

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
Generic

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: **FABIO DI BELLO**
Purchaser: **JAMIE-TAREZ MANSOUR**
Vendor: **Zancor Homes (King City) Ltd**
Lot #: **78** Phase: **2** Plan No.:
Street: **Lilly Valley Crescent**
in the : **Township of King**
Date of Offer: **Monday March 12, 2012**

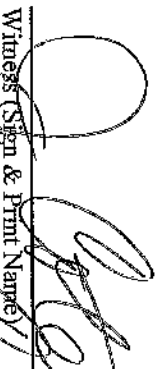
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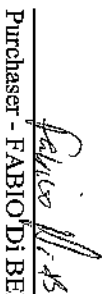
1.MODEL CAPELLA B
2.PURCHASE PRICE OF [REDACTED]

INSERT:


1.MODEL MEDINA B
2.PURCHASE PRICE OF [REDACTED]

Dated at King City, Ontario this 26th day of April, 2012.


Witness (Sign & Print Name)


Purchaser - FABIO DI BELLO


Witness (Sign & Print Name)


Purchaser JAMIE-TAREZ MANSOUR

Accepted at Concord, Ontario this 29 day of April, 2012

Zancor Homes (King City) Ltd

Per: 
Authorized Signing Officer

MADINA

Elev. A 2675 sq. ft.

Elev. B 2624 sq. ft.

Elev. C 2639 sq. ft.

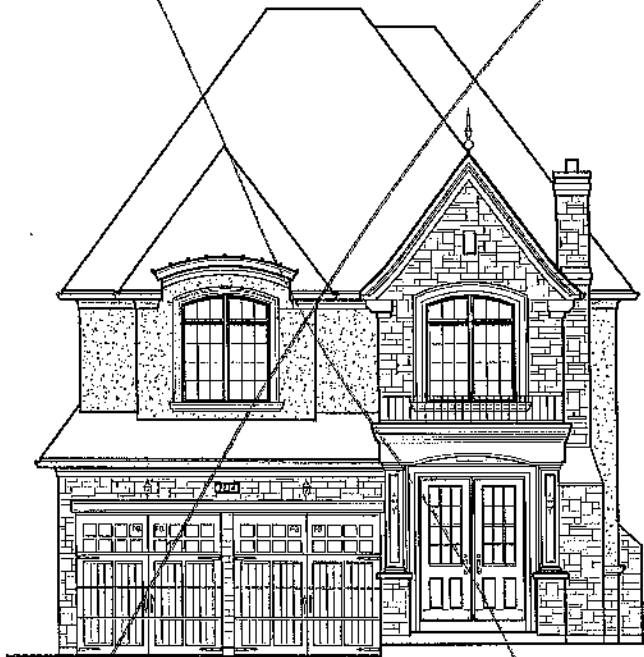
(Square Footage Includes O.T.B. Area)



Elev. A



Elev. B



Elev. C

Elev. "B" Lot 78

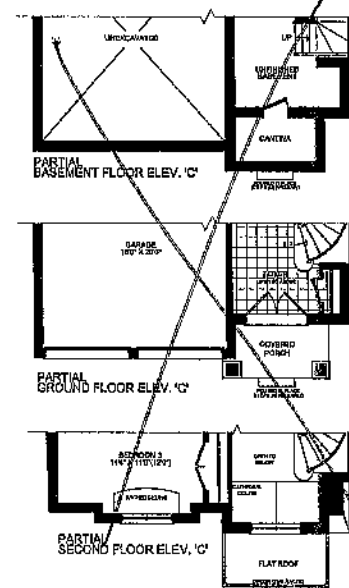
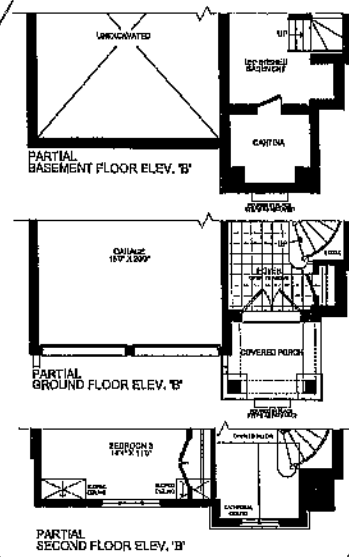
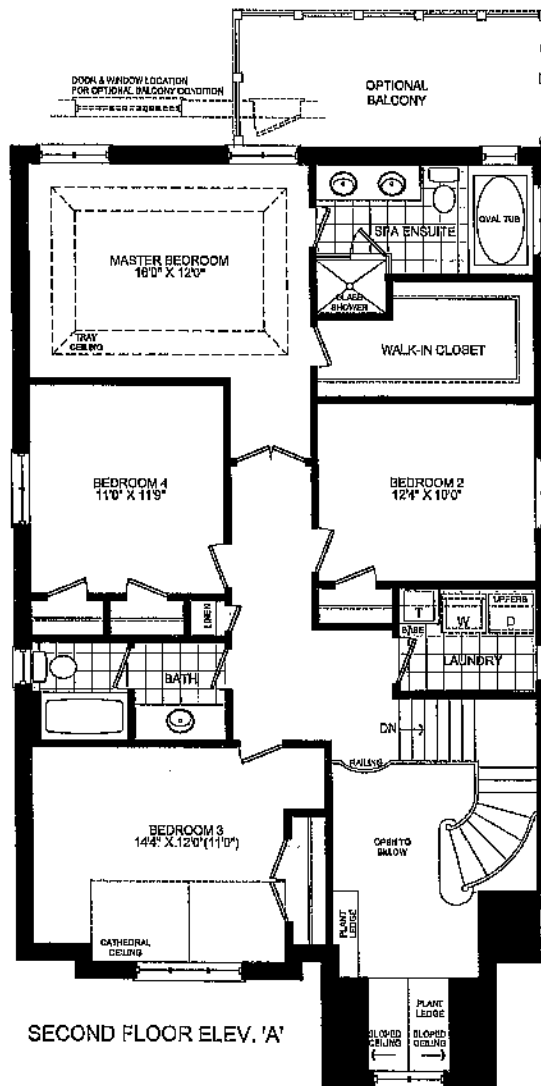
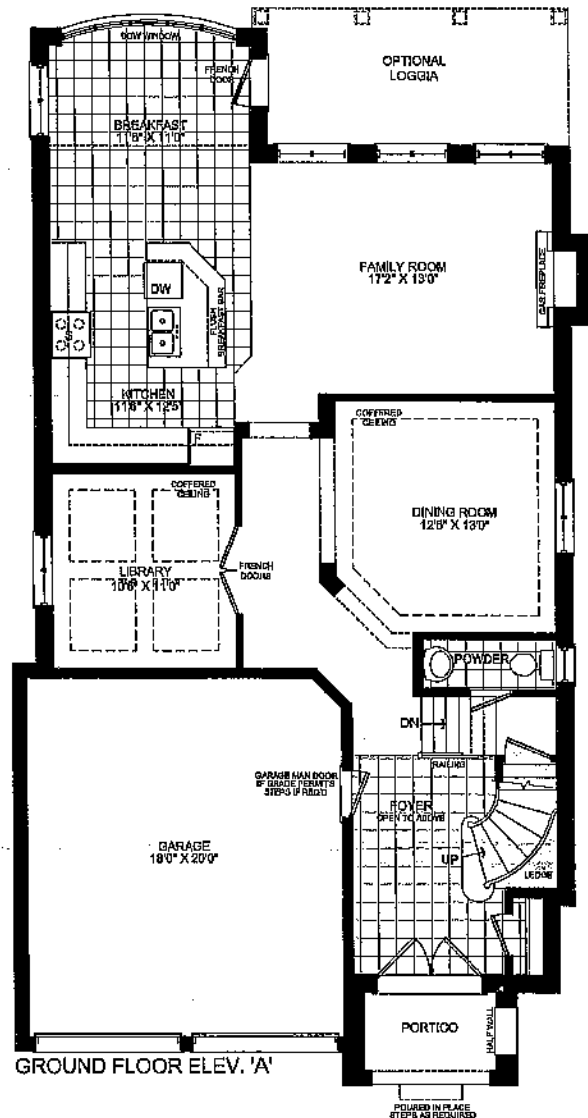
ZANCOR
HOMES

Prices and specifications are subject to change without notice. E. & O.E. Tile patterns may vary. Window location may vary. Approx. location of furnace and water tank. Actual usable floor space may vary from stated floor area. All stated dimensions are approximate. All renderings are artist's concept.

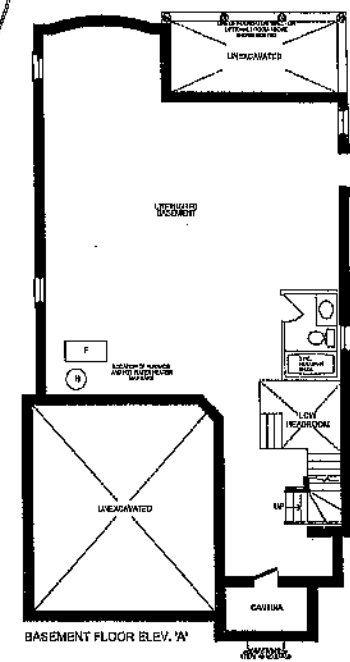
40-02

F.D

Elev. "B" Lot 78.



MADINA
 Elev. A 2675 sq. ft.
 Elev. B 2624 sq. ft.
 Elev. C 2639 sq. ft.
 (Square Footage Includes O.T.B. Area)



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 HOMES

STRUCTURAL REQUIREMENTS*

**ZANCOR
HOMES**

Purchaser(s) Fabrizio Bellini & Jamie-Louy Monahan
 Subdivision: Kings Ridge

Lot No. <u>78</u>	He. v.oe	Elevation <u>118"</u>	Date
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STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Large Basement Windows	<input checked="" type="radio"/> Y <input type="radio"/> N		ED SM
• Additional Basement Windows	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Upgraded Windows	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• 9' Basement	<input checked="" type="radio"/> Y <input type="radio"/> N	<u>included</u>	ED SM
• 10' Main Floor	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• 9' 2nd Floor	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Extra Window or Door Changes	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Upgraded Window Grills	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Optional Loggia	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Optional Balcony	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Skylights	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Brick Colour & Exterior Package	<input checked="" type="radio"/> Y <input type="radio"/> N	Pkg # <u>9</u>	ED SM
• Additional Fireplaces	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Gas/Electric	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Stair Upgrades (Maple)	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Open Stairs to Basement	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Open Riser Staircase	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Hot Water Tank Information	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Appliance Specification required from purchaser - 2 weeks from time of Colour Selection	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Appointment with Kitchen manufacturer required? (for Structural/Layout Changes)	<input checked="" type="radio"/> Y <input type="radio"/> N		ED SM
• Is water line for fridge required?	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Is gas line for stove required?	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Are smooth ceilings required?	<input checked="" type="radio"/> Y <input type="radio"/> N	<u>included</u>	ED SM
• Mirrors, Towel Racks to be installed?	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Water Heater/Furnace	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Ensure Purchaser is aware of all ceiling designs in each room:		<u>see per plan</u>	ED SM
• Cathedral Ceilings	<input type="radio"/> Y <input checked="" type="radio"/> N		
• Coffered Ceilings	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• High Ceilings	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Energy Star Upgrade	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM
• Frameless Glass Shower	<input type="radio"/> Y <input checked="" type="radio"/> N		ED SM

200 App No Yes
 Please Note: This sheet is meant to be used as a check list; mainly for siting purposes. In no way does it replace a Purchaser Request for Extras Form.

**ZANCOR
HOMES**

Purchaser: J. B. Bell & T. Moore
Res. No. (9) 773-3144 BUS. No: _____

Subdivision:

Res. No. 7111

Lot No.	78	Ho.	77	Elevation	B	Date Required		Date Ordered	
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[illegible]

11/02/16

1. The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchaser's extra agreement.
 2. The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer. Should the purchaser wish to add any of this items at a later date, then the new prices will be quoted.
 3. All extras must be paid in full.
 4. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.
 5. The builder does not have to accept any additional extras, upgrades or changes from the purchaser once this form has been approved by the builder.
 6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
- All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.*

HOME OWNER:

Fabio Di Paolo

LEDER:


HOME OWNER:

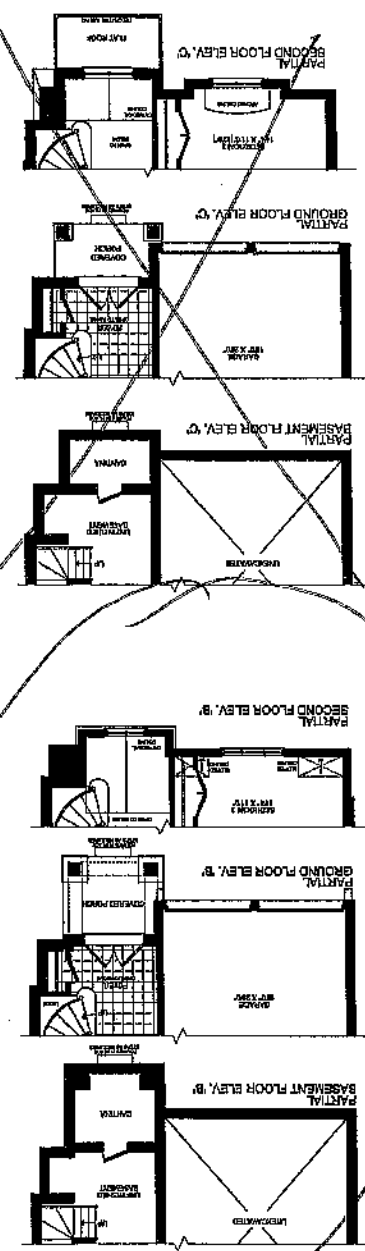
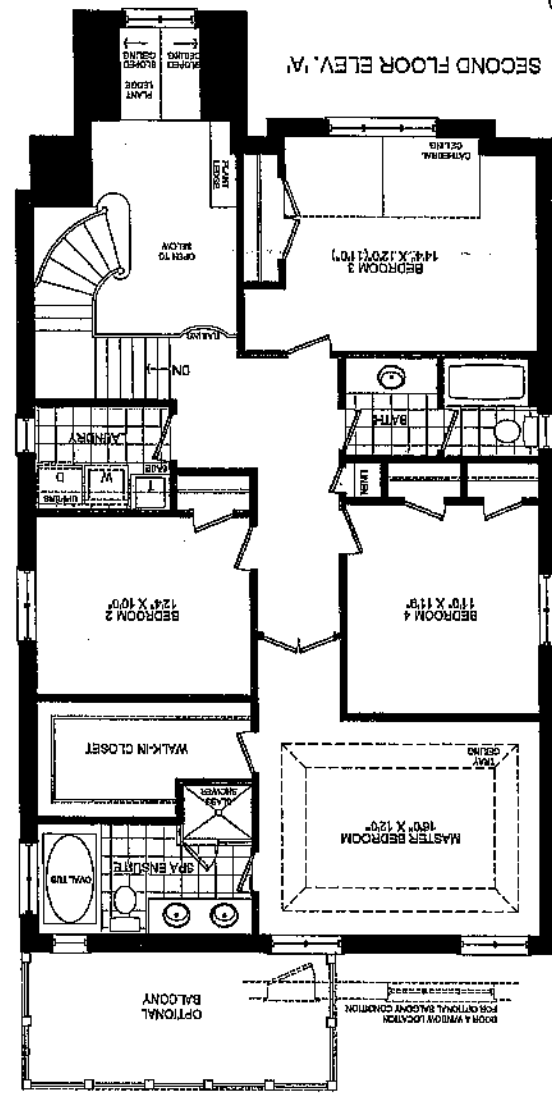
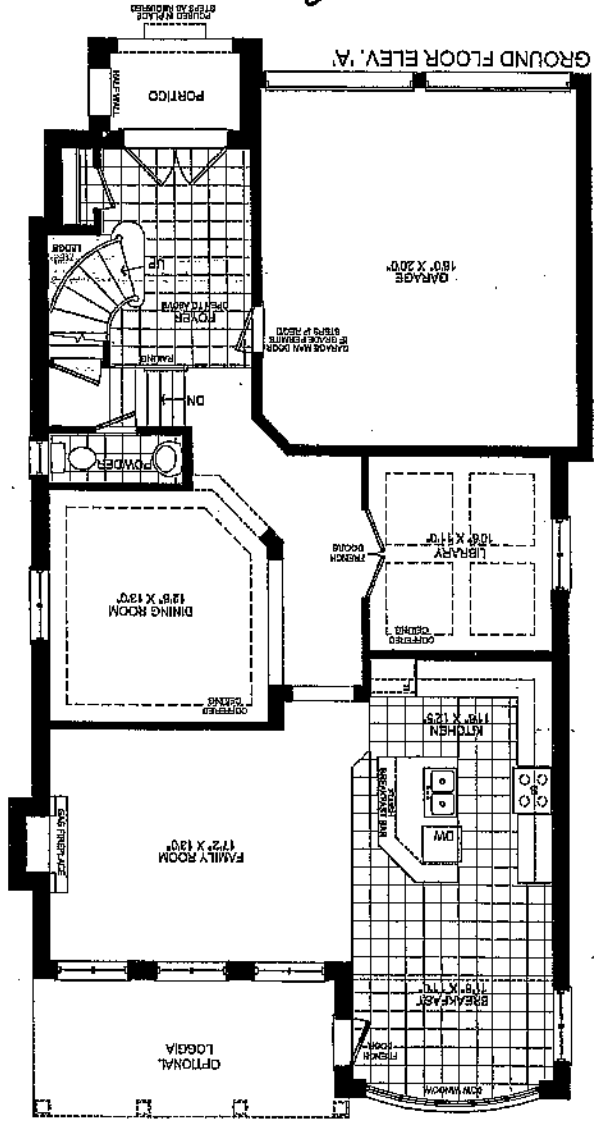
DATE:

DATE:

2/23/12

Prices and specifications are subject to change without notice. E. & O.E. The patterns may vary. Window location may vary. Approx. location of furnace and water tank. Actual usable floor space may vary from stated floor area. All stated dimensions are approximate. All renderings are artist's conceptions.


 The image shows a handwritten signature 'Ray 78' in dark ink. To the right of the signature is a circular stamp. The stamp contains the text 'FBI' at the top and 'LAB' at the bottom, with some smaller, less legible text in the center.



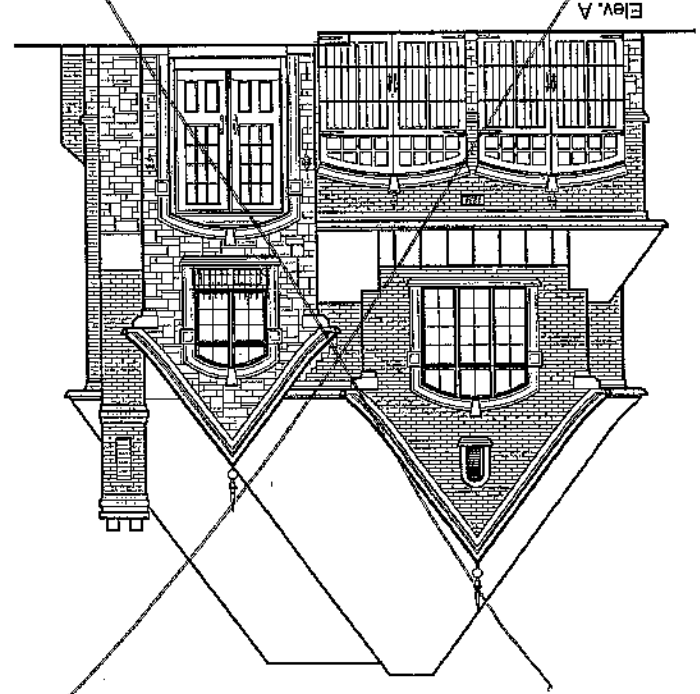
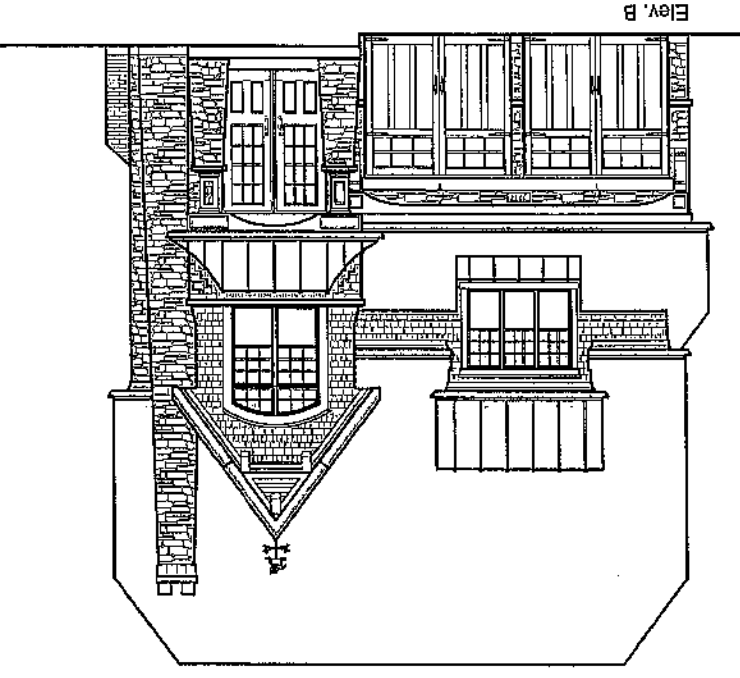
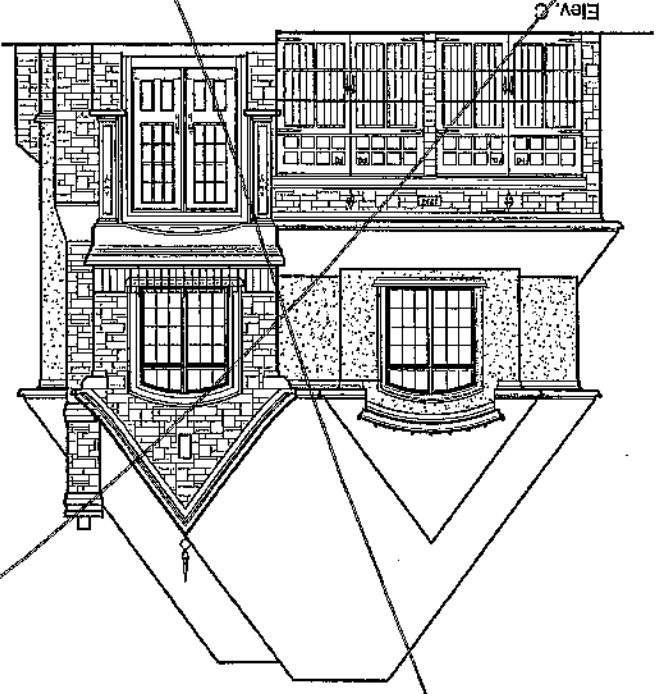
MADINA

ZANGOR
HOMES

MADINA

Elev. A 2675 sq. ft.
 Elev. B 2624 sq. ft.
 Elev. C 2639 sq. ft.
 (Square Footage Includes O.T.B. Area)

ZANCOR
 HOMES



± 13"

78



BRICK SELECTION REQUEST*
To be completed at time of Structural

LOT #: 78

IN THE CITY OF: King

MODEL TYPE: Machine ELEVATION: B

BETWEEN:

James Homes
as VENDOR

AND

H. Williams & D. J. Mansour
as PURCHASERS

*IT IS HEREBY UNDERSTOOD AND AGREED BY THE PURCHASER THAT THE FOLLOWING IS A REQUEST ONLY AND THAT THE VENDOR DOES NOT GUARANTEE ANY OF THE BRICK SELECTIONS AS LISTED BELOW. THE PURCHASER ACKNOWLEDGES THAT NO GUARANTEE IS WRITTEN OR IMPLIED. ALL SELECTIONS ARE SUBJECT TO ARCHITECTURAL CONTROL.

FIRST CHOICE: 9

SECOND CHOICE: 8

THIRD CHOICE: 7

Dated at King this 23 day of April 2012
(Day) (Month) (Year)

[Signature]
Witness

[Signature]
Witness

[Signature]
Purchaser

Saime Mansour
Purchaser



**ZANCOR
HOMES**

**SCHEDULE "E"
PURCHASER'S EXTRAS**

Vendor Zancor Homes (King City) Ltd		Purchaser(s) FABIO DI BELLO JAMIE-TAREZ MANSOUR Telephone Number: 905-773-3144	
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Lot Number 78	House Type CAPELLA CONTEMPORARY Elev B <u>4023</u>	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 12-Mar-2012
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IN ACCORDANCE WITH THE PROVISIONS OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

DESCRIPTION

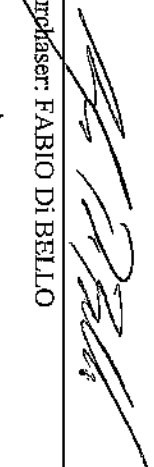
1. LOT PREMIUM INCLUDES: - Walk Out Basement - Rear Elevation Upgrade - Large Lot
2. UPGRADE #3 HANDRAILS AND PICKETS.
3. STAIN TO STAIRS AND HANDRAILS.
4. UPGRADE #1 OAK STAINED HARDWOOD TO MAIN HALL/LIVING/DINING ROOMS/FAMILY ROOM/UPPER HALLWAY.

Conditions:

1. The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchasers extra agreement.
2. The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer.
3. All extras must be paid in full.
4. If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.
5. The Builder does not have to accept any additional extras, upgrades or changes from the Purchaser once this form has been approved by the Builder.
6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.
8. Purchaser is aware they are not entitled to any further promotions by the builder. Promotions cannot be exchanged in any way.

Paid: Included in the purchase price

Vendor 

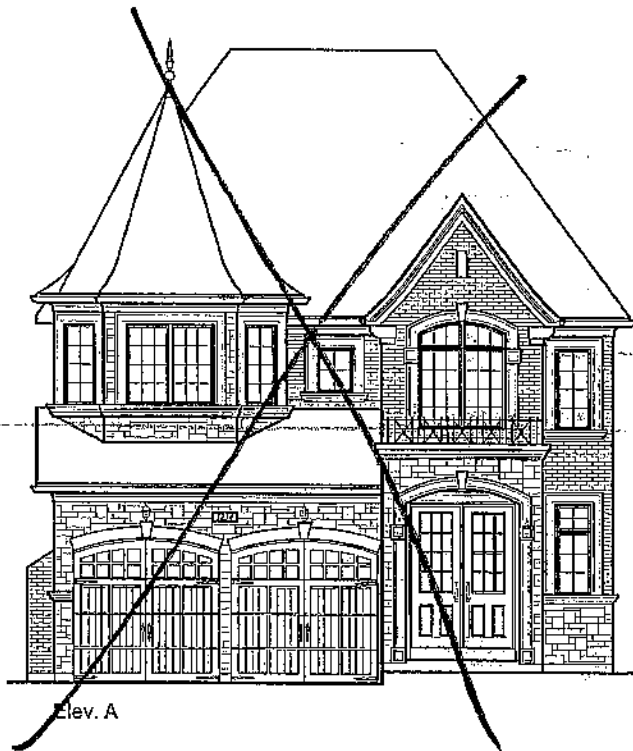
Purchaser: FABIO DI BELLO 

Purchaser: JAMIE-TAREZ MANSOUR 

7
C

CAPELLA

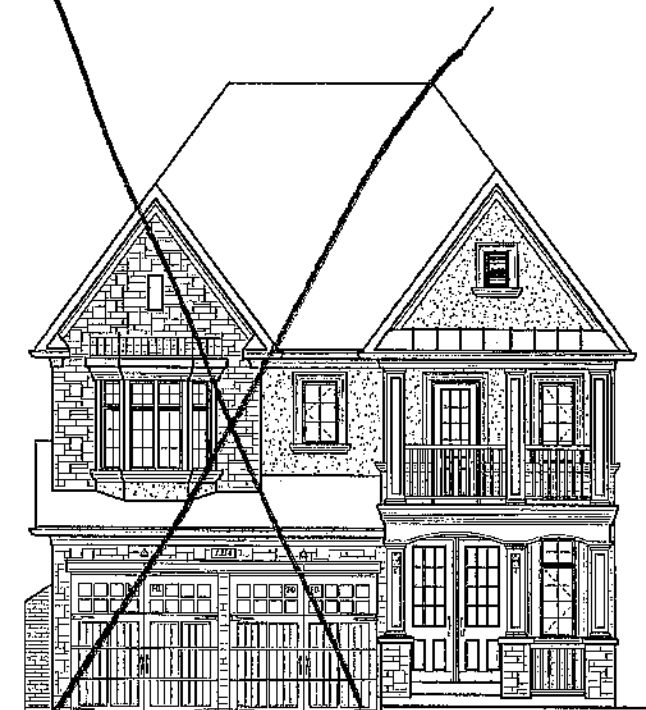
Elev. A 2575 sq. ft.
Elev. B 2549 sq. ft.
Elev. C 2542 sq. ft.
(Square Footage Includes O.T.B. Area)



Elev. A



Elev. B



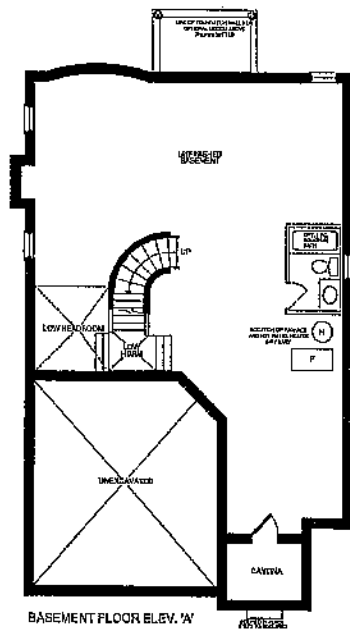
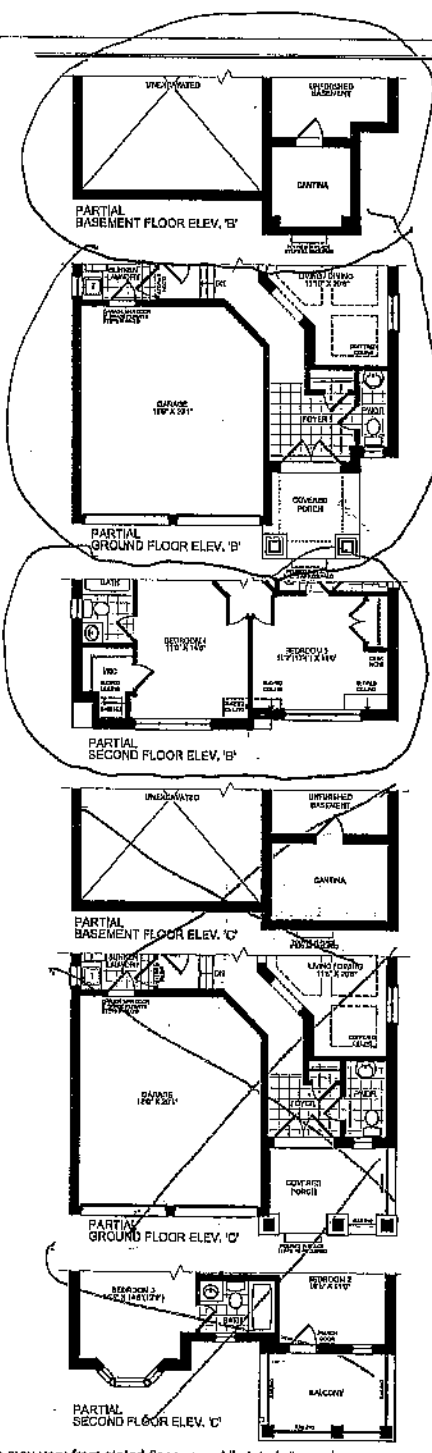
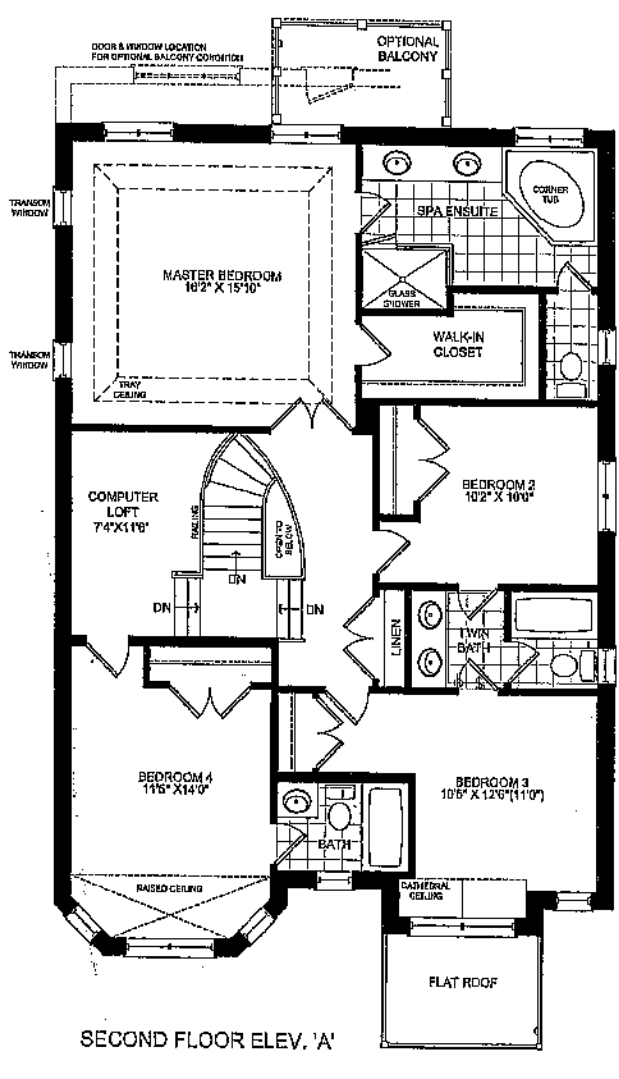
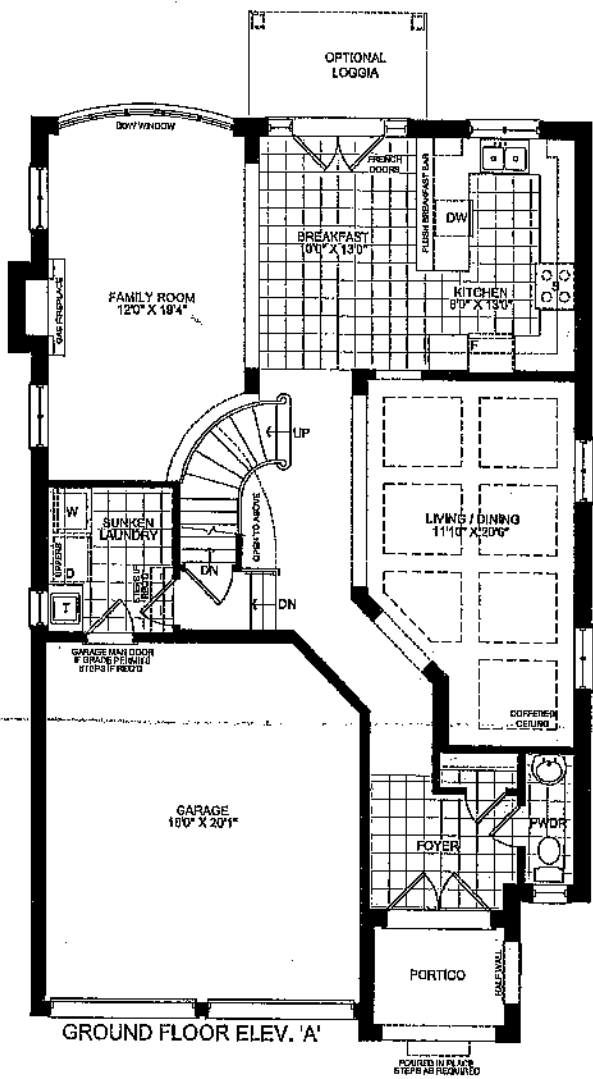
Elev. C

Lot 78 Elev **B** FD to


ZANCOR
HOMES

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Handwritten scribbles in the top left corner.



CAPELLA
 Elev. A 2575 sq. ft.
 Elev. B 2549 sq. ft.
 Elev. C 2542 sq. ft.
 (Square Footage Includes O.T.B. Area)

ZANCOR HOMES

Elev B Lot 78

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