

PLEASANTVIEW CONDOMINIUMS

CONTRACTORS SCHEDULE "A"

Purchasers: _____

And

Vendor: **J. M. J. HOLDINGS LTD.**

On property situate: _____

In the Province of Newfoundland and Labrador dated _____, 20____

The above mentioned parties agree to the condo to be built with following terms and specifications:

1. Five year Lux Home Warranty.
2. Condo to be built in accordance with the National Building code, Latest Edition.
3. Both parties agree that the term Builder and Vendor in this contract are the same and refer to J. M. J Holdings.
4. Purchase price includes HST with rebate assigned to Vendor.
5. All garbage removal and final professional cleaning, to **normal construction standards** are included.
6. Condo to be built on lot, as per attached copy of plans with underground parking (one stall per unit and storage cage), (Plans to be known as Appendix "B") with both purchaser's and vendor's agreeing and signing a copy of the plans. (oversized vehicles excluded)
7. Services of building, responsibility of the developer.
8. All permits to be supplied by builder. (i.e. Occupancy)
9. Lot location certificate and survey to be supplied by builder.
10. The purchase price does not include cost of or installation of any of the following accessories: Medicine cabinet, mirrors, soap dishes, towel bars, paper holders, shower rods, toothbrush holders, curtain rods
11. Builder is not responsible for any workmanship, quality or availability of sub trades contracted out by purchaser (even if billed to builder) for example kitchen cabinets, floor coverings, stair cases fireplaces etc.

Structural Components/Exterior Finishes

12. Poured concrete foundation with foundation coating and weeping tile installed.
13. Exterior sheathing to be 7/16 OSB board.
14. Engineered floors including cement between levels.
15. Pre-engineered factory built roof trusses.
16. Six-mil poly vapour barrier in all exterior walls.
17. 2x6 exterior walls and 2x4 interior partitions on 16" centres.
18. R20 fiberglass insulation for exterior walls and R32 cellulose insulation in attic.
19. Exterior decks on units of various sizes specific to unit location.
20. Front door lock allowance to be \$100.00 (includes HST)
21. All locks to be brushed pewter look with deadbolts on each exterior door and all locks keyed to one key.
22. Windows to be vertical sliders, single hung.

Building Systems

23. 150 amp electrical service.
24. Lights on all exterior doors (fixtures part of lighting allowance)
25. Electrical as per plans with standard number of outlet receptacles, 3 telephones jacks (rough-ins only), 3 cable jacks (rough-ins only).

26. Lighting allowance to be \$500 (includes HST, door bell, all light fixtures, range hood, etc) by supplier of purchaser's choice.
27. Plumbing materials and labour for rough-in as well as fixture and faucet installation to be responsibility of builder as per plan.
28. 40 gallon hot water boiler to be provided in each unit.
29. Standard plumbing fixtures, faucets, tubs and showers provided by builder.
30. Air Exchanger system per unit. Installation the responsibility of the builder.
31. Washer and dryer hook-ups and venting to be installed by builder.

Interior Finishes

32. 2 1/2" colonial casing and 4 1/8" colonial baseboards throughout.
33. Purchaser's choice of flooring (see allowances).
34. Colonial doors with satin nickel hardware throughout.
35. Interior walls and ceilings 5/8" or 1/2" gyproc. 60 min fire separation between units.
36. Purchaser to have selection of four colors and single color trim. Latex low luster paint on walls, flat on ceilings, and pearl on doors and trims. Additional color's can be provided at purchaser's cost.
37. Colonial bi-fold doors on all closets. Closets equipped with factory shelf and/or rod.

Sound Insulation

40. Common Walls between units consist of double 2 x 4 wood stud walls. Insulated for sound transference. (STC rated)

Optional Extras

41. Garburator in kitchen
42. Security pre-wiring/sound system pre-wiring.
43. Crown moldings and/or upgraded trims and moldings
44. Whirl Pool Tub

Site

46. Parking lot lighting.
47. Finished landscaping.
48. Walkways from visitor parking to unit.

Allowances

49. Fridge, stove, dishwasher, washer & dryer included. Valued at \$3500.00 including HST. Upgrades cost of purchaser.
50. Flooring \$6000.00 HST and Installation Included. Hardwood pre-engineered only.
51. Cabinets & Vanities \$7000.00 HST and Installation Included.

Additional Information

52. One pet only per unit
53. No age restriction in this building

- ❖ Vendor to supply ESTOPPELL CERTIFICATE on closing.
- ❖ 5% non-refundable deposit held on letter of financing "In Trust" by Sutton Group Capital Realty Ltd. until vendor has deposit insurance in place. Should purchaser fail to complete transaction deposit will be released to J.M.J Holdings Ltd.
- ❖ Condo Fee \$180.00 – \$250.00 per month, while association managed by JMJ Holdings Ltd.
- ❖ One Time Contingency Fee \$540.00

Note on Closing:

- (a) The closing date shall be extended by the duration of the delay period if the completion of the unit, or the common elements are delayed by reason of strike, lock-out, fire, lightening, weather conditions, unavailability of labour or materials or by any other cause of any kind where such is beyond the control of the vendor;
- (b) In addition to the extension provided for in section 4.1(a), the vendor shall also have the option of unilaterally extending the closing date by up to (but not exceeding) forty five (45) calendar days in the aggregate.

I hereby acknowledge having read and received a copy of this Schedule "A" at time of signing.

Dated at _____ in the province of Newfoundland and Labrador this ____ day of _____, 20__.

Witness

Purchaser

Witness

Purchaser

I hereby acknowledge having read and received a copy of this Schedule "A" at time of Signing.

Dated at _____ in the province of Newfoundland and Labrador this ____ day of _____, 20__.

Witness

Vendor

Witness

Vendor