

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: GIUSEPPE SIMONE
Purchaser: MARY SIMONE
Vendor: Zancor Homes (King City) Ltd
Lot #: 3 Phase: 2 Plan No.:
Street: Adelia Place
in the : Township of King
Date of Offer: Tuesday November 08, 2011

DELETE:
DELETE ANDALUSIAN ELEVATION A WITH OPT LOFT

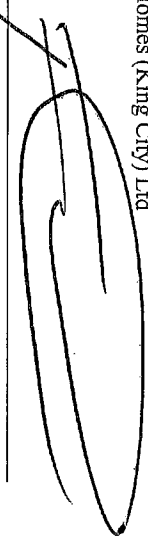
INSERT:
1. CASPIAN ELE A.
2. PURCHASER ACCEPTS NEW ELEVATION OF CASPIAN DATED APRIL 10, 2012

Dated at King City, Ontario this 24th day of day of May, 2012.


Witness (Sign & Print Name) Purchaser - GIUSEPPE SIMONE


Witness (Sign & Print Name) Purchaser - MARY SIMONE

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

Zancor Homes (King City) Ltd
Per: 
Authorized Signing Officer



**ZANCOR
HOMES**

**SCHEDULE "E"
PURCHASERS EXTRAS**

Vendor Zancor Homes (King City) Ltd		Purchaser(s) GIUSEPPE SIMONE MARY SIMONE Telephone Number:: 905-794-7330		
Lot Number 3	House Type Andalusian (42-11) Elev A Opt. Loft	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 08-Nov-2011

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 - Adjacent to Conservation Lands - Large Lot
2. COMPLETELY STONE TO FRONT ELEVATION WITH 4 FT. RETURNS PURCHASER TO APPROVE FRONT ELEVATION.
3. 10 FEET TO MAIN FLOOR WITH HIGHER WINDOWS/8 FT. DOORS/HIGHER ARCHES
4. OPTIONAL LOFT PLAN.
5. 9 FEET TO LOFT AREA WITH HIGHER WINDOWS.
6. 1ST UPGRADE OAK HARDWOOD THRU-OUT EXCEPT FOR TILED AREAS.
TAIN TO STAIRS AND HANDRAILS.
PGRADE #3 PICKETS AND HANDRAILS

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. 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.
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

Giuseppe Simone
Purchaser: GIUSEPPE SIMONE

Mary Simone
Purchaser: MARY SIMONE

PURCHASER EXTRAS

Consultant:

Vendor: Zancor Homes (King City) Ltd	Purchasers: GIUSEPPE SIMONE and MARY SIMONE
	Telephone Number: 905-794-7330

Lot / Unit 3	House Type Andalusian (42-11) Elev A Opt. Loft Elev.	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 24-May-2012
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DESCRIPTION	AMOUNT
9). DELUXE OPEN STAIRS TO BASEMENT WITH FINISHED LANDING *NO CHARGE AS PER FABRIZIO	
10). MASTER ENSUITE: FRAMELESS GLASS SHOWER	
11). COMPUTER LOFT: ADD WINDOW TO LOCATION 48 INCH wide x 36 INCH high *IF POSSIBLE. Pending approval from architectural control.	
12). KITCHEN: CLIENT WOULD LIKE STD FRIDGE TO LOOK BUILT IN (NOT A COUNTER DEPTH FRIDGE). 5 INCH NICHE REQUIRED IN ORDER TO DO SO. CONSTRUCT DOUBLE STUD WALL BETWEEN KITCHEN AND DINING AND CREATE A RECESS FRIDGE LOCATION. ENCROACH 2 INCH ON BOTH SIDE OF KITCHEN AND DINING. *CLIENT IS AWARE THIS UPGRADE WILL NOT ACCOMONDATE A COUNTERDEPTH FRIDGE BUT WILL ALLOW A DEEPER AREA FOR STD FRIDGE	
13). MASTER ENSUITE: Enlarge TRANSUM WINDOWS TO 24 INCH X 36 INCH	
14). Clients accepts CASPIAN ELEVATION A model. *CLIENT IS AWARE THIS IS PENDING APPROVAL FROM HEAD OFFICE AND ARCHITECTURAL CONTROL	
15). CLIENT IS REQUESTING BRICK PACKAGE 14 *CLIENT WOULD NOT CHOOSE 2 OTHER PACKAGES	
	HST
	Total

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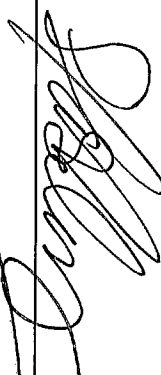
PURCHASER EXTRAS


Consultant:


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	Telephone Number: 905-794-7330

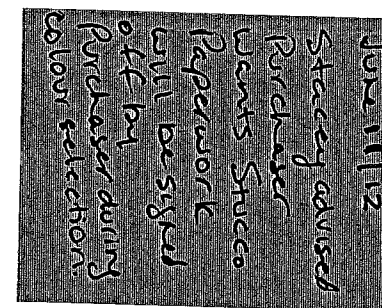
Lot / Unit	House Type	Reg. Plan #	Closing Date	Date Ordered
3	Andalusian (42-11) Elev A Opt. Loft Elev.		As Per Agreement	24-May-2012


Purchaser - GIUSEPPE SIMONE

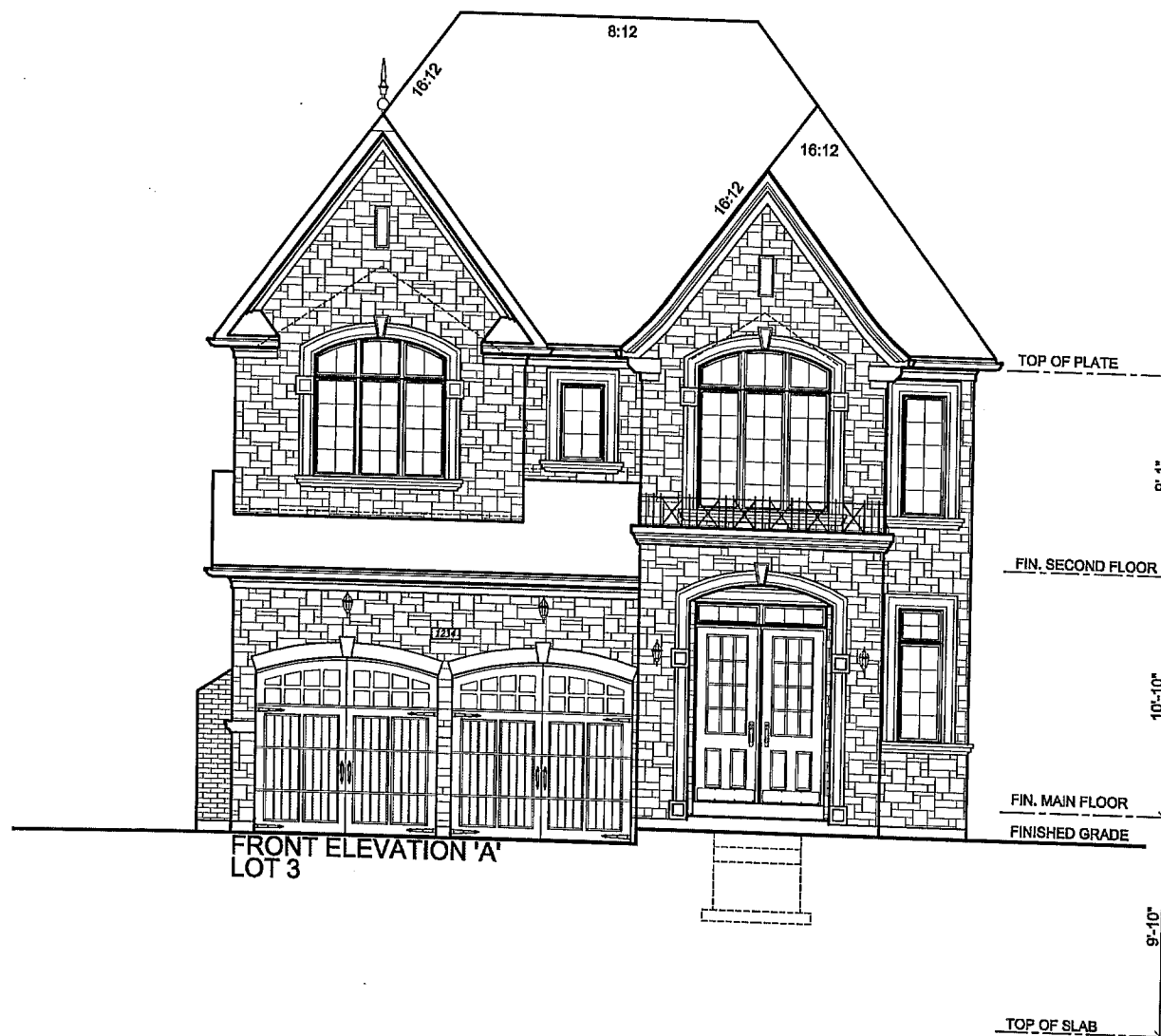

Designer Consultant


Purchaser - MARY SIMONE


Vendor: Zancor Homes (King City) Ltd



Project Number 09011		
Issued		
1	APR. 10, 2012	AL
Scale 1/8" = 1'-0"		
Client ZANCOR HOMES		
Project KING CITY		
Model 42-3		
Area (s.f.) -		
Lot Coverage (max.) LOT 3		
Page 1 OF 1		



Handwritten initials/signature.

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Page 1 OF 1		

File: D:\acadrm projects\09011\Architecturals\Wocals\Lot Specific Models\09011-42-03-FINAL-EL-A-Lot 3.dwg Plotted: Apr 13, 2012 By: arthur