

SCHEDULE "E-1"

PURCHASER EXTRAS

Consultant:

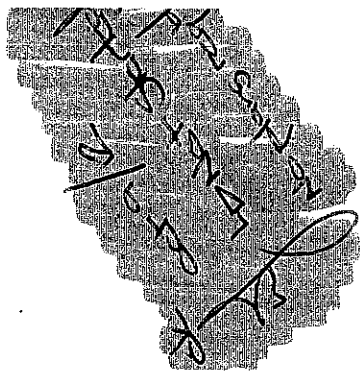
Vendor:	Zanco Homes (Brooklin Seven) Ltd	Purchasers:	NICOLE BRANIDIS and EJUAN MACKAY
		Telephone Number:	905-995-0040

Lot / Unit	House Type	Reg. Plan #	Closing Date	Date Ordered
6A	Elizabeth (43-4) Elev C Elev.		As Per Agreement	01-Oct-2012

DESCRIPTION	AMOUNT
1). Master bedroom: Additional operable window *See plan for location	
2). Master bedroom: Std window requested to be as per plan *See sketch	
3). Family Room: Additional operable window *See plan for location	
4). Family Room: std window requested to be as per plan *See sketch	
5). Kitchen: Deep upper cabinets above fridge with (1) gable (std cabinets)	
6). Kitchen: 1 door deep (60") pantry (std cabinets) *See plan for details	
7). Cold cellar	
8). Living/Dining Room: Move std dining room light as per sketch *see sketch	
9). Kitchen: Add (2) junction boxes evenly installed over island *To be on same switch *switch included in price *See plan for approx. location	
10). Plumbing: Waterline for fridge	
11). Electrical: OTR outlet	
Sub Total	
HST	
Total	

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 these items 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.



PURCHASER EXTRAS

Consultant:

Vendor:	Zancor Homes (Brooklyn Seven) Ltd	Purchasers:	NICOLE BRANDIS and EUAN MACKAY
		Telephone Number:	905-995-0040

Lot / Unit	House Type	Reg. Plan #	Closing Date	Date Ordered
6A	Elizabeth (43-5) Elev C Elev.		As Per Agreement	01-Oct-2012

 Purchaser - NICOLE BRANDIS	 Design Consultant
 Purchaser - EUAN MACKAY	Vendor: Zancor Homes (Brooklyn Seven) Ltd

CREDIT : \$ [REDACTED] S
Total : \$ [REDACTED]
[REDACTED]
[REDACTED]

LOT 6A

Elev. C 2274 sq. ft.

**LOCAL, LEGENDARY & LASTING®**



ZANCOR
HOMES

BRICK SELECTION REQUEST*
To be completed at time of Structural

LOT #:

6A

IN THE CITY OF:

BROOKLYN

MODEL TYPE:

Elizabeth

ELEVATION:

C

BETWEEN:

ZANCOR HOMES (BROOKLYN SEVEN LTD.)
as VENDOR

AND

NICOLE BRANDIS / EVAN MCKAY
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.

**Colours and manufacturers are subject to change without notice

FIRST CHOICE:

8

SECOND CHOICE:

10

THIRD CHOICE:

1

Dated at

BROOKLYN

this

21 (Day)

day of

September 2012 (Month) (Year)

[Signature]
Witness

Witness

[Signature]
Witness

Witness

[Signature]
Purchaser

Purchaser

[Signature]
Purchaser

Purchaser



ZANCOR
HOMES

SCHEDULE "E"
PURCHASER'S EXTRAS

ndor Zancor Homes (Brooklin Seven) Ltd		Purchaser(s) NICOLE BRANDIDIS EUAN MACKAY Telephone Number: 905-995-0040	
Lot Number 6A	House Type Elizabeth (43-4) Elev C	Reg. Plan #	Closing Date As Per Agreement Date Ordered 29-Apr-2012

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

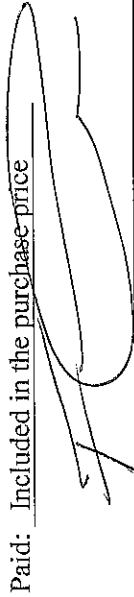
DESCRIPTION

LOOK OUT BASEMENT - LARGER BASEMENT WINDOW AT REAR OF HOME AND 5 FOOT X 7 FOOT DECK, CONSERVATION AND PREMIUM LOT TEN THOUSAND DOLLARS (\$10,000) OF UPGRADES TO BE CHOSEN FROM BUILDERS SAMPLES AT TIME OF COLOUR SELECTION KOHLER PLUMBING FIXTURES THROUGHOUT ENERGY STAR QUALIFIED HOMES NO HIDDEN CLOSING COSTS; NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, THERE SHALL BE NO ADJUSTMENTS IN THE SCHEDULE X WITH RESPECT TO THE FOLLOWING: (A) GRADING DEPOSIT; (B) TREE PLANTING CHARGES; (C) HYDRO AND WATER METER AND CONNECTION CHARGES; (D) LAW SOCIETY OF UPPER CANADA TRANSACTION LEVY CHARGE; AND (E) CHARGES RELATING TO INCREASES IN THE EXISTING LEVY AND NEW LEVY CHARGES HARDWOOD 2 1/4 IN. X 3/4 IN. PRE-FINISHED NATURAL OAK THROUGHOUT (EXCEPT TILED AREAS AND BEDROOMS) ENERGY STAR GAS FIREPLACE NATURAL FINISH OAK STAIRS FROM MAIN TO SECOND FLOOR SPA RAIN SHOWERHEAD AND HANDHELD ON SHOWER SLIDE BAR, FRAMELESS GLASS SHOWER ENCLOSURE AND INDULGENT MARBLE COUNTERTOPS IN MASTER ENSUITE PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

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 he 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



Builder

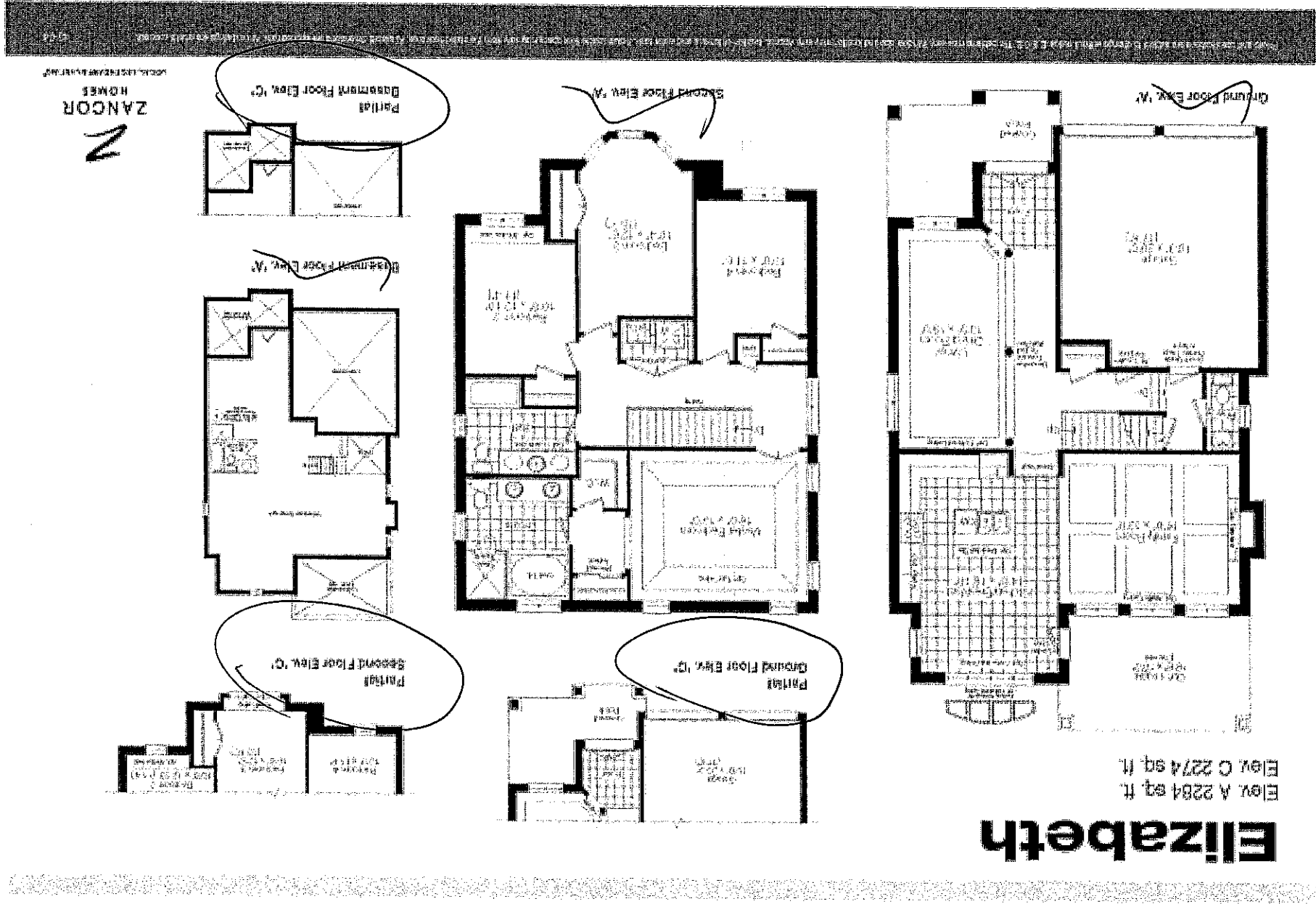


Purchaser: NICOLE BRANDIDIS

Purchaser: EUAN MACKAY

SCHEDULE "FLP"

FLOOR PLAN



Vendor's Initials

Purchaser's Initials

Purchaser's Initials



ZANCOR
HOMES

PURCHASER REQUEST FOR EXTRAS

Purchaser: N. BRAWIDIS/E. MACKAY

Res. No: / Bus. No:

Subdivision: BROOKLYN

Lot No.	House Type	Elevation	Date Required	Date Ordered
60A	43-4	C		

ELIZABETH

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	1	1ST UPGRADE WICKHAM OAK FLOORS 3'1/4" X 3'1/4" STAINED. (EVERYWHERE EXCEPT TILED AREAS + BEDROOMS)	
		DOES NOT INCLUDE STAIN ON STAIRCASE	
		ITEM #1 INCLUDED AS AN ADDITIONAL BUILDER BONUS	
		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.

out in the purchasers extra agreement.

The prices quoted on this request for extras sheet are contingent upon the extras being ordered with it. If the purchaser wish to add any of this items at a later date, then the new prices will be quoted.

All extras must be paid in full.

builder given that any work on the above extras has begun or if materials have been ordered.

the Builder, given that any work on the above exists has begun or is about to begin. The Buyer agrees to indemnify and hold the Builder harmless 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

know: as part of the agreement.

all calculations are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.

WILDER:

HOME OWNER:

HOME OWNER:

THE

DATE:

~~Reprints~~

7/29/12

SCHEDULE “A”

BROOKLIN'S FOREST

LUXURY FEATURES

LAUNDRY ROOM ACCENTS

- 43. Convenient fiberglass laundry tub in base cabinet with separate drain (as per plan).
- 44. Hot and cold laundry taps for washer with heavy duty wiring for dryer.
- 45. Outside venting for dryer.
- 46. Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required).

EXQUISITE FLOORING FINISHES

- 47. Quality ceramic tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas and laundry room (as per plan).
- 48. Luxurious premium quality 40 oz. broadloom with foam underpad in non tiled areas throughout main and second floors. (as per plan). Your choice from builder's standard samples in two colours.

BREATHTAKING WINDOWS, DOORS AND MILLWORK

- 49. Striking 4 1/4" colonial style baseboard, painted white throughout with doorstop to tiled or hardwood floor areas. 23/4" casing painted white on all doors windows and flat archways throughout finished areas (as per plan).
- 50. Classy two panel ‘Capri’ style interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior areas.

- 51. Doors, windows and full archways to be trimmed (as per plan).

- 52. Vinyl casement or vinyl single hung thermopane Low E windows (as per plan).

- 53. Maintenance free structural vinyl thermopane Low E basement windows (as per plan).

- 54. Sliding thermal-glazed patio door or garden door (as per plan).

- 55. Extensive caulking for improved energy conservation and draft prevention.

- 56. Mirrored sliders or wood colonial door(s) at front entry closet (as per plan).

LIGHTING & ELECTRICAL

- 57. 100 amp electrical service with circuit breaker panel.
- 58. Fully installed exterior light fixtures.
- 59. Two exterior waterproof electrical outlets (one being in garage). Holiday plug in front elevation soffit.
- 60. Light fixtures provided throughout finished areas except in living room, with white decora style switches and receptacles.
- 61. One automatic smoke detector installed on every floor for home and family safety.
- 62. Electric door chime with doorbell at front entry.
- 63. Copper wiring throughout.
- 64. Switch controlled receptacles in living room.
- 65. Ground fault interrupter protection for all bathroom(s) and powder room.
- 66. Carbon monoxide detector.

INCREDIBLE ENERGY SAVING FEATURES

- 67. Gas fired, forced air high-efficiency natural gas furnace complete with electronic ignition, Energy Star thermostat and HRV for improved indoor air quality and comfort.
- 68. Exterior walls and ceilings fully insulated - ceiling to R-40 walls to R-22. All insulated areas are to be covered by poly vapour barriers. Exterior of home to receive house wrap air barrier.
- 69. Basement walls insulated full height.
- 70. "Gas ready", including line to BBQ.

- 71. Ducting sized for future air conditioning.

SECURITY FEATURES FOR YOUR PEACEOF MIND

- 72. Hinges and striker plates reinforced with extra long screws.
- 73. Additional blocking at all exterior doors jambs.
- 74. Additional screws at patio door to prevent lifting.
- 75. Rough-in for security system (location to be determined by vendor).

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

- 76. Steel beam construction in basement (as per applicable plan).
- 77. All sub-floors will be glued and re-fastened with screws prior to floor finishes. All joints to be sanded.
- 78. Taps and drains for automatic washer and dryer vent.
- 79. 2" x 6" exterior wall construction.

CUSTOMER FRIENDLY UPGRADE PROGRAM

- 80. We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers have the opportunity to make upgraded interior selections when they attend their decor appointment to choose their colours and materials. (When schedules permit).

LOT AND WALKOUT CONDITIONS

- 81. Some lookout lot conditions shall include as a standard 5' x 7' deck with steps to grade and larger basement windows as grade permits, the cost of which is to be added to the purchase price.
- 82. Some walkout lot conditions shall include as per plan a 5' x 7' deck, sliding patio door or garden door in basement and large, rear

SCHEDULE “A”

BROOKLIN'S FOREST

LUXURY FEATURES

basement windows as per applicable plan, the cost of which is to be added to the purchase price.

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

- 83. Rough-in for central vacuum system to garage.
- 84. Rough-in for telephone (3) location to be determined by vendor.
- 85. Rough-in for cable T.V. (2) location to be determined by vendor.
- 86. 3-piece rough-in to basement, location to be determined by vendor.
- 87. Rough-in (2) network wiring (cat-5).

CONDITIONS

- 88. All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building Code, National Building Code and Architect.
- 89. The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closure date.
- 90. Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment and is based on the purchase price herein.
- 91. The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., maybe for display purposes only and may not be included in the dwelling unit purchased herein.
- 92. Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
- 93. House types and streetscapes subject to final approval by the municipality or developer's architectural committee and final siting and approval by the vendor's architect.
- 94. The purchaser shall indemnify and save the vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the vendor.
- 95. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
- 96. Purchaser's choice of interior colours and materials to be chosen from the vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 10 days of notification by the vendor. Otherwise, the vendor reserves the right to choose the colour and/or materials.
- 97. The vendor shall be entitled to reverse the plan of the house being constructed.
- 98. The vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, wood stairs, railing, kitchen cabinets, countertops or brick. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation.
- 99. Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.

PURCHASER TO HAVE CHOICE OF COLOURS AND MATERIALS FROM VENDOR'S STANDARD SAMPLES OF THE FOLLOWING, UNLESS ALREADY ORDERED OR INSTALLED

- 100. Flooring, ceramic wall tile at bathtub and separate shower enclosures where applicable, front vestibule, kitchen, breakfast area, all washrooms and main floor laundry room.
- 101. Custom made kitchen cabinets and counter tops and bathroom cabinets and countertops.
- 102. Quality broadloom wall to wall in the living areas and bedrooms. Choice of two colours.
- 103. Interior walls painted choice of two colours.
- 104. A variety of Exterior colour packages are available (subject to availability and architectural control).
- 105. Backed by Tarion Warranty Corporation Coverage which includes:
 - 7 years - Major Structural Defects
 - 2 years - Plumbing, heating & electrical system and building envelope
 - 1 year - All other items

Prices and specifications are subject to change without notice. Vendor has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

E. & O.E



SCHEDULE “A”

BROOKLIN’S FOREST

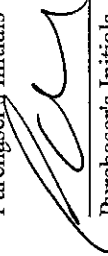
LUXURY FEATURES



Vendor's Initials



Purchaser's Initials



Purchaser's Initials