

## Options & Extras Statement

Mr Dasmohapatra & Mrs Das  
399 Chillingham Road

Newcastle upon Tyne  
NE6 5QU

**Development:** 5166 - Cygnet Park, Killingworth  
**House Type:** Ivystone

**Plot:** 179

**Statement Ref:** S002061  
**Statement Date:** 02/02/21

Details of Options and Extras					
Qty.	Description	Unit Price	Net Price	VAT	Total Price
1	O20-Extra- Bedroom 2 fitted with Shaker Wardrobes O9/7	826.00	826.00	0.00	826.00
1	O20-Extra - HALLWAY - Entrance Mat when picked in conjunction with either Moduleo or Piastrella Floor Tiling to the Hallway Anthracite Matting	17.00	17.00	0.00	17.00
1	O20-Extra - RELAX - Furlong Avant Luxury Soft Touch carpet A509	800.00	800.00	0.00	800.00
1	O20-Extra - CARPET PACKAGE - Furlong Avant Luxury Soft Touch carpet to stairs, landings, bedrooms and cupboards (off landings and bedrooms) A509	1,935.00	1,935.00	0.00	1,935.00
1	O20-Upgrade - GF WC - From Comfytex Deluxe flooring to Moduleo LVT flooring (In Stone or Wood design variants) JURA STONE 46960	142.00	142.00	0.00	142.00
1	O20-Upgrade - BATHROOM - From Comfytex Deluxe flooring to Moduleo LVT flooring (In Stone or Wood design variants) JURA STONE 46960	117.00	117.00	0.00	117.00

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## **Customer Options / Extras**

### **Terms and Conditions**

**Version: May 2018**

#### **1. Definitions**

- 1.1 "Options" means fixtures or fittings included in the standard specification for the Property and where a choice of different finishes, styles or colouring is available, such as in relation to tiling or kitchen units all of which Options are listed on the attached "Options and Extras" Form.
- 1.2 "Company" means Avant Homes (England) Limited, for properties being purchased in England and Avant Homes (Scotland) Limited, for properties being purchased in Scotland.
- 1.3 "Extras" means the extras or variations which are not included in the standard specification for the Property which the Customer has reserved and in respect of which an additional payment shall be required and which are listed on the attached "Options and Extras" Form.
- 1.4 "Property" means the new home which the Customer has agreed to purchase from the Company, details of which are set out in a reservation agreement completed between the Company and the Customer.

#### **2. Order**

- 2.1 The Customer agrees to purchase the Extras and confirms that the Options are correct, as set out in the attached "Options and Extras" Form.
- 2.2 The price payable for the Extras is in addition to the purchase price for the Property.
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- 2.4 The Customer shall pay a deposit of 25% (plus VAT) of the total value of the Extras when the Customer places the order for the Extras and completes the Options and Extras Form.
- 2.5 The deposit of 25% (plus VAT) shall not be refundable in any circumstances, whether or not the Customer proceeds to purchase the Property.
- 2.6 The balance of the price for the Extras (75%) plus VAT is payable on legal completion of the purchase of the Property. If the Customer does not pay the balance of the price for the Extras on the legal completion date, the Company will delay legal completion of the sale of the Property until the balance of the price for the Extras has been paid in full. The provisions of the contract for the sale of the Property will apply to delays to legal completion caused as a result.

#### **3. Cut-Off Date**

- 3.1 All selections of Options and orders for Extras must be made by the Customer and an Options and Extras Form must be completed by the Company's build stage 112 (completion of roof). If the Customer has reserved a Property and/or exchanged contracts to purchase the Property but has not selected Options or ordered Extras by build stage 112, the Company will select the Options on behalf of the Customer. The Company's decision will be final and no changes to the Options selected on behalf of the Customer can be made. No Extras can be ordered after build stage 112.

#### **4. Substitution of Options or Extras**

- 4.1 In the event that a particular Option or Extra becomes unavailable, either due to being discontinued or due to unavailability from the supplier, the Company will inform the Customer as soon as reasonably possible but reserves the right to supply an equivalent alternative or substitute Options or Extras. No refund or compensation shall be payable in relation to substitute Options or Extras that are supplied.

#### **5. All Options and Extras to be supplied by Legal Completion**

- 5.1 **The Company will supply and fit all Options selected and Extras ordered by the Customer by legal completion of the Property. The only exception shall be in relation to turf where it may be necessary, due to adverse weather conditions or other seasonal reasons, to lay turf after legal completion. The Customer will be required to legally complete the purchase of the Property if turf has not been laid and the Company shall lay the turf as soon as reasonably possible after legal completion.**

#### **6. No cash equivalent**

- 6.1 The Options are included in the standard specification for the Property and no cash equivalent is payable to the Customer in relation to Options.

## Options and Extras Statement

Continued from Previous Page

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Qty.	Description	Unit Price	Net Price	VAT	Total Price
1	O20-Upgrade - SHOWER - From Comfytex Deluxe flooring to Moduleo LVT flooring (In Stone or Wood design variants) JURA STONE 46960	125.00	125.00	0.00	125.00
1	O20-Extra - UTILITY - Moduleo LVT flooring (In Stone or Wood design variants) JURA STONE 46960	175.00	175.00	0.00	175.00
1	O20-Extra - LIVE/EAT - Moduleo LVT flooring (In Stone or Wood design variants) - Also includes Laundry and Cupboard if directly off the Live/Eat area. JURA STONE 46960	1,688.00	1,688.00	0.00	1,688.00
1	O20-Extra- Bedroom 1 wardrobe interior Option 1 - 400mm wide with open shelving and hanging rails  Bathroom - Bath Panel: CASHMERE GREY  Bathroom - Under Sink Vanity Unit: CASHMERE GREY  Bathroom - Vinyl Flooring:	241.00	241.00	0.00	241.00

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## **Customer Options / Extras**

### **Terms and Conditions**

**Version: May 2018**

#### **1. Definitions**

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#### **3. Cut-Off Date**

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#### **4. Substitution of Options or Extras**

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#### **5. All Options and Extras to be supplied by Legal Completion**

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Qty.	Description	Unit Price	Net Price	VAT	Total Price
	Bathroom - Wall Tiling: PRESTIGE STANDARD				
	Bedroom 1 - Wardrobes - including top shelf and hanging rail: O9/1				
	Cloakroom - Vinyl Flooring:				
	Cloakroom - Wall Tiling: PRESTIGE STANDARD				
	En Suite 1 - Tall Shelf Unit: CASHMERE GREY				
	En Suite 1 - Under Sink Vanity Unit: CASHMERE GREY				
	En Suite 1 - Vinyl Flooring:				
	En Suite 1 - Wall Tiles: PRESTIGE STANDARD				

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	Internal Door Ironmongery: ESA SQUARE ROSE WHITE				
	Internal Doors: WHITE GROVE				
	Kitchen Style Reference - doors and worktop: AV50				
	Kitchen Taps: BAHR				
	<b>Total Extras</b>		<b>6,066.00</b>	<b>0.00</b>	<b>6,066.00</b>

### Summary

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**Total Extras Cost:** 6,066.00  
**Less Incentive Amount:** 4,999.00  
**Less Cash Paid to Date:** 0.00  
**Balance:** 1,067.00

**Payment Terms:** 25% payable at the time of ordering. The balance will be payable upon legal completion.

I agree to the Customer Options and Extras as outlined above:

Signed: Mr Satyasobahan Dasmohapatra Signed: Mrs Saswati Das Date: 02-Feb-21

Sales Advisor Name (PRINTED IN CAPITALS)

Sales Advisor Signature

Date:

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