

April 24, 2018

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OPTIONS AND UPGRADES AGREEMENT

Lot No.: 0152 Swing: Left Add. No/Date: 4/4 21-Apr-2018
 Address: 3209 Harvester Crescent Purchaser: James De Haan
Kemptonville, ONTARIO K0G 1J0 Phone Business: _____ Home: _____
 Subdivision: Tempo Phase 1 Phone Cell: (416) 655-3570
 Model/Elev: 3805 (A) - The Hudson Co-Buyer: Rachael De Haan
 Reference: Construction O&E's Name On Title: _____
 In Contract: ☐ Cash: ☐ Finance: ☒ Contract Date: March 17, 2018
 Target Closing: January 24, 2019

	Total
15)/[15] FUPD-101 - Standard Underpad	\$0.00
Type: L0 - 1/2" Underpad, Room: Basement Rec Room	
16)/[16] FUPD-101 - Standard Underpad	\$0.00
Type: L0 - 1/2" Underpad, Room: Bedroom 2	
17)/[17] FUPD-101 - Standard Underpad	\$0.00
Type: L0 - 1/2" Underpad, Room: Bedroom 3	
18)/[18] FUPD-101 - Standard Underpad	\$0.00
Type: L0 - 1/2" Underpad, Room: Bedroom 4	
19)/[19] FUPD-101 - Standard Underpad	\$0.00
Type: L0 - 1/2" Underpad, Room: Master Bedroom	
20)/[20] FUPD-201 - Level 1 Underpad	\$87.60
Type: L1 - 7/16" High Density, Room: Basement Staircase	
21)/[21] FUPD-201 - Level 1 Underpad	\$102.41
Type: L1 - 7/16" High Density, Room: Main Staircase	
22)/[22] FUPD-201 - Level 1 Underpad	\$70.21
Type: L1 - 7/16" High Density, Room: Upper Hall	
23)/[23] GDIN-100 - Insulated Garage Door	\$689.30
Room: Garage	
24)/[25] RAST-110 - Stain handrail, post and spindles to compliment main floor hardwood stain (if applicable). Floor species selected is maple, standard handrails are oak species. Stain variances may occur. Colour: Stain Rails to coordinate with main flr Hardwood, Room: Whole House	\$0.00
25)/[26] TBBK-100 - Install Ceramic Backsplash in Brick Formation	\$0.00
Room: Gourmet Kitchen	
26)/[27] TBSP-000 - Standard Level - Backsplash	\$0.00
Colour: L0 ColoursxDimensions 3x6 Matte Arctic White, Room: Gourmet Kitchen	
27)/[28] TFLE-100 - Entry Level - Floor Tile	\$0.00
Colour: L0 - Naturi Cast - Ivory 12x12, Room: Foyer	
28)/[29] TFLE-100 - Entry Level - Floor Tile	\$0.00

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OPTIONS AND UPGRADES AGREEMENT

Lot No.: **0152** Swing: Left Add. No/Date: 4/[4] 21-Apr-2018
 Address: 3209 Harvester Crescent Purchaser: James De Hoog
Kemptville, ONTARIO K0G 1J0 Phone Business: _____ Home: _____
 Subdivision: Tempo Phase 1 Phone Cell: (613) 658-3570
 Model/Elev: 3805 (A) - The Hudson Co-Buyer: Tracy De Hoog
 Reference: Construction O&E's Name On Title: _____
 In Contract: ☐ Cash: ☐ Finance: ☒ Contract Date: March 17, 2018
 Target Closing: January 24, 2019

	Total
Colour: L0 - Naturi Cast - Ivory 12x12, Room: Powder Room	
29)/[30] TFLE-100 - Entry Level - Floor Tile	\$0.00
Colour: L0 - Naturi Cast - Ivory 12x12, Room: Gourmet Kitchen	
30)/[31] TFLE-100 - Entry Level - Floor Tile	\$0.00
Colour: L0 - Naturi Cast - Ivory 12x12, Room: Gourmet Breakfast	
31)/[32] TFLE-100 - Entry Level - Floor Tile	\$0.00
Colour: L0 - Naturi Petra - Argento 12x12, Room: Exec Ensuite	
32)/[33] TFLE-100 - Entry Level - Floor Tile	\$0.00
Colour: L0 - Naturi Petra - Argento 12x12, Room: Main Bathroom	
33)/[34] TGRT-0000 - Tile Grout	\$0.00
EXCEPT BACKSPLASH. Colour: L0-Bone, Room: Whole House	
34)/[35] TRCS-0000 - Trim Package - 2-3/4" Colonial MDF Casing and 4-1/8" Colonial MDF Baseboard (Casing may not fit in every location and will be cut to fit as required) Room: Whole House	\$452.00
35)/[36] TTBD-000 - Entry Level - Tub/Deck Tile	\$0.00
Colour: L0 - Naturi Petra - Argento 12x12, Room: Exec Ensuite	
36)/[37] TWAE-010 - Entry Level - Wall Tile	\$0.00
Colour: L0 - Olympia Banff - Black 6x8, Room: Exec Ensuite	
37)/[38] TWAE-010 - Entry Level - Wall Tile	\$0.00
Colour: L0 - Olympia Banff - Black 6x8, Room: Main Bathroom	
38)/[39] FSUR-0000 - Standard Fireplace Surround	\$0.00
Colour: L0 - Glossy Black, Grout Colour: Charcoal, Room: Great Room	
39)/[40] TGRT-0000 - Tile Grout	\$0.00
FOR BACKSPLASH. Colour: L0-Snowwhite, Room: Gourmet Kitchen	

Total	\$2,130.37
LCO Fees	\$0.00
Incentives	\$0.00
Deposit	\$2,130.37
Total Addendum No 4/[4]	\$2,130.37
Option Deposit(s)	\$2,130.37
Option Balance Due	\$0.00

Glenview Homes (Kemptonville) LTD.

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OPTIONS AND UPGRADES AGREEMENT

Lot No.: 0152 Swing: Left Add. No/Date: 4/[4] 21-Apr-2018
 Address: 3209 Harvester Crescent Purchaser: James De Haog
Kemptonville, ONTARIO K0G 1J0 Phone Business: _____ Home: _____
 Subdivision: Tempo Phase 1 Phone Cell: (416) 655-3570
 Model/Elev: 3805 (A) - The Hudson Co-Buyer: Tracy De Haog
 Reference: Construction O&E's Name On Title: _____
 In Contract: ☐ Cash: ☐ Finance: ☒ Contract Date: March 17, 2018
 Target Closing: January 24, 2019

DocuSigned by:
James De Haog Apr-24-2018
James De Haog Date
Tracy De Haog Apr-24-2018
Tracy De Haog Date

Glenview Homes (Kemptonville) LTD. Date
 Glenview Homes (Kemptonville) LTD. Date

- Purchaser has reviewed and accepts the accuracy of the above options and extras, including attributes.
- Options and extras will not be processed unless executed by an authorized signing office of the Vendor.
- Purchaser acknowledges these selections are from Vendor's samples and are subject to the terms and conditions of the applicable Agreement of Purchase and Sale.
- Purchaser acknowledges that the vendor accepts no responsibility in the event that a selection is unavailable. In that event, the Purchaser agrees to make an alternate selection within three (3) days following notice. If a selection is not made within allotted time, the Vendor has the right to make a selection on behalf of the Purchaser.
- If the Vendor is unable to deliver the options and/or extras as ordered in the above document for any reason whatsoever, the Purchaser shall be credited with the amount which the Purchaser was charged for such extra and this credit shall be the limit of the Vendors liability.
- Variations from the Vendor's samples may occur in finished materials due to normal production processes. Variations are normal characteristics of the Vendor samples and will occur with natural materials such as wood or stone.
- Purchaser acknowledges that options and extras cannot be changed or cancelled. Any requests to make changes to the options and extras (including colours) made after the Design Centre selections have been finalized will be subject to a reselection fee. Fees may vary according to the number and severity of the changes (as determined by the Vendor in its sole discretion) requested by Purchaser.
- Purchaser acknowledges that the standard kitchen includes 12" deep upper cabinets and 1 bank of drawers. All cabinetry, hardware and countertops from vendor's standard samples. Any options selected in addition to the standard may affect the dimensions of the kitchen.

Glenview Homes (Kemptville) LTD.

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OPTIONS AND UPGRADES AGREEMENT

Lot No.: 0152 Swing: Left Add. No/Date: 6/[6] 24-Apr-2018
 Address: 3209 Harvester Crescent Purchaser: [REDACTED]
Kemptville, ONTARIO K0G 1J0 Phone Business: [REDACTED] Home: [REDACTED]
 Subdivision: Tempo Phase 1 Phone Cell: [REDACTED]
 Model/Elev: 3805 (A) - The Hudson Co-Buyer: [REDACTED]
 Reference: Time Of Sale 3 Name On Title: [REDACTED]
 In Contract: ☐ Cash: ☐ Finance: ☒ Contract Date: March 17, 2018
 Target Closing: January 24, 2019

Total

1)/[1] DSFP-120 - Optional Gas Fireplace (Includes standard white painted mdf
 mantel and ceramic surround) \$4,000.00
 Room: Great Room

Total	\$4,000.00
LCO Fees	\$0.00
Incentives	-\$4,000.00
Deposit	\$0.00
Total Addendum No 6/[6]	\$0.00

DocuSigned by:
[REDACTED] Apr-24-2018
[REDACTED] Date
[REDACTED] Apr-24-2018
[REDACTED] Date

DocuSigned by:
[REDACTED] Apr-25-2018
 Glenview Homes (Kemptville) LTD. Date
[REDACTED] Apr-25-2018
 Glenview Homes (Kemptville) LTD. Date

- Purchaser has reviewed and accepts the accuracy of the above options and extras, including attributes.
- Options and extras will not be processed unless executed by an authorized signing office of the Vendor.
- Purchaser acknowledges these selections are from Vendor's samples and are subject to the terms and conditions of the applicable Agreement of Purchase and Sale.
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