



ZANCOR
HOMES

STRUCTURAL REQUIREMENTS*

Purchaser(s): H. Patel
Subdivision: Royal Collection

Lot No. <u>28</u>	House Type <u>Buckingham</u>	Elevation <u>A</u>	Date
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STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	☒ Y ☐ N		<u>N.P.</u>
• Additional Basement Windows	☒ Y ☐ N		<u>N.P.</u>
• Upgraded Windows	☒ Y ☐ N		<u>N.P.</u>
• 9' Basement	☒ Y ☐ N	<u>Included</u>	<u>N.P.</u>
• 10' Main Floor	☒ Y ☐ N		<u>N.P.</u>
• 9' 2nd Floor	☒ Y ☐ N		<u>N.P.</u>
• Increase Height of Doors	☒ Y ☐ N		<u>N.P.</u>
• Upgrade to Solid Core Interior Doors	☒ Y ☐ N		<u>N.P.</u>
• Extra Window or Door Changes	☒ Y ☐ N		<u>N.P.</u>
• Upgraded Window Grills	☒ Y ☐ N		<u>N.P.</u>
• Optional Loggia	☒ Y ☐ N		<u>N.P.</u>
• Optional Balcony	☒ Y ☐ N		<u>N.P.</u>
• Skylights (Location subject to trusses, engineering and architectural control)	☒ Y ☐ N		<u>N.P.</u>
• Brick Colour & Exterior Package	☒ Y ☐ N	Pkg # <u>6</u>	<u>N.P.</u>
• Additional Fireplaces	☒ Y ☐ N		<u>N.P.</u>
• Gas/Electric	☒ Y ☐ N		<u>N.P.</u>
• Stair Upgrades (Maple)	☒ Y ☐ N		<u>N.P.</u>
• Open Stairs to Basement	☒ Y ☐ N	<u>AS PER PLAN</u>	<u>N.P.</u>
• Open Riser Staircase	☒ Y ☐ N		<u>N.P.</u>
• Hot Water Tank Information/Upgrades	☒ Y ☐ N		<u>N.P.</u>
• Appliance Specification required from purchaser for time of kitchen selection	☒ Y ☐ N	Date of Appointment: _____	<u>N.P.</u>
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	☒ Y ☐ N	Date of Appointment: _____	<u>N.P.</u>
• Is water line for fridge required?	☒ Y ☐ N	<u>Incl.</u>	<u>N.P.</u>
• Is gas line for stove required?	☒ Y ☐ N	<u>Incl.</u>	<u>N.P.</u>
• Are smooth ceilings required?	☒ Y ☐ N	<u>Incl.</u>	<u>N.P.</u>
• Plumbing Changes	☒ Y ☐ N		<u>N.P.</u>
• Bathtubs - Changes to Style/Size/Location	☒ Y ☐ N		<u>N.P.</u>
• Frameless Glass Shower	☒ Y ☐ N	<u>Ensuite</u>	<u>N.P.</u>
• Mirrors, Towel Racks to be installed?	☒ Y ☐ N		<u>N.P.</u>
• Ensure Purchaser is aware of all ceiling designs in each room:		<u>as per plan</u>	<u>N.P.</u>
• Cathedral Ceilings	☒ Y ☐ N		<u>N.P.</u>
• Coffered Ceilings	☒ Y ☐ N		<u>N.P.</u>
• High Ceilings	☒ Y ☐ N		<u>N.P.</u>
• Water Heater/Furnace Upgrades	☒ Y ☐ N		<u>N.P.</u>
• Energy Star Upgrades / Increase Insulation	☒ Y ☐ N		<u>N.P.</u>
• Noise Insulation	☒ Y ☐ N		<u>N.P.</u>
• Plywood Subfloors	☒ Y ☐ N	<u>Included</u>	<u>N.P.</u>
• Upgrade to 200 amp electrical service	☒ Y ☐ N	<u>Included</u>	<u>N.P.</u>

*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.

Handwritten signature

2

ZANCOR
HOMES

PURCHASER REQUEST FOR EXTRAS

Purchaser:

Harshadhai Patel

RES. No:

519-621-1243

Bus. No:

226-600-1750

Subdivision:

Royal Collection

Lot No.	House Type	Elevation	Date Required	Date Ordered
28	Buckingham	A.		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	⑦	Enlarge basement window 24"H x 30"W.	
	⑧	3 Extra basement windows larger 24"x30w	
	⑨	Loggia to rear of house cement with cantina (includes drain door & light)	
	⑩	75x120gr Balcony off master bedroom	
	⑪	Water (line) to fridge	
	⑫	R.I. gas line to stove	
	⑬	Increase height of doors hollow to 7ft.	
		on 2ND floor all doors	
		SUB-TOTAL	
		HST	
		TOTAL AMOUNT ▶	

Conditions:

- 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.
- 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 terms at a later date, then the new prices will be quoted.
- All extras must be paid in full.
- 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.
- 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.
- 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 \$5000.

BUILDER:



HOME OWNER:

Harshad Patel

DATE:

Sept 23, 2012

HOME OWNER:

Aug. 28/12.

**ZANCOR
HOMES**

Purchaser: A. Patel
Res. No: 575-621-1243 Bus. No: 226-600-1750

Subdivision: Pratt Collection

Lot No.	House Type	Elevation	Date Required	Date Ordered
28	Buckingham	A		

[illegible]

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.
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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.
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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 \$4000.

BUILDER:

HOME OWNER: Harold Earl

HOME OWNER:

DATE: Aug. 28/12



ROYAL COLLECTION (9)

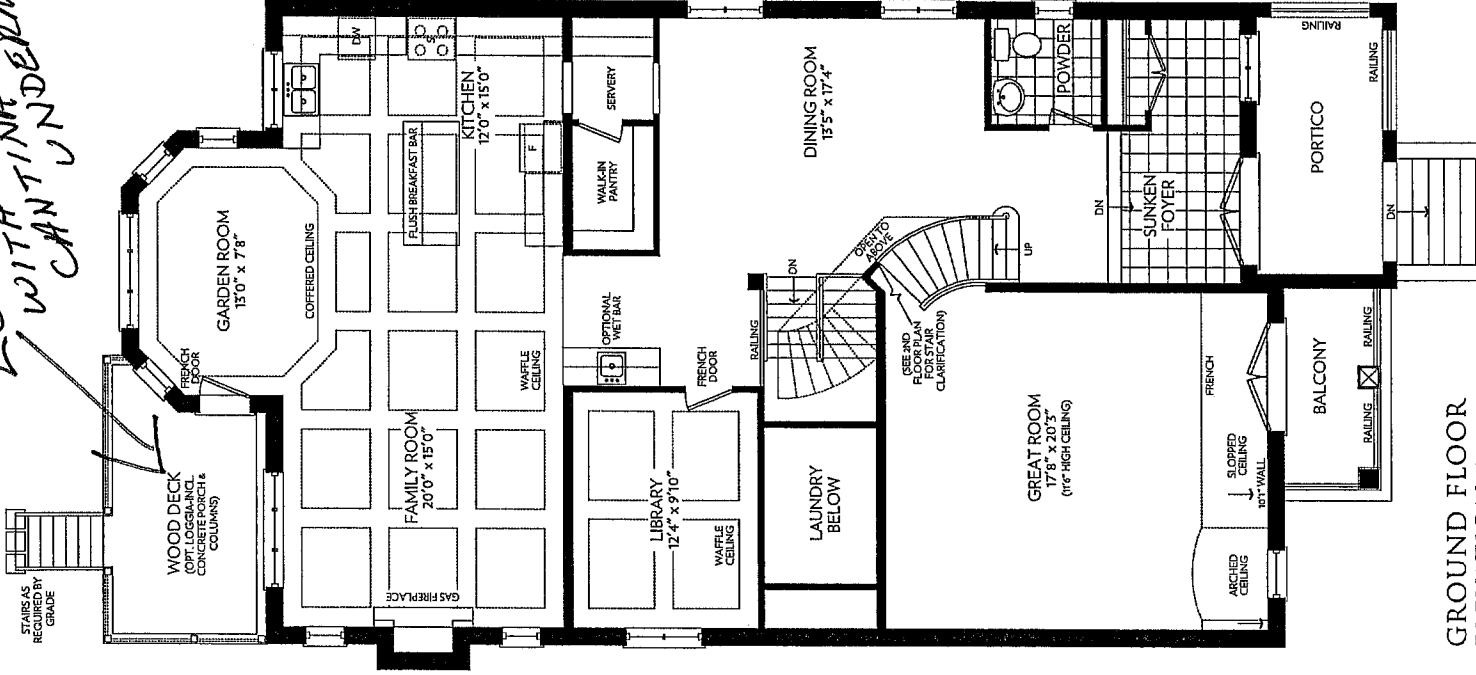
AT KEELE & KING

BUCKINGHAM

ELEVATION A - 3641 SQ. FT.

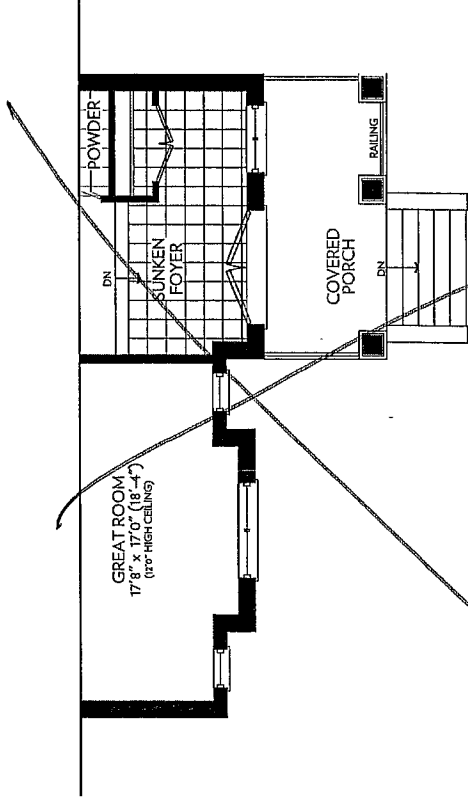
ELEVATION B - 3520 SQ. FT.

LOGGIA WITH CANTINA UNDERNEATH



GROUND FLOOR
ELEVATION A

Lot 28
Elev. A
M.



GROUND FLOOR PARTIAL
ELEVATION B

ZANCOR
HOMES

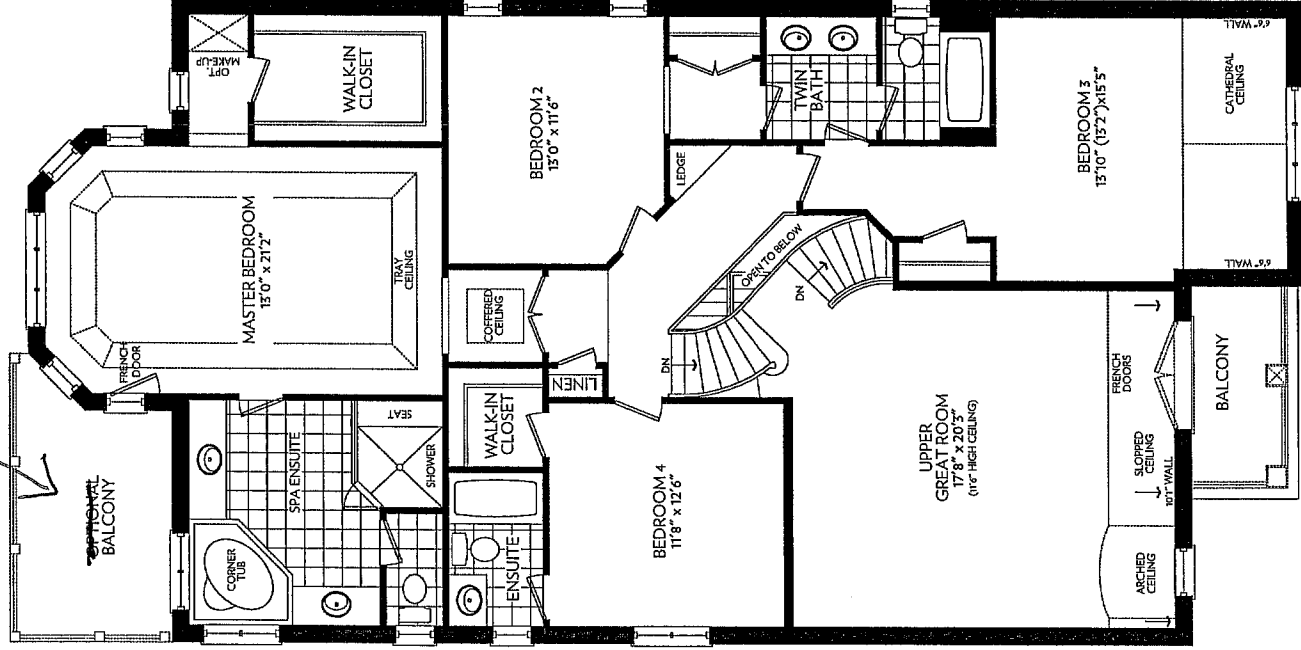


ROYAL COLLECTION

AT KEELE & KING

BUCKINGHAM
ELEVATION A - 3641 SQ. FT.
ELEVATION B - 3520 SQ. FT.

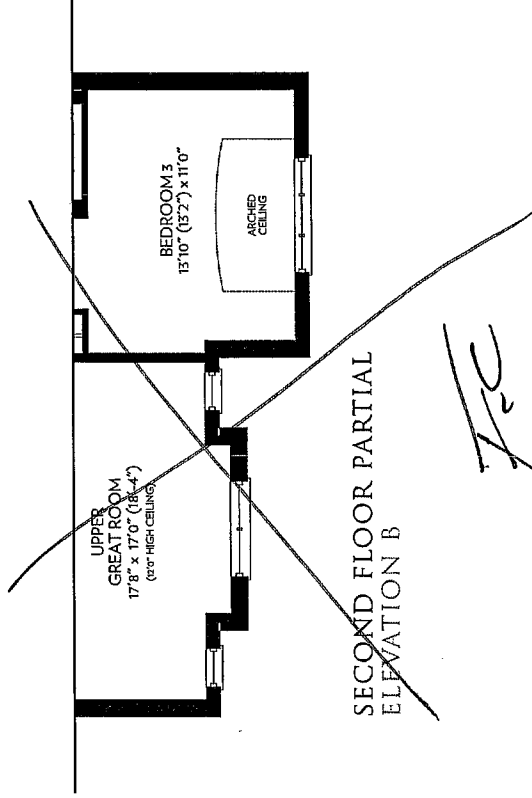
110 BALCONY



113 7 FT.
DOORS
HOLLOW TO
ALL OF 2ND
FLOOR.

Lot 28
Clev. A.
M.P.

SECOND FLOOR
ELEVATION A



SECOND FLOOR PARTIAL
ELEVATION B

2
ZANCOR
HOMES



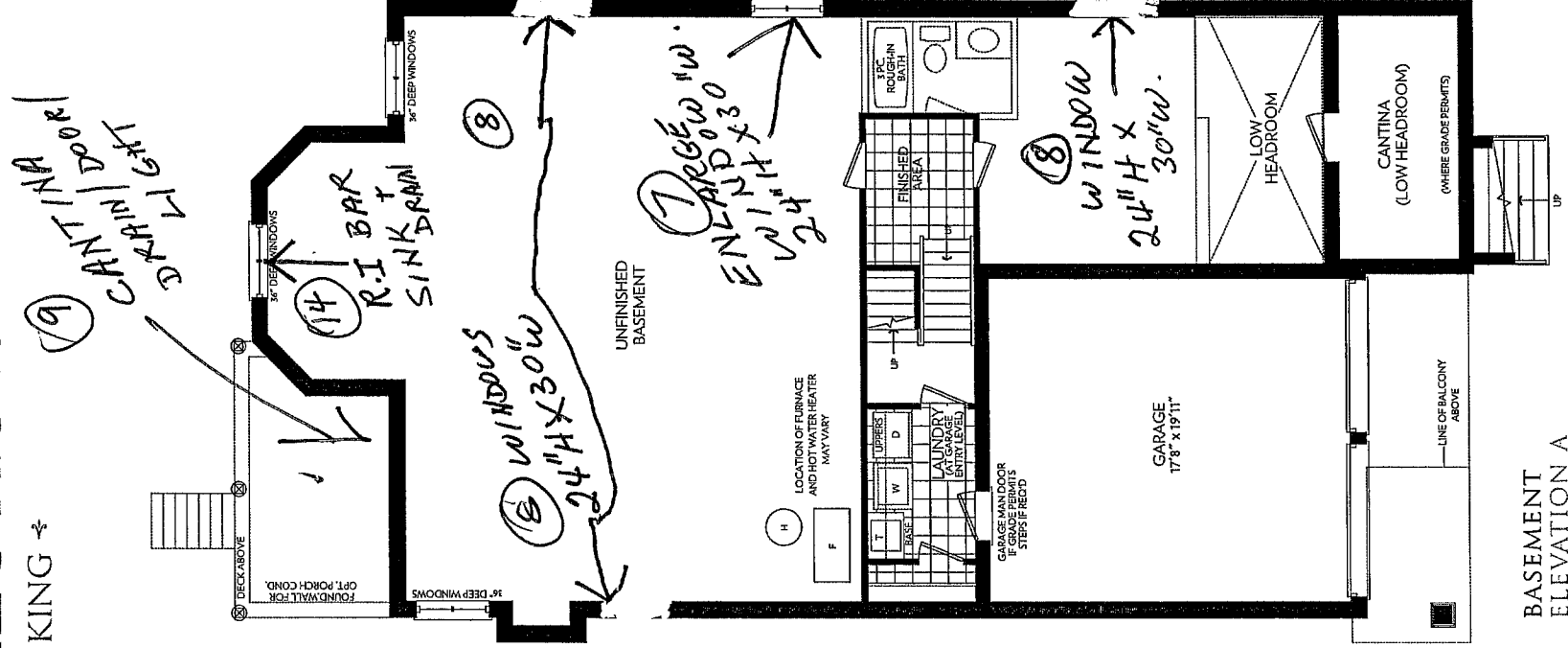
ROYAL COLLECTION

AT KEELE & KING ⇄

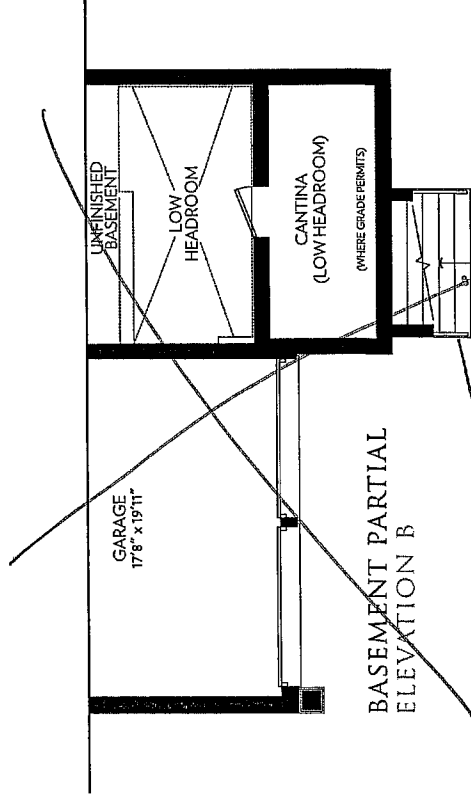
BUCKINGHAM

ELEVATION A - 3641 SQ. FT.

ELEVATION B - 3520 SQ. FT.



BASEMENT ELEVATION A



BASEMENT PARTIAL ELEVATION B

ZANCOR
HOMES

Lot 28
Elev.
A.

H.P.

Prices and specifications are subject to change without notice. ©C.O.E. Tile patterns may vary. Window size and locations may vary. Approx. location of furnace and water tank. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. All renders are artists' concept.



NON-STANDARD APPLIANCE ACKNOWLEDGEMENT

PROJECT Royal Collection

LOT No. 28 PLAN No. _____

HOMEOWNER(S) Harshadkhani Patel

CIVIC ADDRESS _____

NOTE

If built in appliances are selected the following information must be submitted with your final design selections. Appliance specifications must clearly be legible for the following:

- Built in ovens
- Built in microwave with trim kit
- Warming drawers
- Slide in stove (electric and/or gas)
- Cook tops (electric and/or gas)
- Hood Fans including CFM
- Refrigerators – all models especially double doors – **Discuss Counter Depth Fridge with Designer** recommended, If purchasing a Side by Side or French Door the wall beside the fridge may be an issue if it is deeper than 24"
- Wine and/or beverage coolers
- Steam ovens, coffee makers
- Dishwashers (all models)
- Free standing chimney hoods (clearance space will be left with this appliance/will not be butted up against cabinetry)

Purchaser acknowledges responsibility for providing correct specifications for such appliances and to make any and all necessary arrangements to supply and install appliances after closing.

Appliance Specifications are to be sent to the Zancor Décor Centre no later than Sept 15/12

If not received the standard openings as determined by Zancor Homes will be provided.

Acknowledged and agreed this 28 day of Aug 2012

Harshad Patel
Purchasers Signature
Date Aug 28/12

NOTE: It is the Purchaser's responsibility to arrange installation and hook up of appliances and to ensure they are installed as per Manufacturer's specifications

BUCKINGHAM
ELEVATION A - 3641 SQ. FT.



ROYAL
COLLECTION
AT KEELE & KING



Lot 28
Class A

ZANCOR
HOMES



ZANCOR
HOMES

BRICK SELECTION REQUEST*

To be completed at time of Structural

LOT #: 28
IN THE CITY OF: King
MODEL TYPE: Buckingham ELEVATION: A
BETWEEN: Zancor Homes as VENDOR
AND Harshadhai Patel 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: 6
SECOND CHOICE: 3
THIRD CHOICE: 1

Dated at King this 28 day of Aug 2012
(Day) (Month) (Year)

J. Patel Witness
Harshad Patel Purchaser

Witness Purchaser



ZANCOR
HOMES

SCHEDULE "E"

PURCHASER'S EXTRAS

Vendor Zancor Homes (KC) Ltd.		Purchaser(s) HARSHADBHAI PATEL	
		Telephone Number: 519-621-1243	
Lot Number 28	House Type -Buckingham (42-09) Elev A	Reg. Plan #	Closing Date As Per Agreement 04-Dec-2011

IN ACCORDANCE WITH THE PROVISIONS OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

DESCRIPTION

9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors LOT PREMIUM INCLUDES: - Large Lot 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS) STAIN STAIRCASE FROM FIRST TO SECOND FLOOR APPLIANCE PACKAGE FOR 42 FOOT ROYAL COLLECTION - SUB-ZERO 30 INCH BUILT-IN STAINLESS STEEL REFRIGERATOR/FREEZER - WOLF 30 INCH STAINLESS STEEL GAS RANGE - FRIGIDAIRE 24 INCH STAINLESS STEEL BUILT IN DISHWASHER - AIR KING PROFESSIONAL RANGE HOOD - SAMSUNG 7.3 CF ELECTRIC DRYER - SAMSUNG 4 CF PLUS WASHER \$5 000 TO SPEND AT COLOR CHART TIME ON UPGRADES.
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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

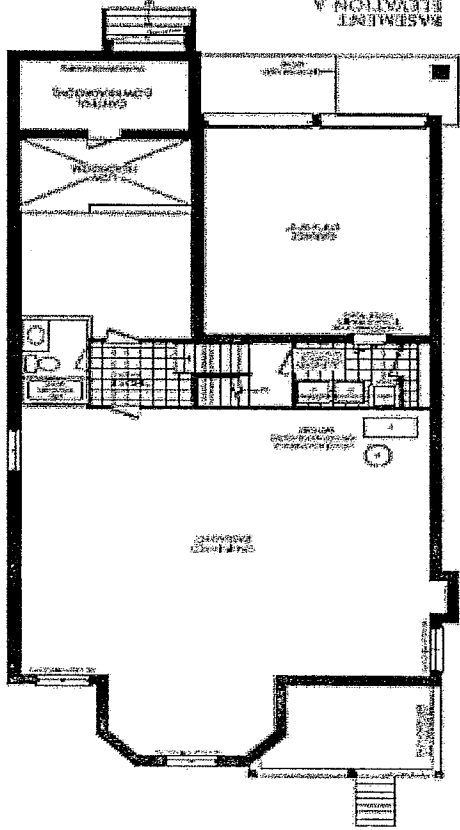
Vendor

Purchaser: HARSHADBHAI PATEL

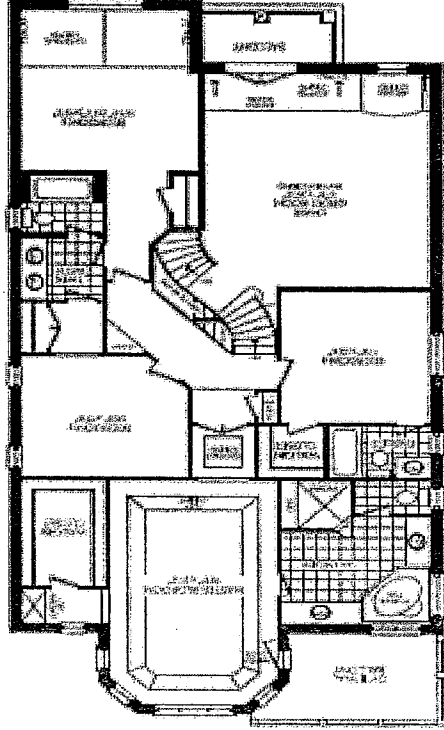
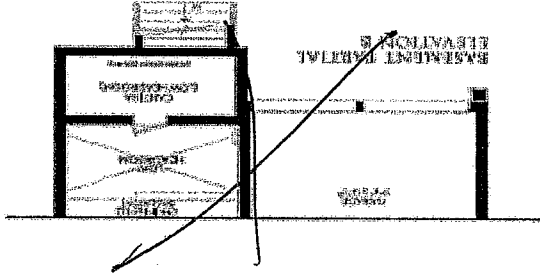
SCHEDULE "FLP"

FLOOR PLAN

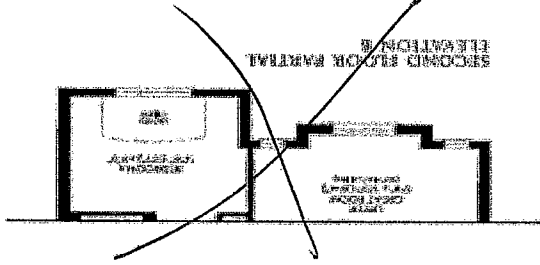
BUCKINGHAM



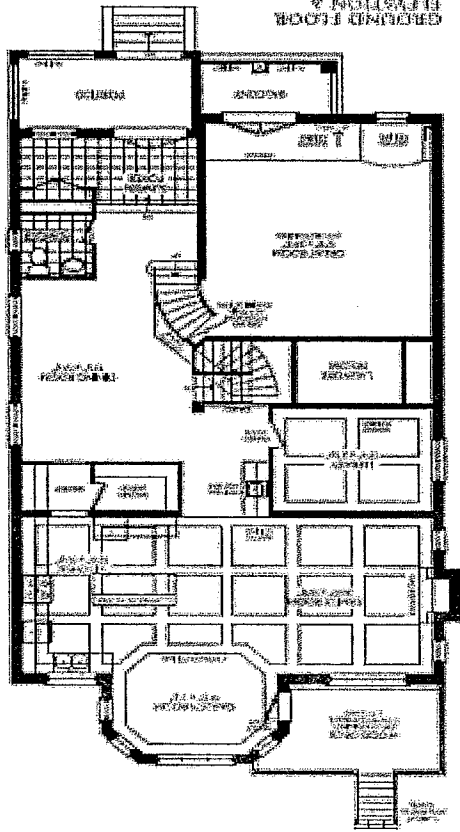
BASEMENT ELEVATION A



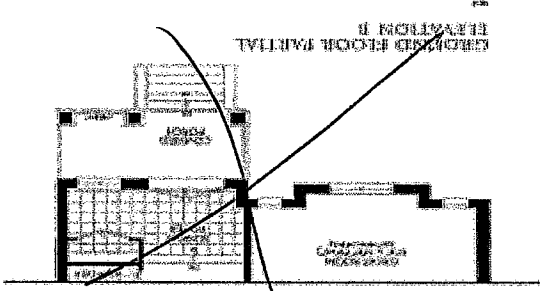
SECOND FLOOR ELEVATION A



SECOND FLOOR ELEVATION B



GROUND FLOOR ELEVATION A



GROUND FLOOR ELEVATION B

FC

Vendor's Initials

MP

Purchaser's Initials