



# BUYER'S CHOICE LIST – EXPLANATION

**Tanki Flip Residence**

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# 1. INTRODUCTION

TVD Real Estate VBA warmly congratulates you on the purchase of your new Townhouse in the Tanki Flip Residence project! Although the Townhouse is offered as a fully completed unit, certain buyer variations are possible under specific conditions. This way, the design and execution of your Townhouse will reflect your personal housing preferences.

To assist you in realizing your housing wishes, we have outlined all possible buyer variations in this “Buyer’s Choice List s Explanation.” If, based on this guide, you determine and communicate your preferences to us at an early stage, any additional or reduced scope of work (more or less work) can be carried out during the construction of the Townhouse. This will ensure that your Townhouse is delivered even more completely and according to your wishes.



## 1.1 Online Home Dossier

After signing the construction contract, you will receive a link granting you access to your personal buyer's portal. Through this portal, you can select from the offered options at home, on your own computer. You can also find the sales contract documents (technical specifications,

sales contract drawings, etc.) on this portal. Furthermore, you can use the buyer's portal to communicate with your buyer's coordinator. All questions and answers are stored on your portal.



## 1.2 Guidance During Construction

Throughout the construction process, we devote considerable attention to keeping the buyers of our Townhouses well informed. The personal guidance provided by your buyer's coordinator ensures that you remain aware of progress throughout the construction period. Should you have any questions, please contact your buyer's

coordinator, who is reachable via your buyer's portal. Please allow approximately 10 business days for handling your inquiries. In certain cases, it may take more than two weeks to answer or resolve your questions because external sources need to be consulted. Of course, we aim to respond as quickly as possible.

## Change of Personal Details:

We kindly ask you to inform us in good time about any interim relocations or changes in your telephone number or email address. Please update your new details and their effective date in your buyer's portal so that your buyer's coordinator can ensure that the relevant parties are notified in a timely manner.

## 2. BUYER'S CHOICE

### 2.1 Buyer's Choice

We kindly request you to choose the desired options from the buyer's choice list on the buyer's portal. You have until the date specified in the construction contract to do so. The selected options will be shown on the provisional option list. Via the portal, you can generate a PDF file, which can be signed digitally to commission the execution of the chosen options. The selected/approved additional or reduced scope of work will be processed by us in the drawings. The option drawings will then be sent to you for review and signature via the portal.

**Important:** Please address any questions and/or comments in a separate query via your portal rather than as a comment/note alongside a selected option. This is because your buyer's coordinator does not receive any notifications for comments placed directly under an option



### 2.2 Measurements

All indicated positions (height and width) on the drawings are approximate measurements. If you would like additional electrical outlets or other electrical points, please indicate them, including measurements in centimeters, on the option drawing.

### 2.3 Closing Dates

In order to implement all changes correctly and to coordinate the construction process smoothly, closing dates for the buyer's choices have been established. Please refer to the construction contract for these dates.

## 2.4 Confirmation of Selected Options

Through the portal, you can (digitally) sign and submit the provisional option list. After this, the options will be processed and worked out in the drawings. Your final option list can be found on the buyer's portal by clicking on "definitive option list" and printing the list. A PDF will be generated for your own records. It is very important that you carefully check whether all your selections have been correctly recorded. If this is not the case, please contact us as soon as possible.

Note: We remind you that both owners (if applicable) must sign for all your approved selections and the corresponding floor plan. Unfortunately, we cannot honor any verbal agreements and/or verbal promises regarding buyer's choices. Only the options listed on the definitive confirmation in your buyer's portal will be implemented. Options that are not on the definitive option list will not be carried out, even if you have given us instructions to do so. In other words, the definitive option list is binding.


## 2.5 Canceling Options Already Commissioned

After the closing date, it is no longer possible to withdraw or cancel options that have already been commissioned.

## 2.6 Conditions

It may occur that a variation you request cannot be approved because of requirements and warranty conditions, permits, (urban) building requirements, legislation and regulations (Building Code), and the technical and structural requirements imposed on the Townhouse. Nor may the variations interrupt or disrupt the construction process. Always inquire in advance about the possibilities. If the evaluation shows that your requested variations are not feasible, you will be informed of this by the buyer's coordinator.

Conditions include the following:

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- Variations that conflict with the regulations, permits, exemptions, and rulings required for or granted to the design and construction of the building plan (such as zoning plan, Building Code, environmental permits) are not allowed.
  - The appearance (facade) of the Townhouse may not be altered (including the colors of the external paintwork).
  - Variations in the load-bearing structure (floors and load-bearing walls) of the Townhouse are not allowed.
  - Variations that conflict with warranty provisions are not allowed.
  - Variations that conflict with utilities companies' regulations are not allowed.
  - It is not permitted to relocate or reduce the size of service shafts, the meter cupboard, and/or rainwater drains.
  - It is not permitted to omit or relocate mechanical ventilation supply and/or extraction points.
  - The sewer lines embedded in the structural floor for the kitchen cannot be changed, and modifications for the bathroom are only possible to a limited extent.



- It is not possible to modify or add water supply points or sewer connections installed in concrete or system walls within the Townhouse (outer walls and corridor sides).
- It is not possible to modify and/or add connection points in the walls.
- Creating a new opening in the facade or a separate duct for a motor-driven extractor hood (that would be installed after delivery) is not possible.
- It is not possible to install roof hatches, roof penetrations, or skylights.
- The main design of the installations cannot be changed.
- Offering a different wall finish (other than the standard offered finishes) is not part of our service.
- We do not offer the installation of floor tiles before delivery in any rooms other than the toilet and the bathroom.
- Changing the fittings and hardware of doors and windows in the external facade is not possible.

## 3. KITCHEN, SANITARY FITTINGS, TILING, AND INTERIOR DOORS

### 3.1 Kitchen

The Townhouses in the Tanki Flip Residence project come standard with a fully equipped kitchen, including appliances. The kitchens are from the Schüller brand and are equipped with, among other things, an oven, a fridge-freezer combination, a dishwasher, a stove, a sink, and a kitchen faucet. See Annex C for a detailed description of the kitchen and the appliances per unit. You can choose the color of the kitchen and the countertop from the options in Annex C. If you wish to have an alternative kitchen, you can select one via EuroKitchen Design in Aruba. The contractor will invoice you directly, deducting the cost of the standard kitchen (see Annex D).

### 3.2 Sanitary Fittings

Each Townhouse is delivered as standard with two full bathrooms, a guest toilet, and an outdoor

shower, including fixtures. The sanitary fittings are from the Fortifura and INK brands. See Annex C for a detailed description of the sanitary fittings. You can choose alternative sanitary fittings through the project supplier. These alternative fittings will, as far as possible, be installed before delivery with the corresponding warranties. It is not possible to omit the standard sanitary fittings entirely.

### 3.3 Tiling

As standard, the Townhouses come with tiling in the sanitary areas. You may choose the color of the tiles for the indoor floor from three available options in Annex C.

### 3.4 Interior Doors

No options are offered for interior doors in the Tanki Flip Residence project.

## 4. MISCELLANEOUS

### 4.1 Work by Third Parties

After the delivery of your Townhouse, you are of course free to have modifications (by third parties) carried out. We emphasize that only those modifications carried out before delivery by or on behalf of TVD Real Estate VBA fall under the warranty and guarantee arrangement. TVD Real Estate VBA is not liable for damage to materials and installations caused by work performed by third parties and/or under your own management. Nor are works carried out by third parties or under your own management covered under the warranty. It is not permitted to perform work or make modifications to the Townhouse yourself or by third parties before delivery. Due to warranty and insurance requirements, it is also not possible to supply your own materials, such as tiles or sanitary fittings, for installation before delivery.

### 4.2 Payment Terms for Buyer's Choices

For any buyer's choices you have commissioned, 30% will be invoiced upon assignment and 70% after completion of the relevant work or, at the latest, before delivery of your Townhouse. If the balance of the buyer's choices leads to a refund (restitution), this amount will be settled with the final construction installment. Invoices are sent digitally and can be found on your buyer's portal.

### 4.3 Warranty

A standard warranty period of 12 months applies to all work commissioned by you. If you opt out of any standard features, the warranties relating to those features will lapse. Please note that when you carry out changes to the Townhouse yourself or have them done by third parties after delivery, any warranties on those elements will be void.

### 4.4 Minor Variations in Products

The products quoted are based on a standard product, and slight variations in color and/or design may occur. TVD Real Estate VBA is not liable for any color nuances arising from the use of different types of materials (plastic, ceramics, sheet steel). Products named by brand and type may be replaced with equivalent products without prior notification. If products are no longer available at the time of installation, you will be notified as soon as possible. Despite the great care taken during construction, it is not always possible to prevent cracking due to the drying or curing of materials.

### 4.5 Conflicts

In the event of conflicts between the buyer's choice list and/or option list and the corresponding drawings, the buyer's choice list prevails. In the event of conflicts between the buyer's choice list and the technical specifications, the technical specifications prevail.

### 4.6 Prices

All prices listed in the buyer's choice list are inclusive of BBO/BAZV (Turnover Tax). Prices stated in quotations remain valid only for the duration specified in the quotation. Any price increases resulting from requirements imposed by the government will always be passed on to you.

### 4.7 Visualizations

No rights can be derived from the content of any visualizations. The colors shown may differ from reality. Assortment, price, and model changes are reserved.

