



PURCHASE & BUILD INFORMATION

This is important information about purchasing and building a new house. It is important to read this information in conjunction with the Agreement of Purchase and Sale as there is further information in the agreement that is not mentioned here. This information is provided now to create an opportunity to ask for clarification on these topics.

Buying & Building Process: The steps to purchasing a house and answers to frequently asked questions are on the Hayhoe Homes website (Buying Guide section). We recommend each Purchaser reads the Buying Guide.

Optional Features: When building a house features can be selected prior to the agreement being signed but cannot be added or deleted after an agreement is signed. This process is in place to ensure that the house is completed on time, quality standards are obtained, and the requirements of the Ontario Building Code and local building rules are conformed to.

Selections Timeline: When building a house the Builder provides a timeline that selections (colours, etc) have to be made within. If the Purchaser fails to make selections in the timeline the Builder may at their sole discretion and without consultation with the Purchaser extend the closing date (at a cost of \$200 to \$300 / day) and/or irrevocably make selections for the Purchaser. Prior to signing an agreement, the Purchaser is responsible to notify the Builder of dates they are unavailable (e.g. vacation, etc) and the Builder will indicate to the Purchaser if the unavailable dates are in conflict with the selections timeline.

Lot Drainage, Grading, & Easements: The grading of the lot is the topography of the lot and slopes on the lot – the final lot grading is completed by the Builder in accordance with the Grading Plan that has been designed by a Professional Engineer and approved by the Municipality – the lot grading is not determined by the Builder and cannot be altered by the Builder - all questions about the lot grading and easements must be addressed to the Sales Representative prior to an agreement being signed.

Utility Boxes: All utility box locations and other utility features are located as per the Utility Plan that has been designed by a Professional Engineer and approved by the Municipality and Utility Providers – the utility layout is not determined by the Builder and cannot be altered by the Builder - all questions about the utility plan must be addressed to the Sales Representative prior to an agreement being signed. On rare occasion the utility box locations can move from the location shown on the Utility Plan.

Copies of Documents & Closing the Transaction: Each Purchaser is responsible to provide copies of their documents to the parties that require them (Mortgage Broker, Realtor, Lawyer, etc). Each Purchaser is responsible to initiate the closing of the transaction by contacting their lawyer approximately 45 days prior to the closing date.

Product Availability: Products being discontinued or not available at time of order is a common occurrence and should be expected to occur - when this occurs the Builder will substitute a comparable, alternative product and the new product will have differences from the product that is not available.

Bulkheads & Allowances: The house will include bulkheads and boxed out walls & they may not be shown on plans & will vary from house to house – the location of and the finishing of bulkhead / boxed out walls is selected solely by the Builder. Allowance amounts in an agreement are not a final price - final prices are determined once the final product selection is made - allowances may be over or under the final price.

Appliances: The Builder supplies and installs the range hood. A dishwasher is not supplied & installed (except for all Towns in Northcrest Ph 2 & Singles in Northcrest Ph 2 Series #1). Appliance openings & fuel sources are provided and are based on electric appliances and free-standing appliances (not built-in or slide-in). The Purchaser is responsible to pay all fees associated with purchase of, delivery of, connection of, and installation of all appliances after the closing date.

I/We acknowledge reading this information and I/we understand its implications on the purchase & build process.

Purchaser Signature

Date

Purchaser Signature

Date

Hayhoe Homes Signature

Date