



Toronto Standard Condominium Corporation NO. 1831 Broadview Lofts

Nadlan-Harris Property Management Inc.
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Schedule 2

In-Suite Renovation Agreement

Name and Suite Number of Resident:	
Contact Telephone Number for Resident:	
Renovation Start Date and Time:	
Renovation End Date and Time:	

This agreement constitutes approval by the Corporation for the Owner to proceed with the renovations as set out in the attached renovation plan. If the renovation plan is not attached and signed by a representative of the Corporation than this agreement is not in force and no approval for renovations has been granted.

The renovation plan shall include all drawings and specifications for the planned renovation. In addition, the Corporation requires:

- The names of all contractors hired to complete approved work, and a copy of their liability insurance, as well as the proposed schedule for work to be completed.
- An approved sound insulation to be installed under any new ceramic tile, marble or hardwood flooring undertaken in the renovation. An inspection to verify the laying of this material must be performed by a representative of the Corporation. The failure to install this type of material may result in the removal the flooring to install it at a later date.
- Electrical conduits, plumbing, telephone, and cable lines servicing more than your suite are not be moved or removed.
- Structural load bearing walls are not be repaired, altered or used in any way
- All Municipal, Provincial, and Federal building code, fire code and all related codes/laws are to be adhered to during renovations.

The Owner agrees to comply with the following rules in proceeding with the renovation:

1. Hours of work must not commence before 9:00 a.m. or continue past 7 :00 p.m.
2. Elevator must be placed on service for moving any construction material by calling property management at least 24 hours in advance.
3. Noise level will be kept to a minimum and workers should not roam the common areas if not needed.
4. The disposal of all construction material will be done at the expense of the unit Owner and no items will be left at the Corporation’s bins or property.
5. Approved renovations/additions in the common areas of the building must conform to the existing components in the common such as paint colour, fittings, building construction methods. Should an exact duplication not be available, the Owner’s suggested substitute must be approved by the Corporation prior to proceeding with the renovation.
6. Unit Owner must insure that all contractors have valid insurance.
7. As a courtesy to surrounding neighbours, it is suggested that the Owner provide prior notice to immediate neighbours and the Property Manager whenever work is scheduled that may create extraordinary noise impacting their usual enjoyment.

The Owner further agrees that he/she is responsible for all damages caused by him/her self, and/or his/her contractor or sub-contractors. In the interest of preserving and maintaining the common areas of the Corporation, particularly the elevators, carpets and walls, it is required that the owner complete and submit this agreement to the Property Manager at least one week in advance, in order to provide for necessary precautions.

The Owner is required to submit a damage deposit in the amount of \$1500 (made out to TSCC 1831) with this request for approval of renovations. It is agreed that this deposit will be returned by the Corporation to the Owner upon a satisfactory inspection by Corporation's property manager to ensure there were no major damages incurred to the common areas of the building. The attached In-Suite Renovation Inspection Form will be used for this inspection. If damages to the common elements were deemed to have been caused in the process of this renovation by the Owner or his or her contractors or subcontractors, all costs to repair the damage will be charged to the Owner and the deposit will be used to offset these costs with any remaining costs payable upon invoice from the Corporation. Any balance of the deposit not used to offset repair costs will be refunded to the Owner. In addition to the deposit for major damages, if the Property Manager determines that the renovation will involve extensive use of the elevator and/or loading zone, the Owner must submit to the Corporation a non refundable fee of \$200 (made out to TSCC 1831) to cover minor wear and tear of the common areas.

By signing below, the Resident agrees to be bound by the terms of the In-Suite Renovation Agreement as outlined above.

Date	Resident Signature	Date	On behalf of TSCC 1831

FOR USE BY MANAGEMENT ONLY:

AMOUNT OF FEE RECEIVED: _____

AMOUNT OF DEPOSIT RECEIVED: _____

RENOVATION PLAN REVIEWED: _____

