CHELSEA
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Dear Sir and/or Madam:

As your Final Closing Date approaches, Andrin Homes would like to provide you with the necessary information to make your Closing and moving experience as smooth as possible.

When you move into your new home, your community will (in most cases) still be under construction and many of your future neighbours' homes will be at various stages of completion. For several months, construction crews will be working and your street may be busy with construction activity. Caution and common sense should be exercised by all members of your family. We thank you in advance for your patience during this period and assure you that we will complete your new community as quickly as possible.

While we take great care in our planning and process to reduce the inconvenience to you, there are unique challenges you may face while your community is under construction. You should expect:

- No sidewalks, curbs, parks
- No lawn, gravel driveways, no rear deck (if applicable), barred patio doors
- Dusty conditions and muddy streets, especially during the spring
- Construction noise and traffic during the day
- Exterior painting and trim details (e.g. shutters) may not be complete

Please note that during construction, visitor parking will not be available.

Lawyer
In the weeks leading up to your Final Closing Date, you should be in close contact with your lawyer to ensure all closing arrangements are underway. If you have not retained a lawyer yet, you must do so prior to closing. Documents are provided to your Lawyer approximately 1 week prior to your Final Closing Date. Please forward your solicitor's full contact information (including firm name, solicitor's name, mailing address, phone, fax and email) to Customer Care at customercare@andrinhomes.com at least 30 Days before closing.

Utilities
We recommend that you contact all applicable utility companies approximately 1-2 weeks before closing to provide them with your new home address and contact information, as we will transfer these services to you on closing.

TV, Phone & Internet
Your Andrin Home comes equipped with all phone, cable, and internet jacks wired and installed. You will need to make arrangements with your chosen service provider for the initialization of your phone or cable service after closing, including all applicable charges and fees. We recommend calling to schedule your service connection 3 to 4 weeks prior to closing. Arrangements for the installation of telephone and cable installation dates should be scheduled a minimum of one day after your Closing Date.

Bell & Rogers have provided exclusive offers for Andrin Homeowners. Please see their attached promotional material for details about these special offers.

Hot Water Tank
Your hot water tank will be a rental unit provided by the designated service provider for your community. We will arrange for set-up and delivery of your tank prior to closing. You will receive information about your rental agreement, including billing, directly from the designated provider.

Canada Post
Please remember to notify Canada Post that you will be moving. We recommend having your mail forwarded to your new address. If your new postal code has not been provided by Andrin Homes, you can find it on Canada Post's website at www.canadapost.ca. To get your super-mailbox key and for details on where your mail will be forwarded until the super-mailbox has been installed, please contact Canada Post Customer Service directly at 1-800-267-1177.

Appliances
Please schedule all appliance deliveries and installation to take place a minimum of one day after your Final Closing Date. You must contact Appliance Canada directly at (905) 660-2424 to make arrangements for delivery. Appliance Canada will deliver the appliances, set them in place in your home and remove all of the packaging material.

If you require assistance with the installation of your appliances, please advise Tony DiPiazza of Appliance Canada at (905) 660-2424, ext. 2330 and he can refer you to a recommend installer.

Dishwasher Installation
Your Andrin Home comes equipped with rough-ins in place for the installation of a dishwasher. The electrical wiring is provided within the dishwasher location. The plumbing rough-ins for both drain and supply line will be located under the main kitchen sink. In both cases, the final connections will have to be completed when your dishwasher is installed.

Pre-Delivery Inspection (PDI)
Approximately 2 to 3 weeks prior to your Final Closing Date, you will be advised by email of the date and time of your PDI. Your PDI will be scheduled during regular business hours, Monday to Friday. It will take approximately 1-1½ hours.

This will be your opportunity to:

- View the features of your home room-by-room;
- Become familiar with the operation of your heating/cooling system, electrical system, plumbing system, and normal Homeowner maintenance procedures;
- Record any damaged or missing items in your home;
- Take delivery of the Certificate of Completion & Possession (CCP)

Prior to the PDI you should review your contract, including your colour selection sheets. You will want to ensure that all of the extras, upgrades and options you requested as part of your offer have been installed and confirm that the colours and styles you chose are the ones that appear in your new home.

Comprehensive details of the PDI process can be found in the attached Getting Ready for the Pre-Delivery Inspection Brochure and the Pre-Delivery Inspection Checklist.

Please note, your PDI is not a request for warranty service; it is a formal record of your home's condition prior to closing. We will make every reasonable effort to rectify any damaged or missing items before or shortly after you close. However, due to time constraints and the amount of activity taking place around your Final Closing Date, we may not get to everything as quickly as we would like to. Any items that are not completed by closing or within the weeks that follow should be listed on your 30-Day Form.

Please be aware that your statutory warranty through Tarion does not cover any scratches or chips in finishing materials, mirrors, tiles, plumbing fixtures, cabinetry, countertops, and windows that are not recorded at the PDI.

If you intend to send a designate to conduct the PDI in your place, please provide Andrin Homes with written authority for the designate to sign the PDI Form on your behalf. This can be done by filling out the attached Appointment of Designate for the Pre-Delivery Inspection Form and forwarding it to Customer Care at customercare@andrinhomes.com.

New Home Warranty

Your new home must meet or surpass the structural requirements and health and safety standards of the Ontario Building Code. Your new home is also protected by a mandatory warranty provided by Andrin Homes, and backed by Tarion Warranty Corporation.

Warranty coverage includes financial protection before you take possesion and construction defect protection after you move in. The coverage begins when you sign the purchase agreement and remains in effect even if the home is sold. Each warranty comes with certain limits and obligations on you as a homeowner, so it's important to understand what is covered and what isn't. Details of your new home warranty can be found in the attached Tarion Warranty Coverage for New Homes Brochure.

Prompt and efficient service requires that we are able to enter your home during regular business hours. By signing the attached Access Agreement for Service Work, you will authorize Andrin Homes and/or its subcontractors to enter your home to complete repairs. Please sign the attached form and forward it to Customer Care at customercare@andrinhomes.com or when you pick up your keys.

We ask that you refrain from requesting warranty repairs from our on-site construction personnel as they are focused on completing the construction of your neighbour's homes. Should you have a warranty repair request, please advise Andrin Homes in writing via email to service@andrinhomes.com.

The attached Tarion Homeowner Brochure describes the importance of homeowners reading through the Homeowner Information Package and becoming familiar with its contents. You will also find instructions on registering a MyHome account to manage all of your warranty information in one place.

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Closing Day – Key Pick-Up

We know this is a very exciting time for you and we do our best to make your closing experience as stress free as possible. To facilitate the timely receipt of closing documentation, we suggest that you make sure your lawyer has everything they need in the days leading up to your Final Closing Date.

Once your lawyer has provided a complete closing package and all of the paperwork has been finalized, the keys to your new home can be picked up from Monday to Friday between 9:00 AM and 5:00 PM at Andrin Homes' Head Office located at Unit 3, 26 Lesmill Road, Toronto, ON, M3B 2T5. Although we try and close the deal as early as possible, keys are usually not available for release until roughly 3:00 PM on the Final Closing Date.

In order to pick up your keys, you will be required to show picture identification and sign an Acknowledgement of Receipt Form confirming that you have received the keys to your home and garage and a USB Key which contains an electronic copy of Andrin Homes' Homeowner Guide, extended warranties, a copy of your foundation survey and other important information.

Should you wish to authorize someone to pick up the keys on your behalf, please forward the attached Key Pick Up Authorization Form to Customer Care at customercare@andrinhomes.com clearly identifying the full name of the person you are authorizing.

As soon as you have your keys you can start moving in. However, for peace of mind you may choose to schedule your movers so they will arrive at your new home in the late afternoon or the following day.

Note: *When storing items in the basement of your new home, please be sure to keep boxes off the floor as the foundation walls are still retaining water from construction and will take roughly 2 years to completely dry.*

Garbage Removal

Municipal waste collection services will commence once the City of Vaughan has determined that access to the streets is clear, free of obstructions and continual. Temporary garbage pick-up will be made on your behalf until the City of Vaughan commences their waste collection services. For all inquiries relating to garbage collection and recycling, please visit the City of Vaughan's Environmental Services Department at https://goo.gl/bMF9FT or phone 311.

Prior to the start of municipal waste collection services, homeowners are required to pick up their prepaid Blue Boxes (2), Green Bin (1) and Kitchen Container (1) at the City of Vaughan's Joint Operations Centre located at 2800 Rutherford Rd, Concord, ON L4K 2N9 [NE corner of Jane St & Rutherford Rd].

In order to receive your prepaid Blue Boxes (2), Green Bin (1) and Kitchen Container (1), proof of residency/occupancy is required. Please present a copy of your Tarion CCP and a piece of Photo ID.

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Property Insurance
Please make arrangements to insure your home for the full replacement value effective from and after the Final Closing Date. We suggest you consult your insurance provider for recommendations to ensure you have adequate insurance coverage on your home and contents.

Financial Matters
In the event you require a mortgage and have not yet finalized your financial lender, RBC Royal Bank would be happy to assist you. We have attached the contact information for RBC Royal Bank's mortgage representative assigned to Chelsea Station.

Contact Information
Should you have any questions regarding the PDI, closing process or warranty service, please contact Customer Care at customercare@andrinhomes.com or 416-380-4426.

Should you have any questions regarding and of the financial matters noted above or your Statement of Adjustments, please contact Lorna Leung at lleung@andrinhomes.com or 416-733-3128, x. 3327.

We look forward to providing you with the keys to your new Andrin Home.