

2

ZANCOR
HOMES

PURCHASER REQUEST FOR EXTRAS

Purchaser: Ken & Christine Doe
Res. No: (9) 833-2617 Bus. No: _____

Subdivision: King Ridge

Lot No.	House Type	Elevation	Date Required	Date Ordered
33	Caspio	A		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	(13)	Purchaser accepts new drawing of house (kitchen room may have to be switched around)	
	(14)	Purchaser to meet with Smart Tech - Purchaser to do his own cat-5.	
	(15)	Upgrades to XC14 dial conditioner	
	(16)	Garage mandon for reach of carap	
	(17)	Window to computer left approx 48" x 48"	
	(18)	Paint Basement Floor	
		HST	
		10% off TOTAL AMOUNT	

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 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.
7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.

BUILDER:

[Signature]
Aug 14 2012

DATE:

HOME OWNER:

[Signature]

HOME OWNER:

DATE: Aug. 11/12.

8c
157



09071

number

panssi

3	AUG. 08/12	A
2	JULY-23-12	AK
1	JULY-19-12	VM

$$10^{-1} = 1/10$$

Scale

ZANGOR
HOMES

Client

KING CITY

Project

42-3
LOT 33

Model

2914 S.F.

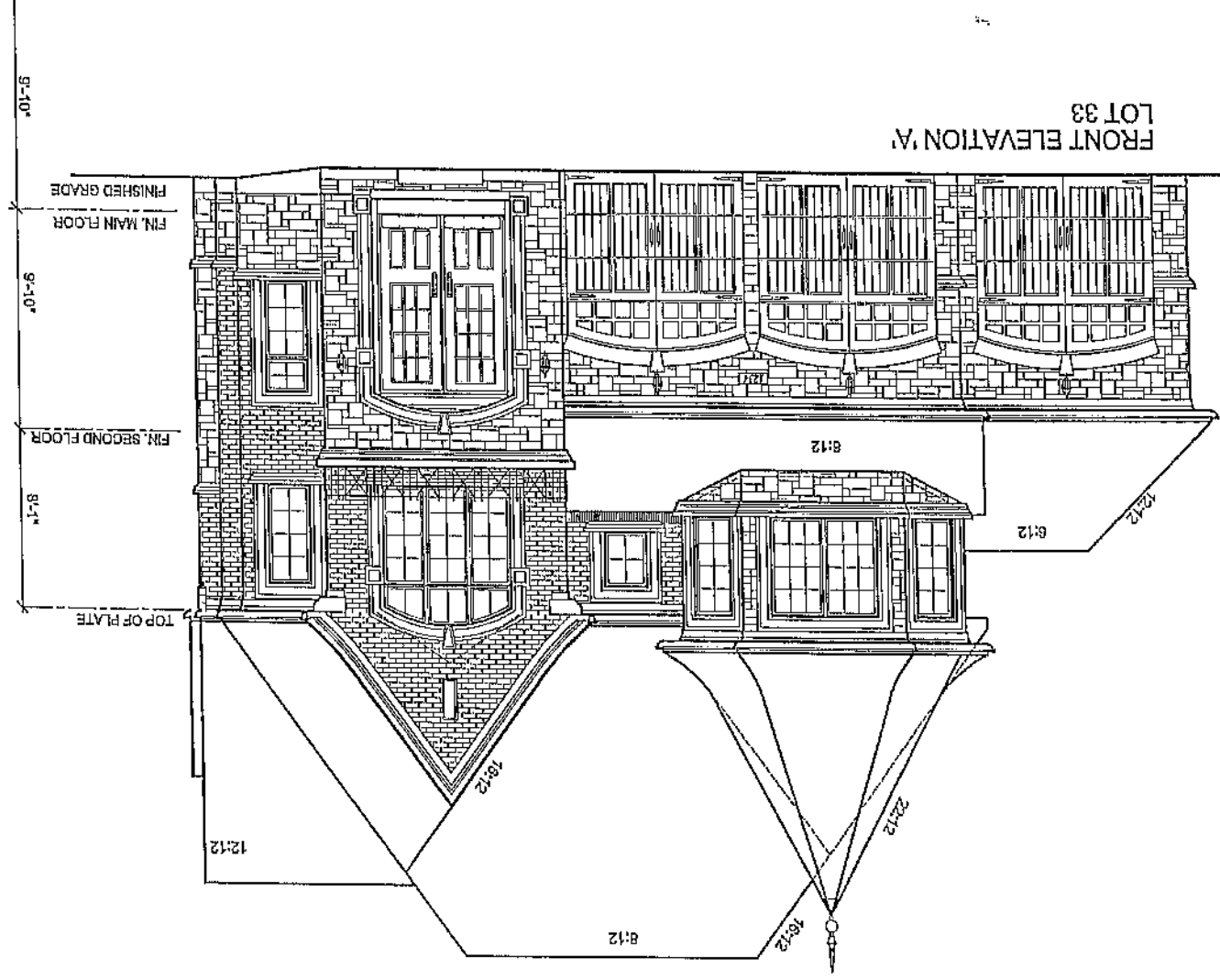
Area (s.t.)

(INCL 21 S.F. O.T.B.
894 S.F. FIN. BSMT.)

Lot Coverage (max.)

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3 OF 6



FRONT ELEVATION 'A'
LOT 33

33 107



09071

Project Number

pənsi

3	AUG. 08-12	A
2	JULY-23-12	AK
1	JULY-19-12	VM

Scale

"0-1" = "8/1"

Client

ZANCOR HOMES

Project

KING CITY

Model

42-3

LOT 33

Area (g.f.)

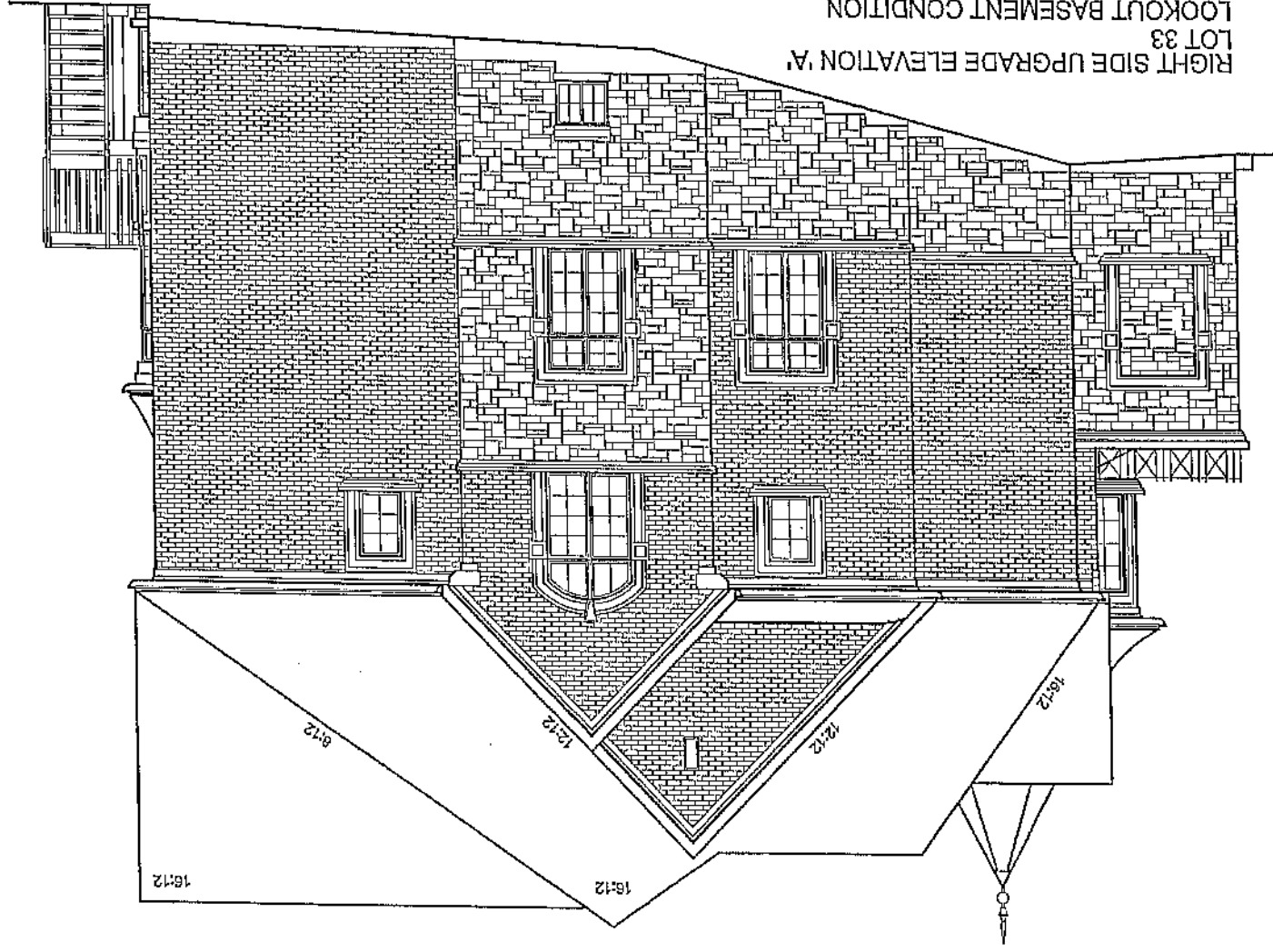
2914 S.F.

(INCL 21 S.F. O.T.B.
& 84 S.F. F\N. BSMT.)

Lot Coverage (max.)

મહિંદ્રા

4 OF 6



RIGHT SIDE UPGRADE ELEVATION 'A'
LOT 33
LOOKOUT BASEMENT CONDITION

com on
ca





Project Number 09011

Issued

1	JULY-19-12	VM
2	JULY-23-12	AK
3	AUG. 08/12	Y

Scale 1/8" = 1'-0"

Client ZANCOR HOMES

Project KING CITY

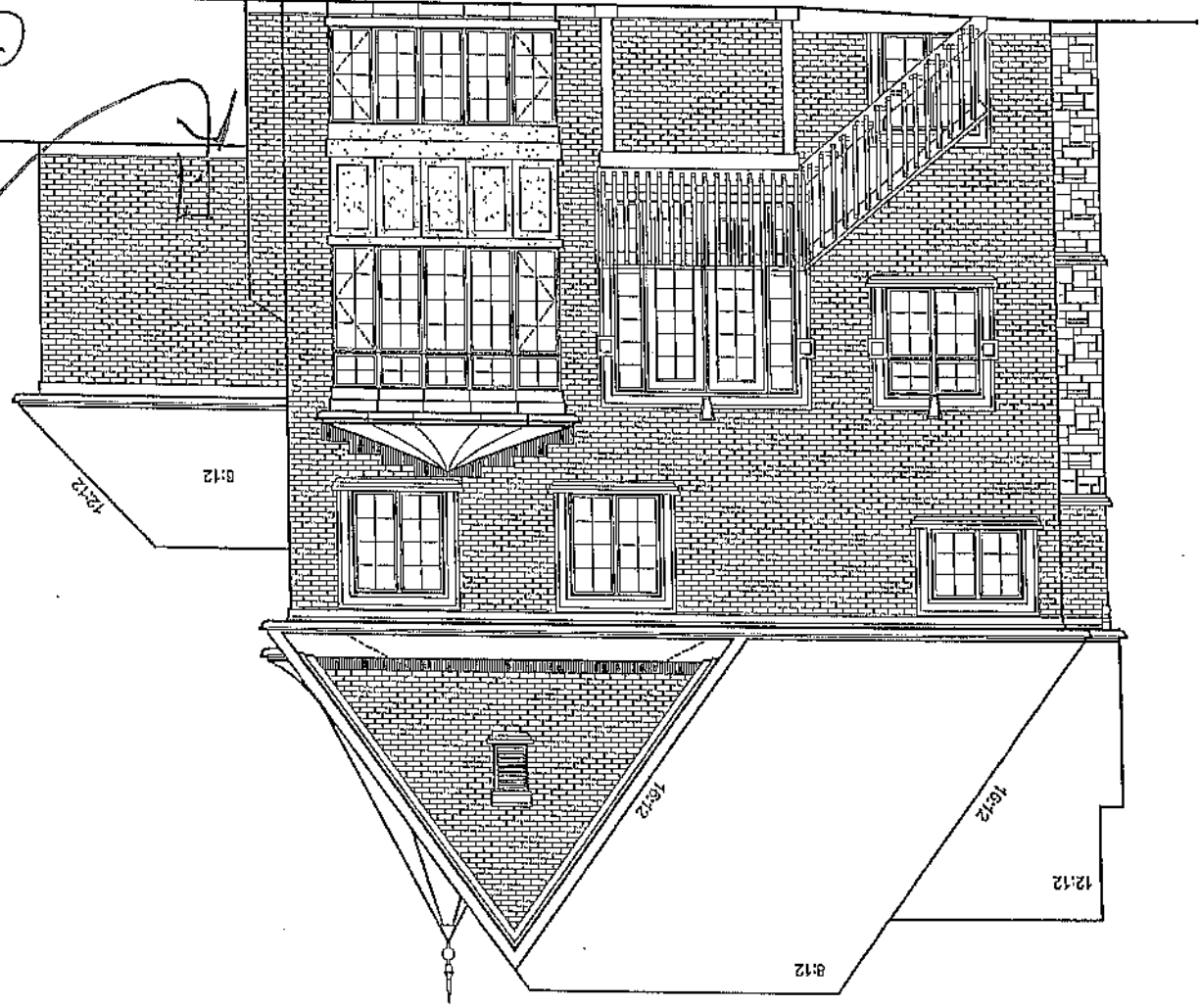
Model 42-3 LOT 33

Area (s.f.) 2914 S.F.
(INCL 21 S.F. O.T.B. & 84 S.F. FIN. BSMT.)

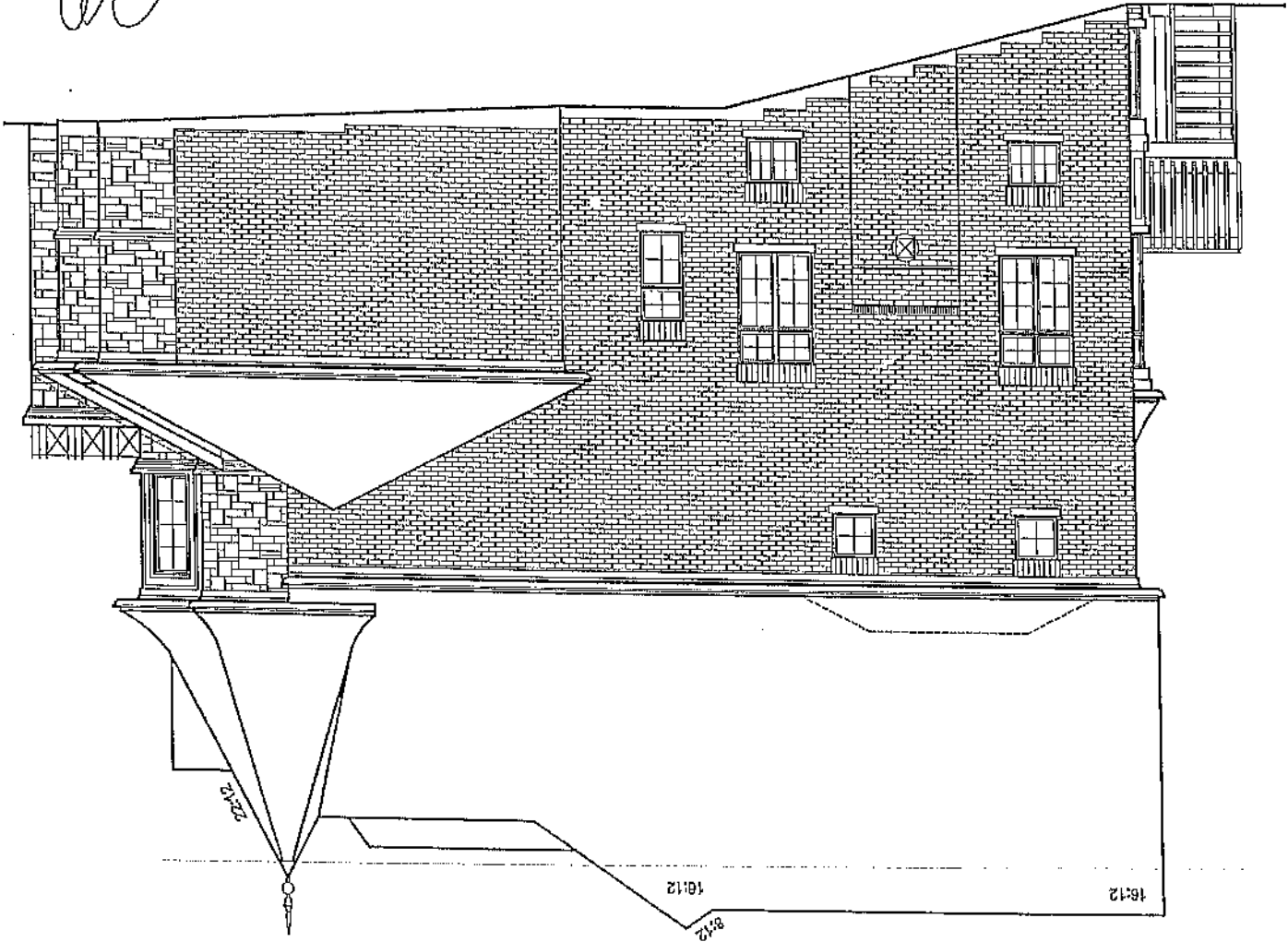
Lot Coverage (max.)

(16) MAN TO GARAGE

CPA



REAR UPGRADE ELEVATION 'A'
LOT 33
LOOKOUT BASEMENT CONDITION



LEFT SIDE ELEVATION 'A'
 LOT 33
 LOOKOUT BASEMENT CONDITION

Handwritten notes:
 C/A
 [Signature]

Handwritten signature:
 [Signature]



RN design
 Imagine • Inspire • Create

Project Number 09011			Issued		
1	JULY-19-12	VM	2	JULY-23-12	AK
3	AUG. 08/12	/			
Scale 1/8" = 1'-0"			Client ZANCOR HOMES		
Project KING CITY			Model 42-3 LOT 33		
Area (s.f.) 2914 S.F.			(INCL. 21 S.F. O.T.B. & 94 S.F. FIN. BSMT.) Lot Coverage (max.)		
Page 8 OF 8					

2

ZANCOR
HOMES

PURCHASER REQUEST FOR EXTRAS

Purchaser:

Sen & Christine Doe

Res. No:

(9) 833-2417 Bus. No:

Subdivision:

Kings Ridge

Lot No.	House Type	Elevation	Date Required	Date Ordered
33	Caspio	A		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	(13)	Purchaser acceptor new drawing of house (kitchen room may have to be switched around)	
	(14)	Purchaser to meet with Smart Tech - Purchaser to do his own cat 5.	
	(15)	Upgrades to XC14 air conditioners	
	(16)	Garage mandor for rear of garage	
	(17)	Window to computer left approx 48" x 48"	
	(18)	Paint Basement Floor	
		HST	
		10% off TOTAL AMOUNT	

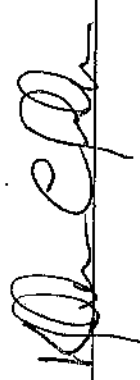
Conditions:

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- All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.

BUYER:



HOME OWNER:



HOME OWNER:

DATE: Aug. 11/12.

DATE:

Aug 14 2012

8c
15/21



Project Number
09011

Issued

1	JULY-19-12	VM
2	JULY-23-12	AK
3	AUG. 08/12	/

Scale

1/8" = 1'-0"

Client

ZANCOR
HOMES

Project

KING CITY

Model

42-3
LOT 33

Area (s.f.)

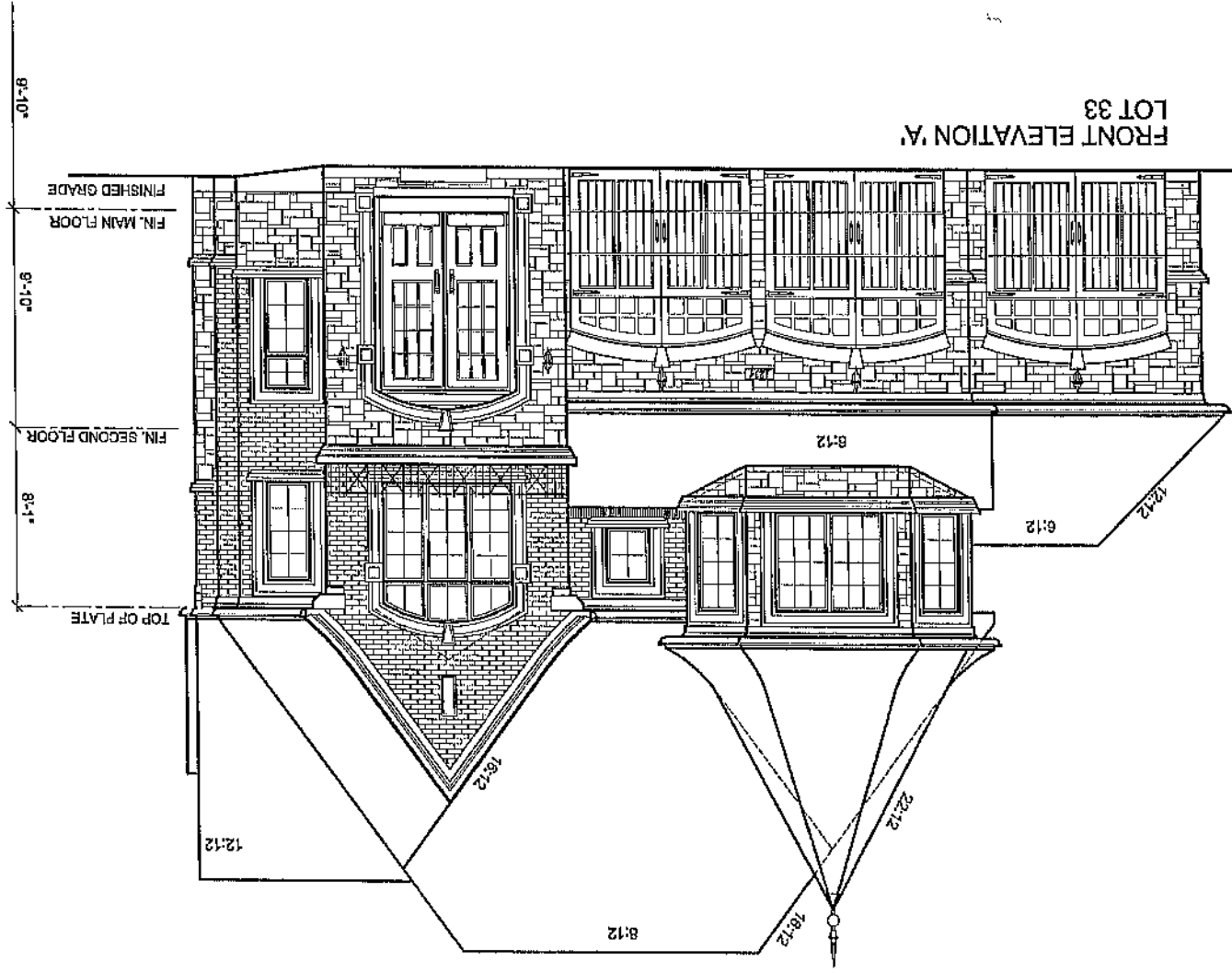
2914 S.F.

(INCL 21 S.F. O.T.B.
& 94 S.F. FINL BSMT)

Lot Coverage (max.)

Page

3 OF 6



Handwritten signature



RN design
imagine • inspire • create

Project Number
09011

Issued

1	JULY-19-12	VM
2	JULY-23-12	AK
3	AUG. 08/12	A

Scale
1/8" = 1'-0"

Client
ZANCOR HOMES

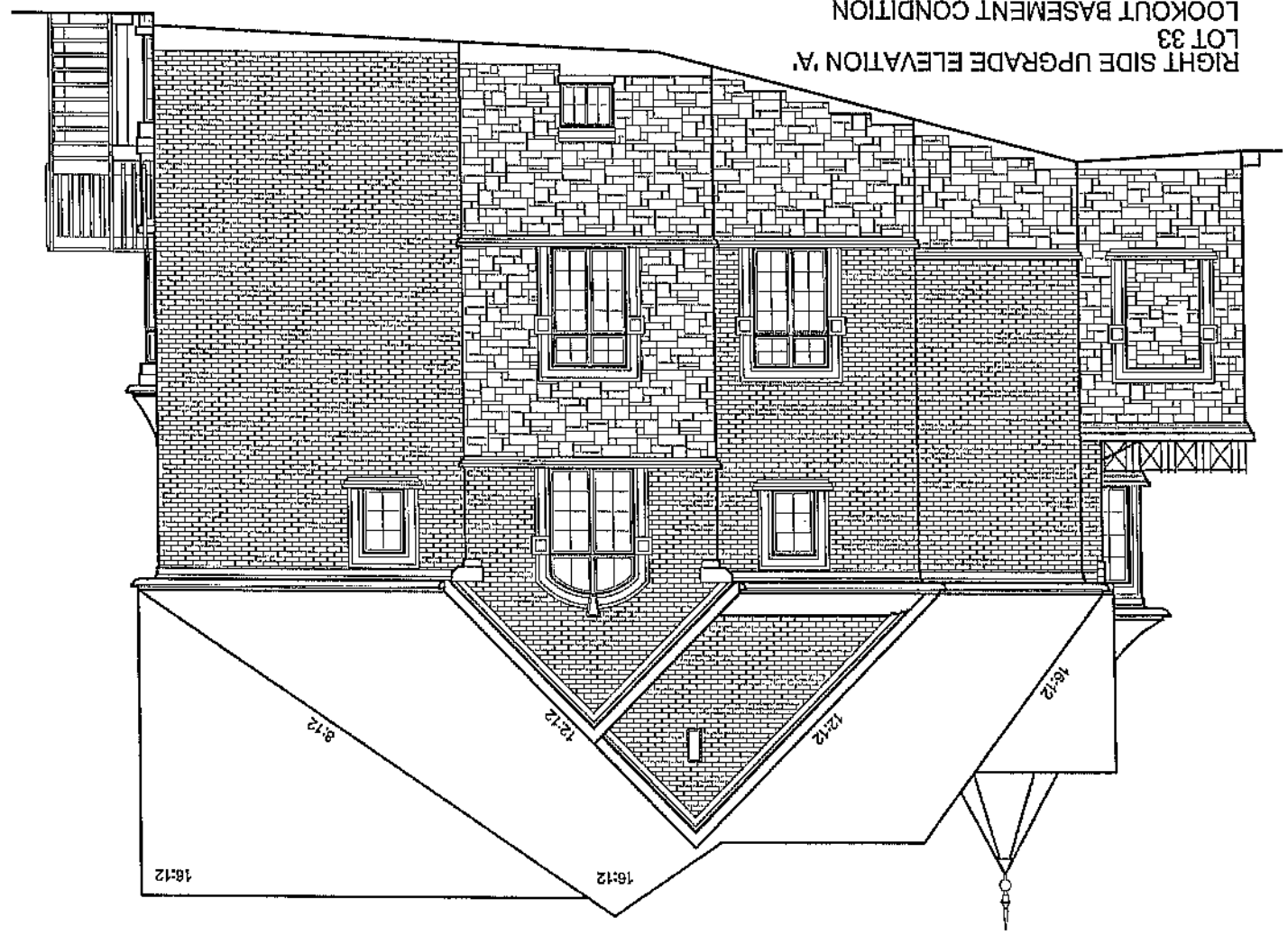
Project
KING CITY

Model
42-3
LOT 33

Area (s.f.)
2914 S.F.
(INCL 21 S.F. O.T.B.
& 84 S.F. FIN. BSMI)

Lot Coverage (max.)

cpa
40
400



RIGHT SIDE UPGRADE ELEVATION A
LOT 33
LOOKOUT BASEMENT CONDITION



Project Number
09011

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1	AUG. 08/12	AL
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[illegible]

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$$0.1 = 1/8$$

Client

ZANCOR
HOMES

Project

KING CITY

Model

42-3

LOT 33

Area (s.t.)

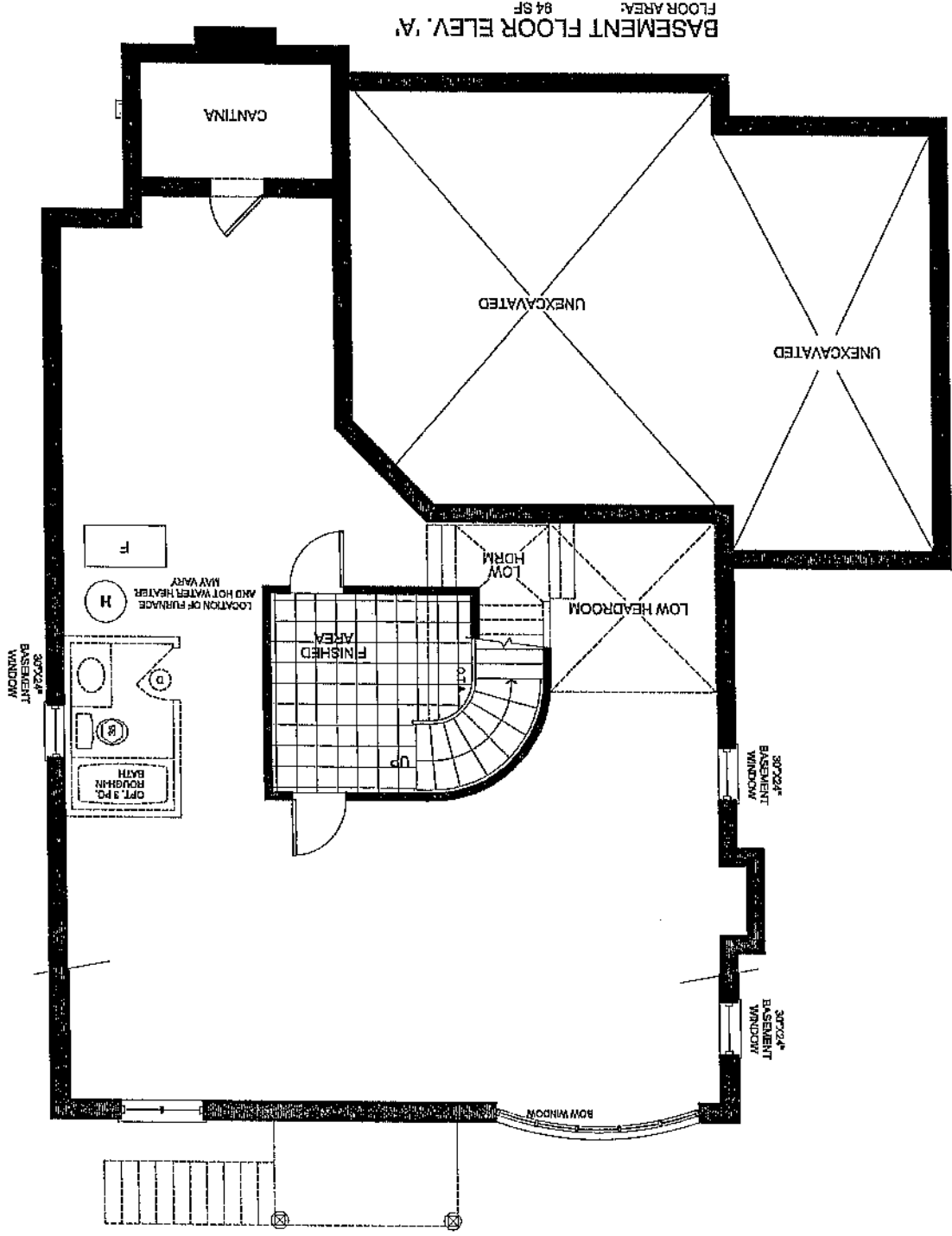
2914 S.F.

(INCL 21 S.F. O.T.B.
8 94 S.F. FIN. BSMIT)

Lot Coverage (max.)

Page

1 OF 6





Project Number
09011

Issued

1	JULY-19-12	VM
2	JULY-23-12	AK
3	AUG. 08/12	/
4	AUG. 09/12	AL

Scale
1/8" = 1'-0"

Client
ZANCOR HOMES

Project
KING CITY

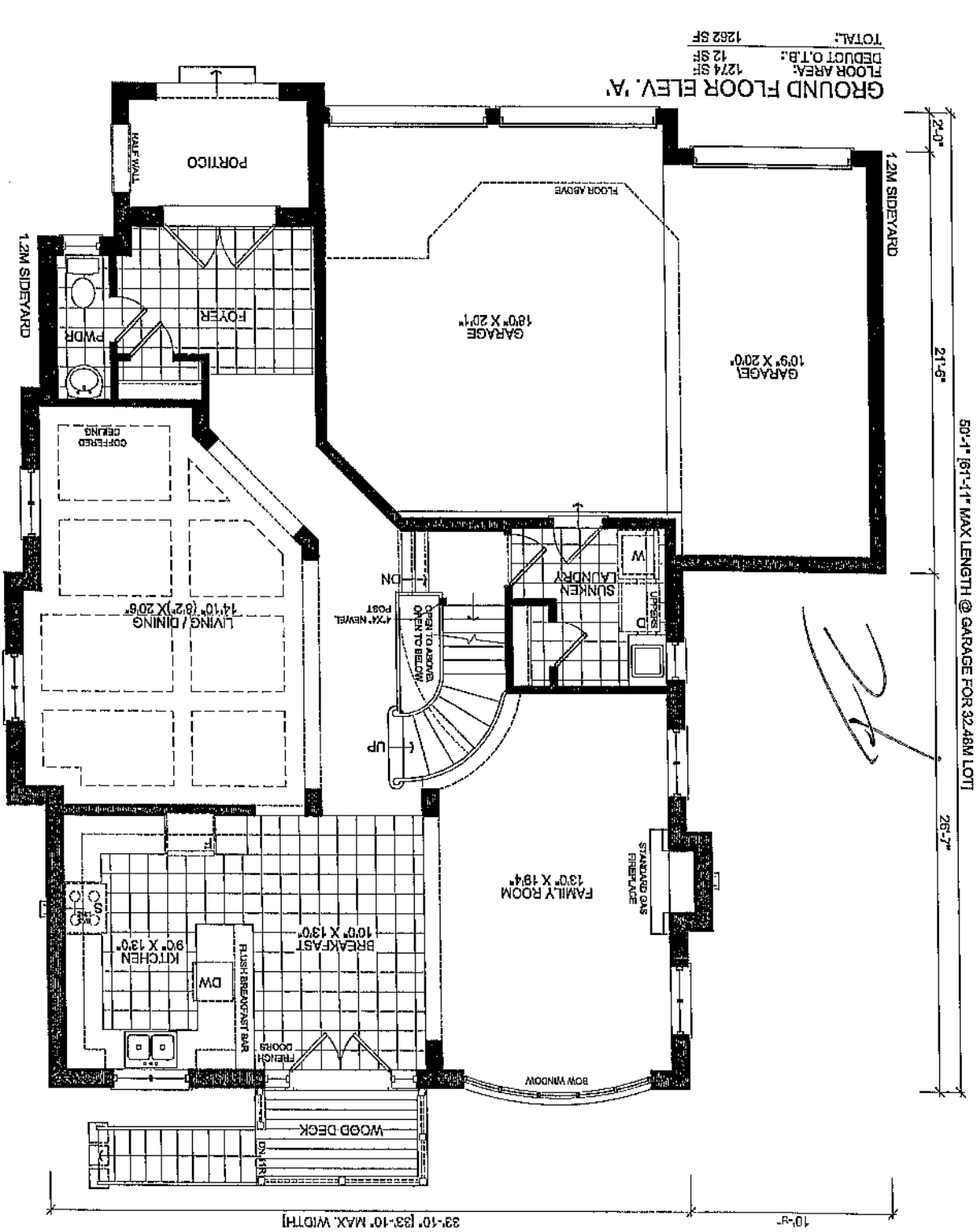
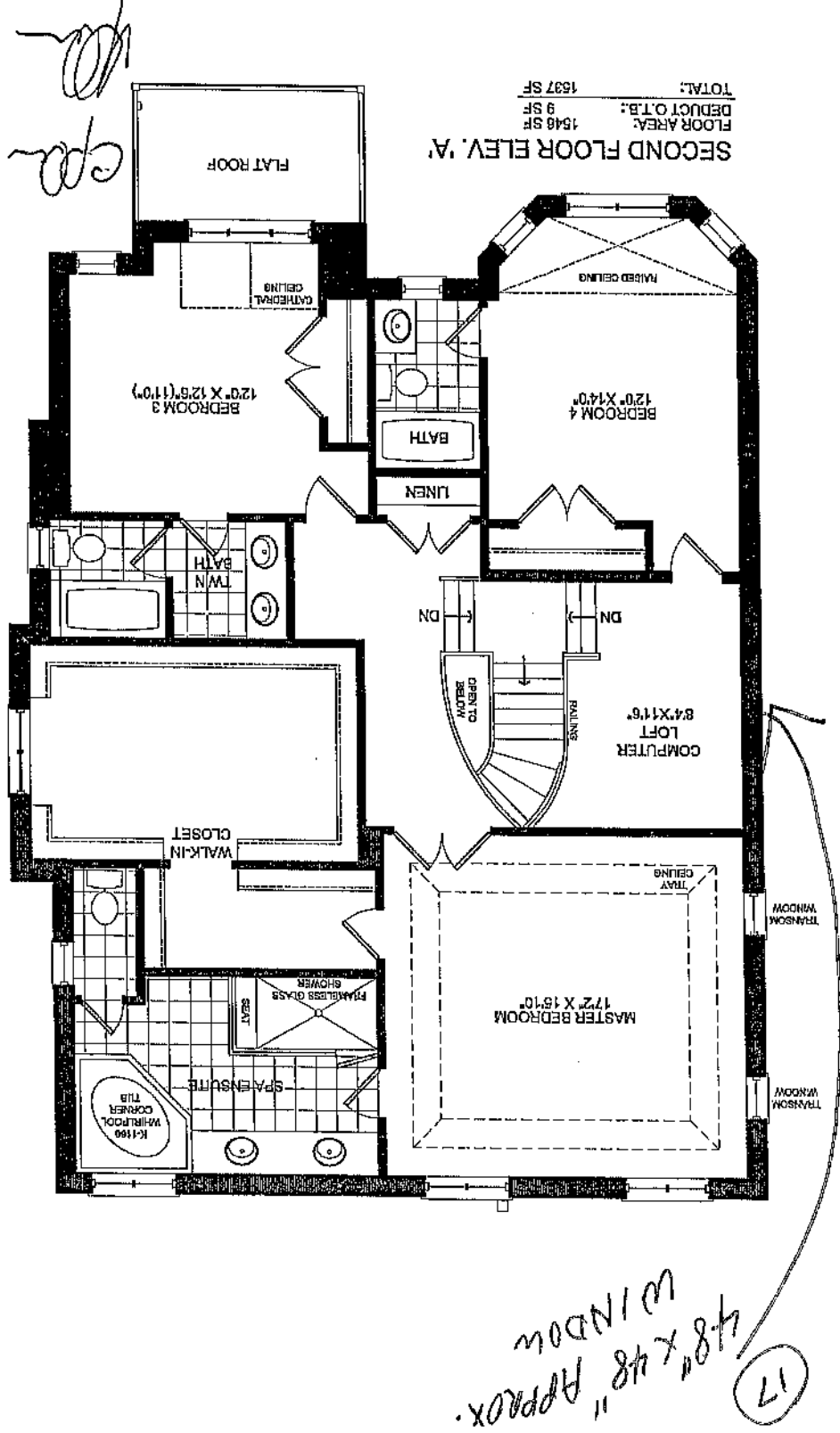
Model
42-3

Area (s.f.)
2914 S.F.

(INCL 21 S.F. O.T.B.
& 94 S.F. FIN. BSM.)

Lot Coverage (max.)

Page
2 OF 6





Project Number
09011

Issued

1	JULY-19-12	VM
2	JULY-23-12	AK
3	AUG. 08/12	/

Scale

1/8" = 1'-0"

Client

ZANCOR
HOMES

Project

KING CITY

Model

42-3
LOT 33

Area (s.f.)

2914 S.F.

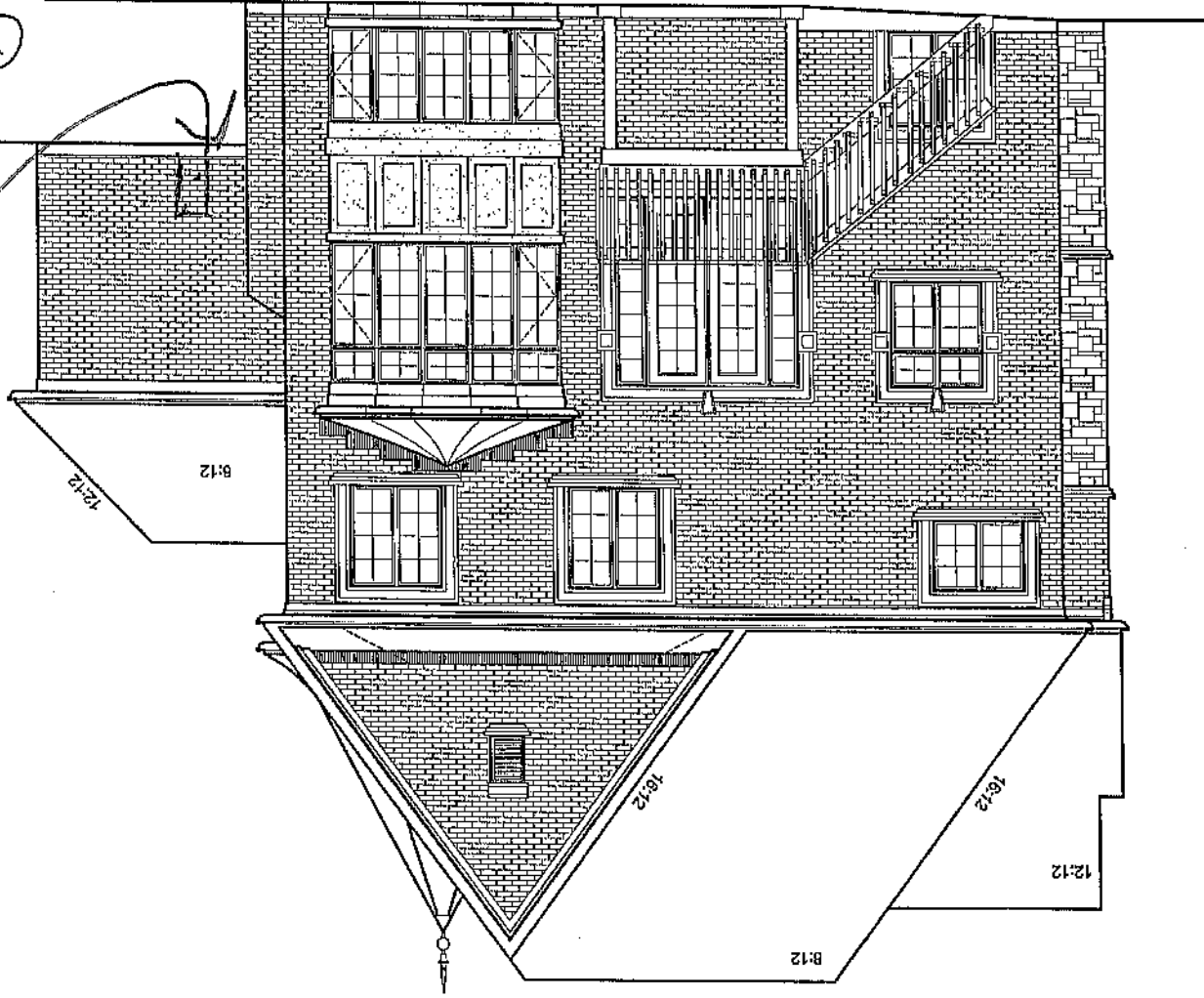
(INCL 21 S.F. O.T.B.
& 94 S.F. FIN. BSMT)

Lot Coverage (max.)

Page

5 OF 6

REAR UPGRADE ELEVATION 'A'
LOT 33
LOOKOUT BASEMENT CONDITION



(16)
MAN TO
DOOR
GARAGE

[Handwritten signature]



Project Number
09011

Issued

1	JULY-19-12	VM
2	JULY-23-12	AK
3	AUG. 08/12	A

Scale

1/8" = 1'-0"

Client

ZANCOR HOMES

Project

KING CITY

Model

42-3

LOT 33

Area (s.f.)

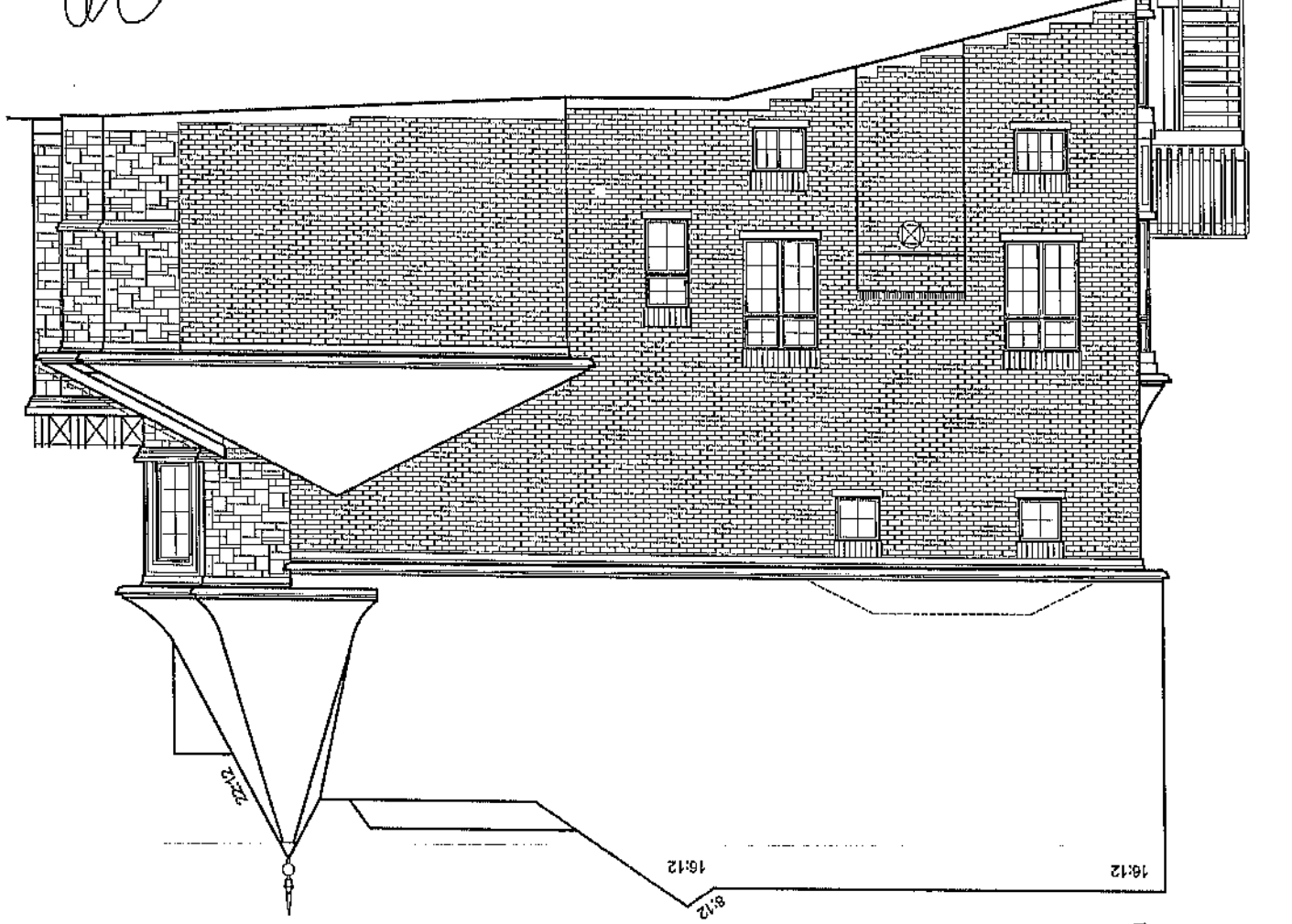
2914 S.F.

(NCL 21 S.F. O.T.B.
& 84 S.F. FIN. BSMI.)

Lot Coverage (max.)

Page

6 OF 6



LEFT SIDE ELEVATION 'A'
LOT 33
LOOKOUT BASEMENT CONDITION

Handwritten notes:
CPL
[Signature]

Handwritten signature

2

STRUCTURAL REQUIREMENTS*

Purchaser(s): Kenneth & Christina Doe
Subdivision: Kings Ridge

ZANCOR
HOMES

Lot No. <u>33</u>	House Type <u>Caspio</u>	Elevation <u>4.</u>	Date
-------------------	--------------------------	---------------------	------

STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	(Y)		ED
• Additional Basement Windows	(N)		ED
• Upgraded Windows	Y / (N)		ED
• 9' Basement	(Y) / N	Included	ED
• 10' Main Floor	Y / (N)		ED
• 9' 2nd Floor	Y / (N)		ED
• Extra Window or Door Changes	Y / (N)		ED
• Upgraded Window Grills	Y / (N)		ED
• Optional Loggia	Y / (N)		ED
• Optional Balcony	Y / (N)		ED
• Skylights (Location subject to trusses, engineering and architectural control)	Y / (N)		ED
• Brick Colour & Exterior Package	(Y) / N	Pkg # <u>5</u>	ED
• Additional Fireplaces	Y / (N)		ED
• Gas/Electric	Y / (N)		ED
• Stair Upgrades (Maple)	Y / (N)		ED
• Open Stairs to Basement	(Y) / N	Deluxe	ED
• Open Riser Staircase	Y / (N)		ED
• Hot Water Tank Information/Upgrades	(Y) /	See PES	ED
• Appliance Specification required from purchaser for time of kitchen selection	(Y) / N	Date of Appointment:	ED
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	(Y) / N	Date of Appointment:	ED
• Is water line for fridge required?	Y / (N)		ED
• Is gas line for stove required?	(Y) / (N)		ED
• Are smooth ceilings required?	(Y) / N	Included.	ED
• Plumbing Changes	(Y) / N	as per agreement.	ED
• Bathtubs - Changes to Style/Size/Location	(Y) / N		ED
• Frameless Glass Shower	(Y) / N		ED
• Mirrors, Towel Racks to be installed?	(Y) / N		ED
• Ensure Purchaser is aware of all ceiling designs in each room:		as per plan	ED
• Cathedral Ceilings	Y / (N)		ED
• Coffered Ceilings	Y / (N)		ED
• High Ceilings	Y / (N)		ED
• Water Heater/Furnace Upgrades	Y / (N)		ED
• Energy Star Upgrades / Increase Insulation	Y / (N)		ED
• Noise Insulation	Y / (N)		ED
• Upgrade to 200 amp electrical service	(Y) / N		ED

*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.

2

ZANCOR
HOMES

PURCHASER REQUEST FOR EXTRAS

Purchaser: Ken & Christine Doe
Res. No: (9) 833-2617 Bus. No: (4) 676-6729Subdivision: King Ridge

Lot No.	House Type	Elevation	Date Required	Date Ordered
33	Caspiran	A		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	⑥	Master Ensuite K1160	
		Corner Walkpad	
	⑦	200 amp service	
	⑧	Larger Windows to	
		Basement (3) 24"4 x 30" w	
	⑨	4 panels Glass	
		Shower to master	
		ensuite	
	⑩	Open to below stairs	
		deluxe - Create	
		Open to below	
		Stairwell, Upgrades	
		Stair to stairland (Deck	
		with open stringer	
		and railing on one side	
		Includes finished 10'x10'	
		Spinning base	
		Sub-TOTAL	
		of stairs with door (a) HST	
		to unfinished basement TOTAL AMOUNT ▶	

Conditions:

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- All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.

B'YER:

HOME OWNER: KEN DOE

DATE:

July 15, 2012HOME OWNER: CHRISTINE DOEDATE: July 15, 2012

2

ANCOR
HOMES

PURCHASER REQUEST FOR EXTRAS

Purchaser: Scott Christine Doe
Res. No: (9) 833-2617 Bus. No: (4) 676-6729Subdivision: King Ridge

Lot No.	Home Type	Elevation	Date Required	Date Ordered
33	Capitan	A		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	(11)	Purchaser to supply	
	*	And install. kitchen	
		tankless water heater	
		- Ancor Homes not	
		responsible for	
		water heater -	
	(12)	Gas Line to stove	
	*	Tankless water	
		heater - I got this lot	
		is a Walk out	
		basement the water	
		heater must be a	
		CONDENSING TANKLESS	
		SYSTEM as per Ancor	
		Star Requirement for	
		occupancy.	
		Paid by Owner	
		on Checkbook	
		TOTAL	
		HST	
		TOTAL AMOUNT	

Conditions:

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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.
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7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.

BUYER:

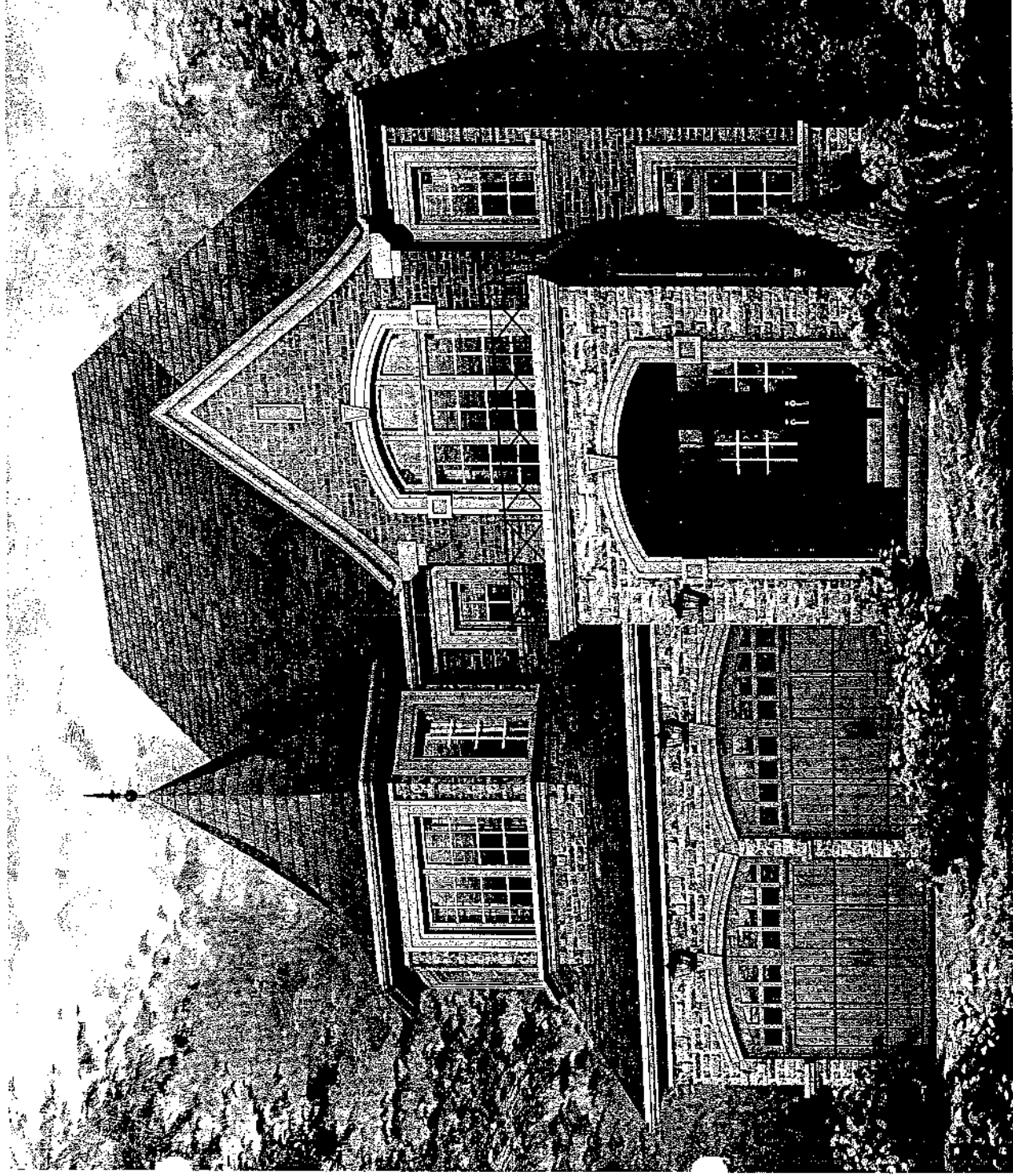

July 15, 2012

DATE:

HOME OWNER: KENNETH DOEHOME OWNER: Christine DoeDATE: July 15/12

CASPIAN

Elev. A 2745 sq. ft.



C. Sav. H. Lot 33

FE

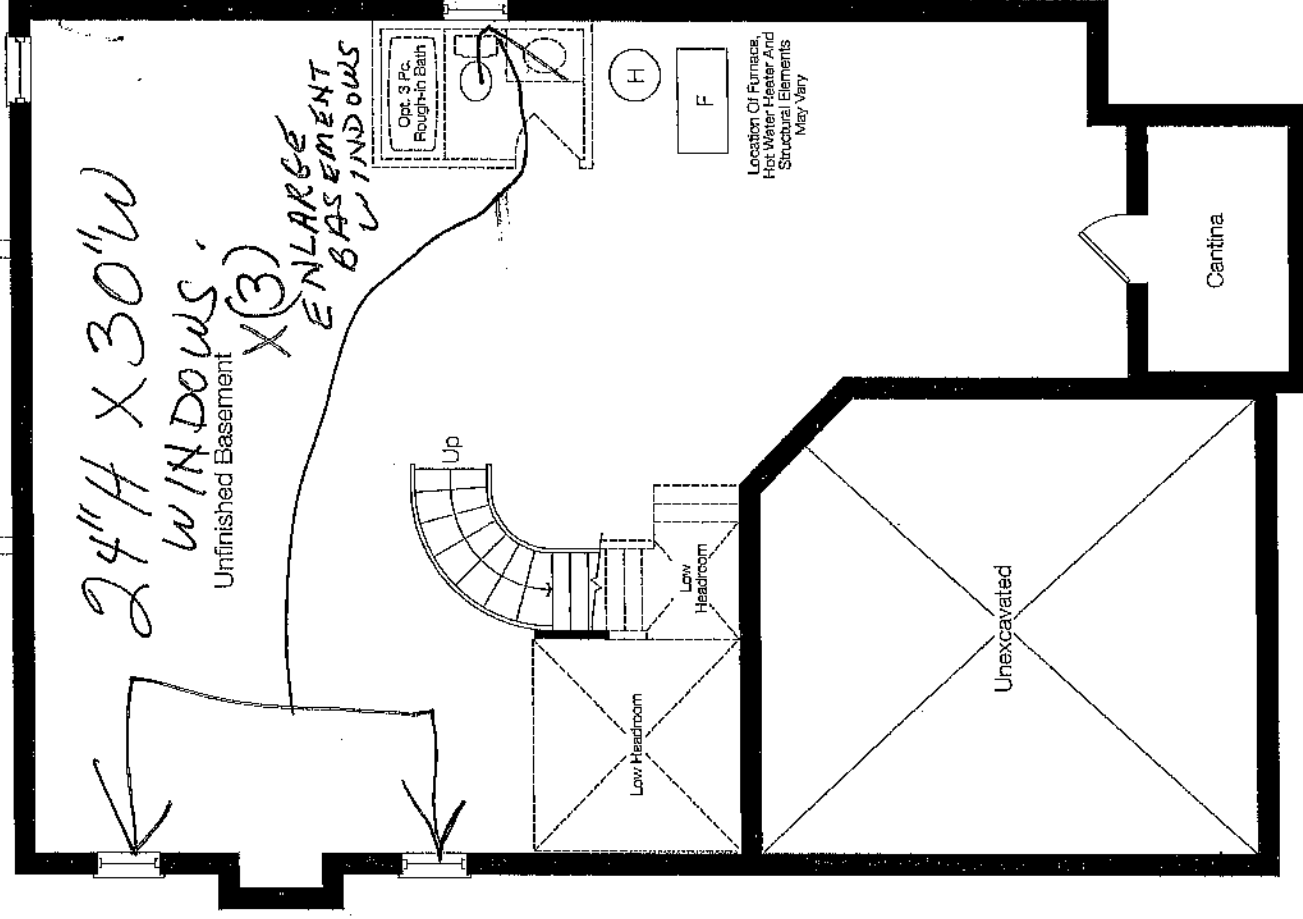
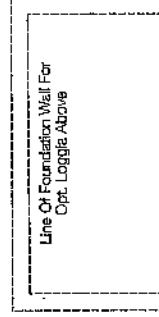
W

650

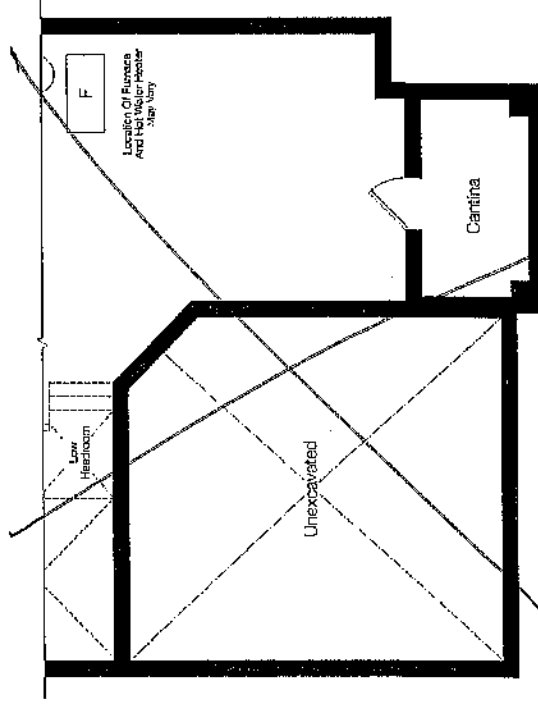
CASPIAN

Elev. A 2745 sq. ft.

Elev. B 2717 sq. ft.



Basement Floor Elev. 'A'

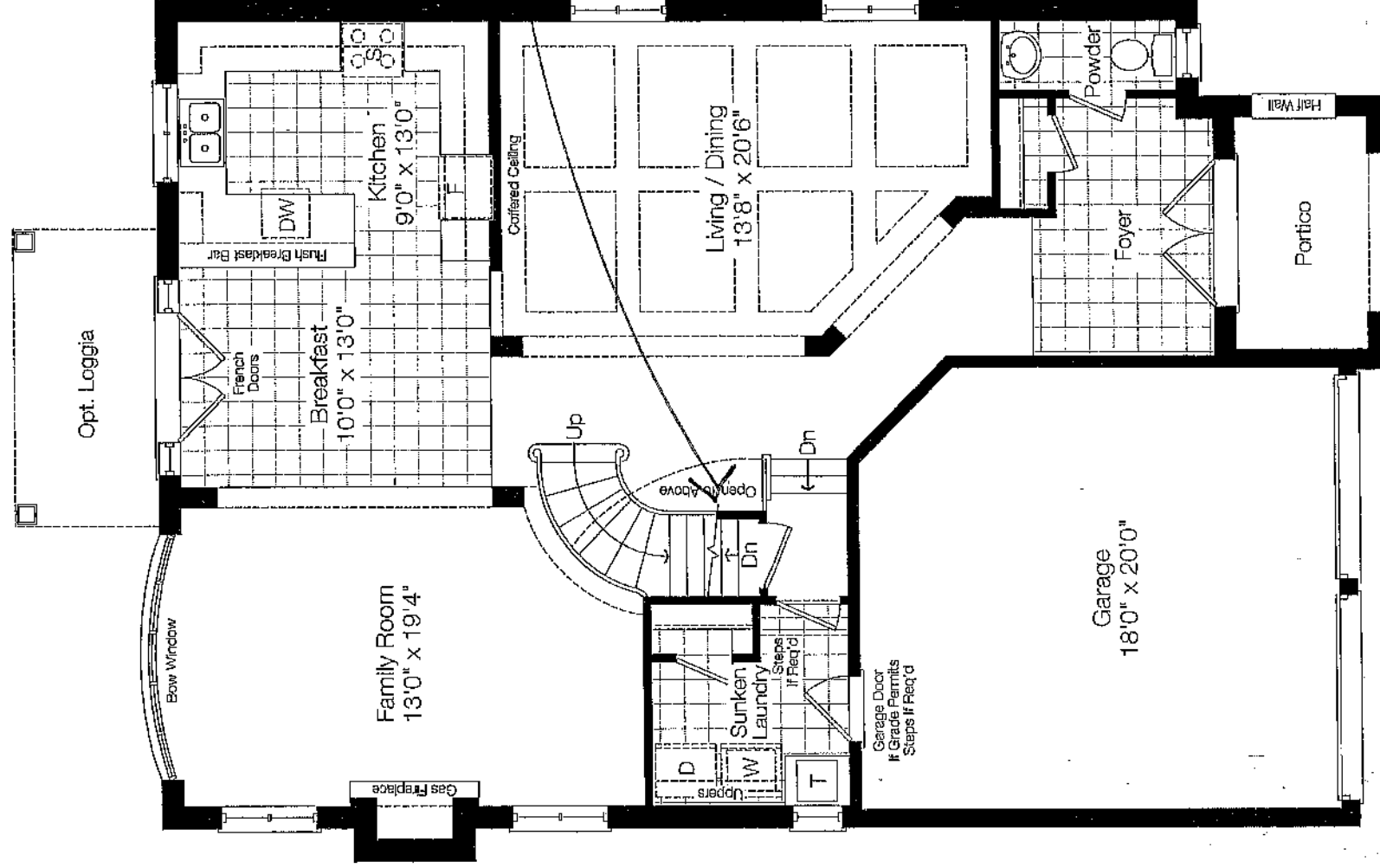


Partial Basement Floor Elev. 'B'

CASPIAN

Elev. A 2745 sq. ft.

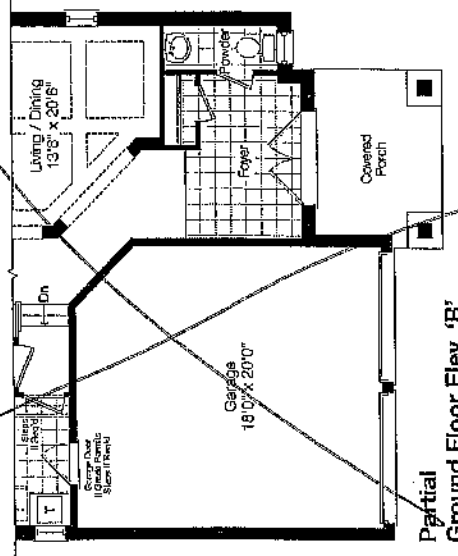
Elev. B 2717 sq. ft.



Prices and specifications are subject to change without notice. E.&O.E. Tile patterns may vary. Window size and location 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 renderings are artist's concept.

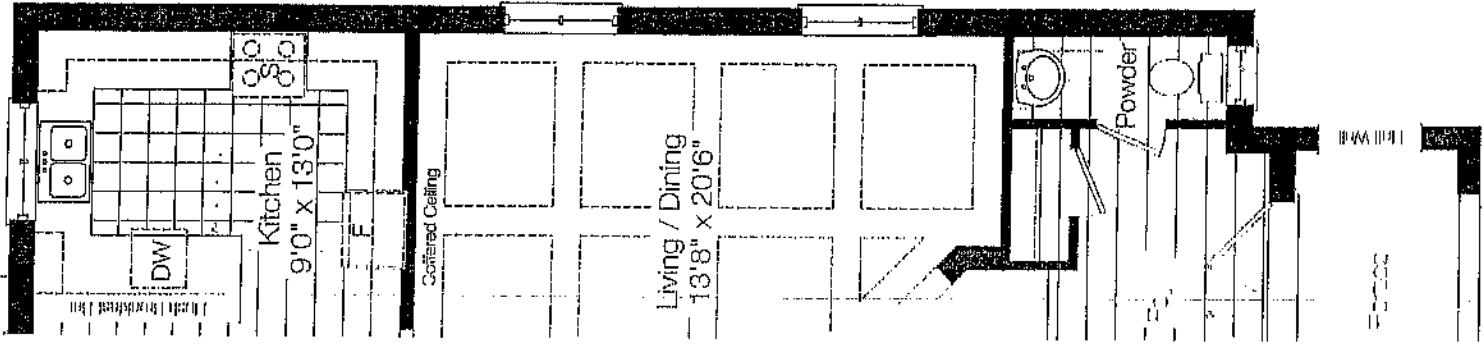
10
DELUXE
OPEN
STAIRS

Ground Floor Elev. 'A'

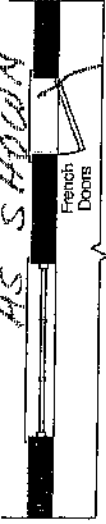


Leaf 33
- 29.12
FC

Lot 33.



- ④ LARGER SHOWER WITH SEAT AS SHOWN
- Partial Master Bedroom Door & Window Location For Opt. Balcony Condition



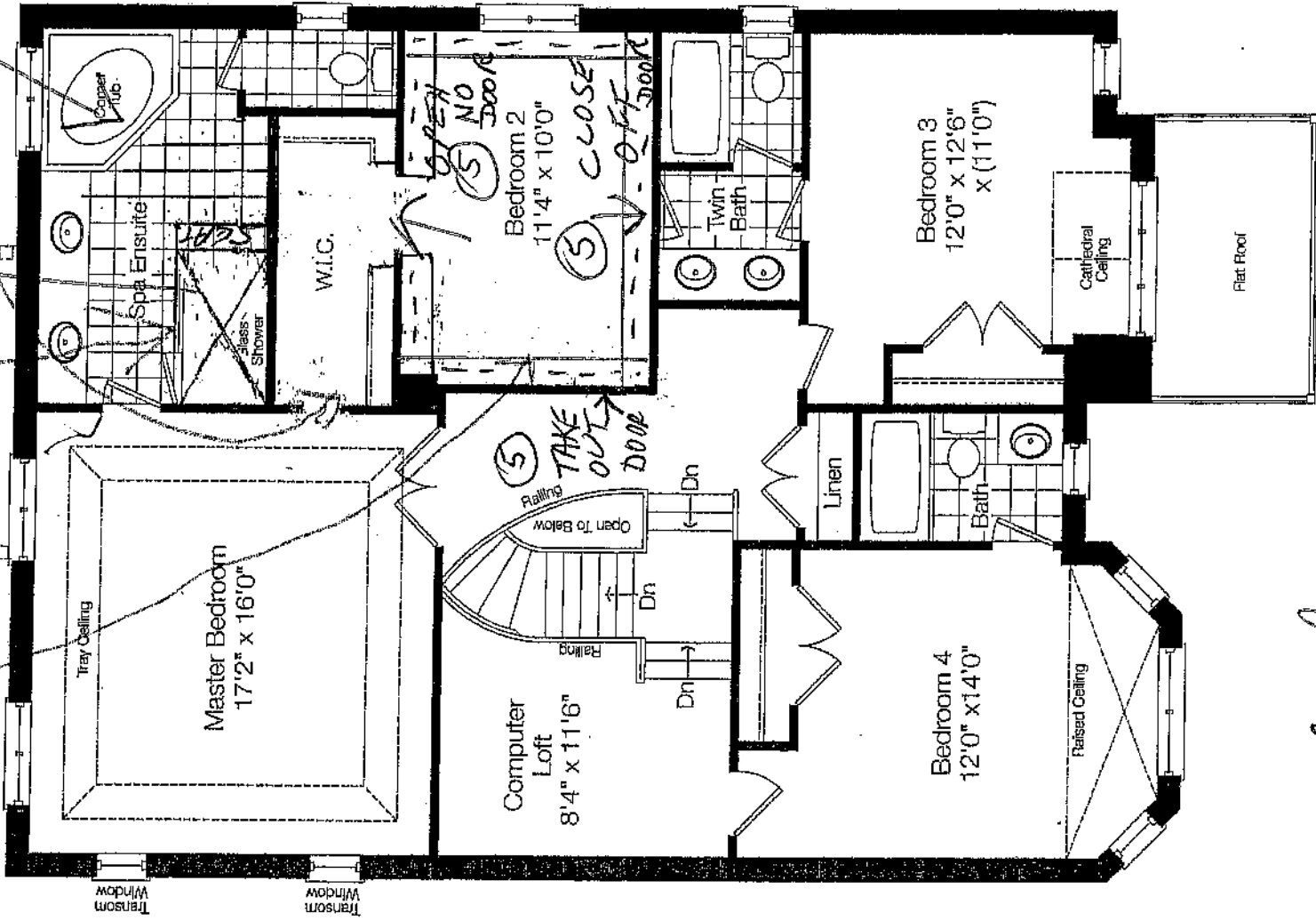
⑤ TAKE OUT CLOSET

⑤ DOOR

⑥

WALK-POOD K-1160

⑨ FRAMELESS GLASS SHOWER



Lot 33 Color A

W
280

4



BRICK SELECTION REQUEST*

To be completed at time of Structural

LOT #: 33
IN THE CITY OF: King
MODEL TYPE: Caspian ELEVATION: A
BETWEEN:
Zancor Homes as VENDOR
AND
Kenneth & Christine Doe 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: 5
SECOND CHOICE: —
THIRD CHOICE: —

*Already approved
on lot # 34 across
the street. Owners to
reselect. JH*

Dated at King this 25 day of June 2012.
(Day) (Month) (Year)

J. Cote Witness
J. Cote Witness

E. Doe Purchaser
K. Doe Purchaser

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: **KENNETH DOE**
Purchaser: **CHRISTINE DOE**
Vendor: **Zancor Homes (King City) Ltd**
Lot #: **33** Phase: **2** Plan No.:
Street: **Lilly Valley Crescent**
in the : **Township of King**
Date of Offer: **Sunday June 24, 2012**

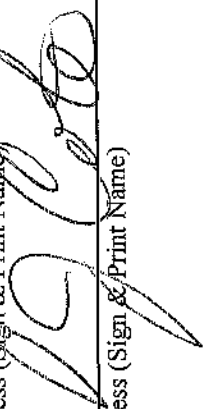
DELETE:

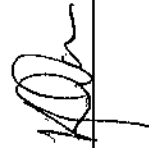
1.CONDITIONAL ON LAWYERS AND FINANCING

INSERT:

1.THIS IS NOW A FIRM AND BINDING AGREEMENT.
2.CAP AT \$4,000.00 PLUS HST SCHEDULE X PAGE 2 2-D/2-E/2-F AND PART OF 2-G (REAL ESTATE TRANSACTION LEVY SURCHARGE AND BLUE BOXES)
3.PURCHASER TO RECEIVE 10 % OFF ALL EXTRAS AND STRUCTURALS.
4. PURCHASER TO SUPPLY AND INSTALL HIS OWN TANKLESS WATER HEATER ZANCOR HOMES IS NOT RESPONSIBLE FOR THE WATER HEATER.

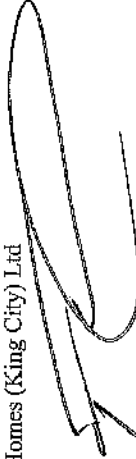
Dated at King City, Ontario this 25th day of June, 2012.


Witness (Sign & Print Name)

Witness (Sign & Print Name)


Purchaser - KENNETH DOE

Purchaser - CHRISTINE DOE

Accepted at Concord, Ontario this 30 day of June, 2012

Zancor Homes (King City) Ltd

Per: _____
Authorized Signing Officer

2

SCHEDULE "E"

PURCHASER'S EXTRAS

ZANCOR
HOMES

Vendor Zancor Homes (King City) Ltd		Purchaser(s) KENNETH DOE CHRISTINE DOE Telephone Number: 905-833-2617	
Lot Number 33	House Type Caspian (42-3) Elev A	Reg. Plan #	Closing Date As Per Agreement Date Ordered 17-Jun-2012

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: -Look Out Basement OR WALK OUT BASEMENT DEPENDING ON GRADING- Rear/Side Elevation Upgrade - Adjacent to Pond - 3 Car Garage - Large Lot 2.3 1/4 INCH X 3/4 INCH OAK UPGRADE #1 STAINED HARDWOOD TO MAIN HALLWAY/LIVING/DINING ROOMS/FAMILY ROOM/LANDING BY LAUNDRY ROOM/UPPER HALLWAY/MASTER BEDROOM/COMPUTER LOFT/BEDROOM #2/#3/#4. 3. STAIN STAIRCASE MAIN TO 2ND FLOOR. 4. MAKE SHOWER 2 FT. LONGER AND 1 FT. WIDER WITH A SEAT IN MASTER ENSUITE. 5. CHANGES TO WALK IN CLOSET AND BEDROOM #2 AS SHOWN (FROM MASTER BEDROOM) 6. ADD DOOR TO REAR OF 3RD CAR GARAGE SUBJECT TO TOWN APPROVAL. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER
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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

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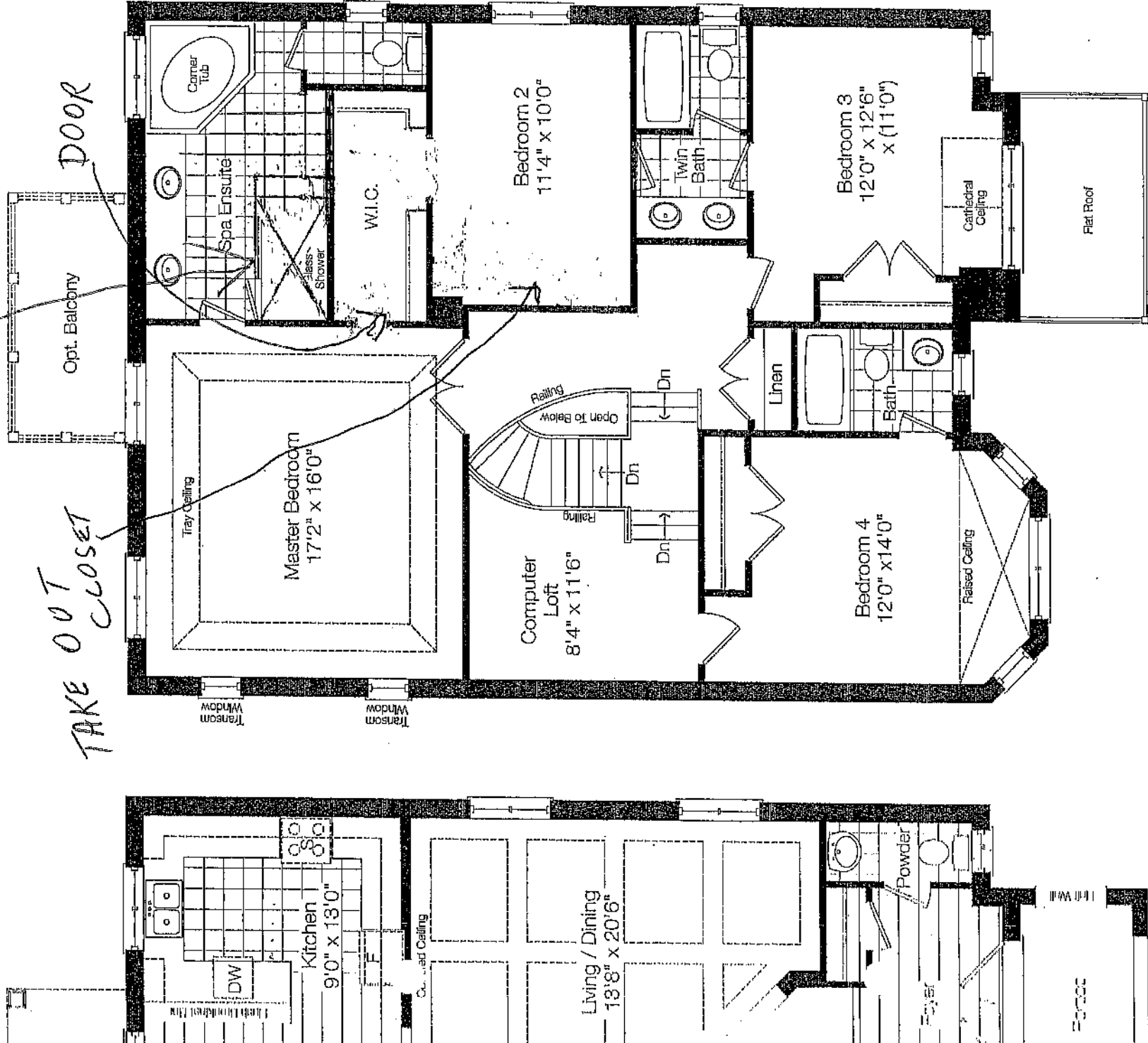
Purchaser: KENNETH DOE

Purchaser: CHRISTINE DOE

Lab 33.

LARGER SHOWER
WITH SEAT
AS SHOWN

Partial Master Bedroom Door & Window Location
For Opt. Balcony Condition



TAKE OUT
CLOSET

DOOR

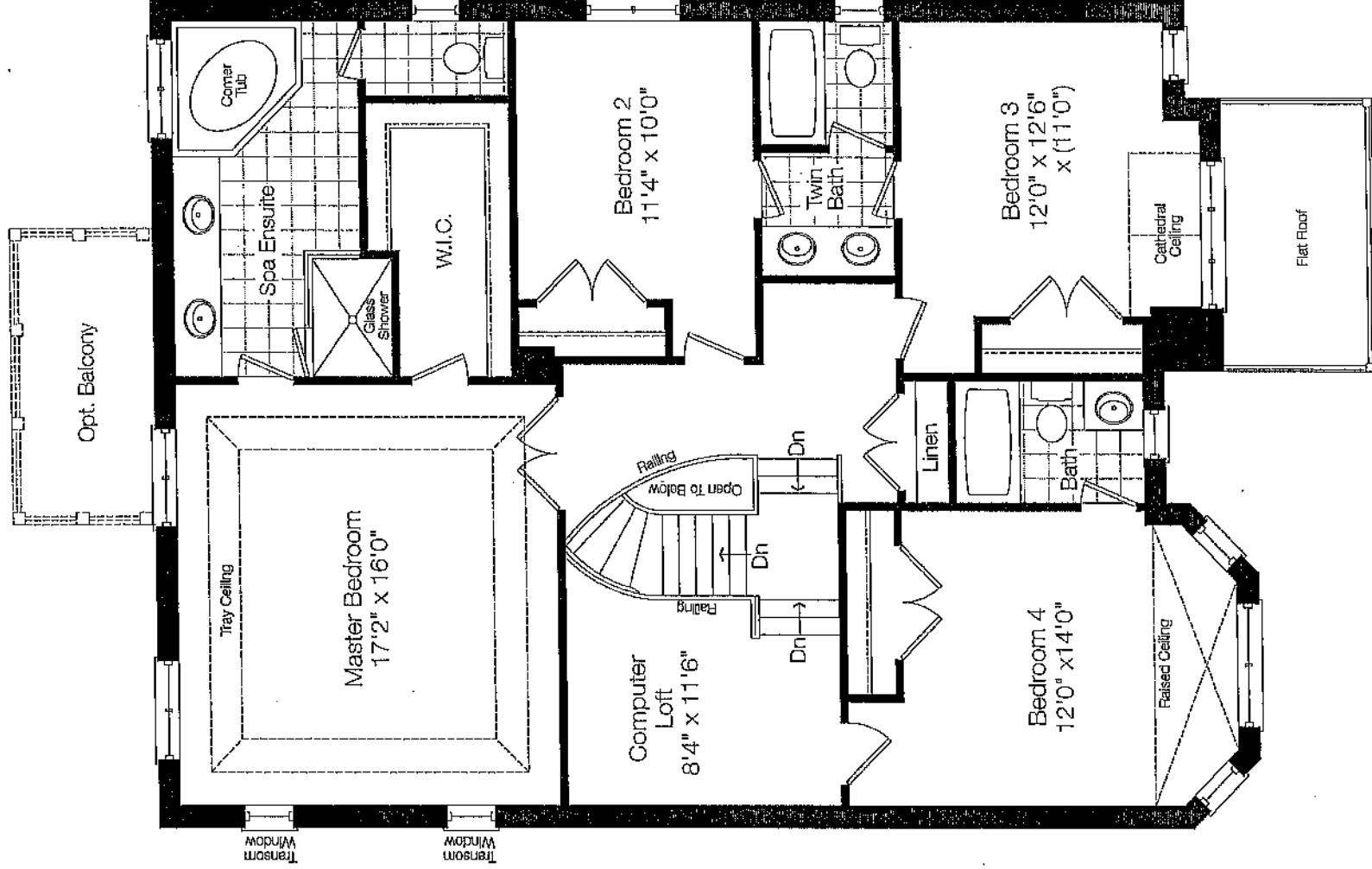
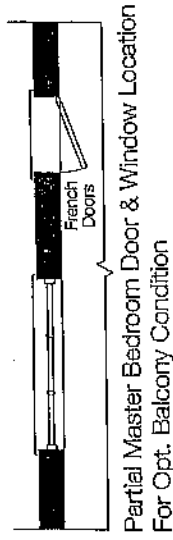
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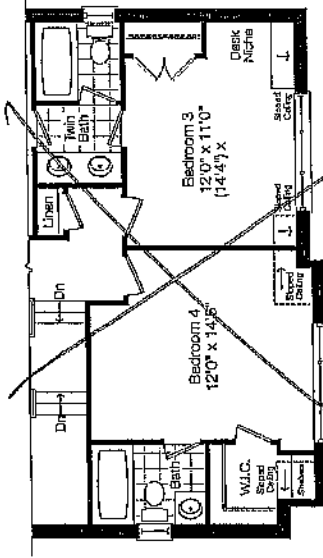
CASPIAN

Elev. A 2745 sq. ft.

Elev. B 2717 sq. ft.



Second Floor Elev. 'A'



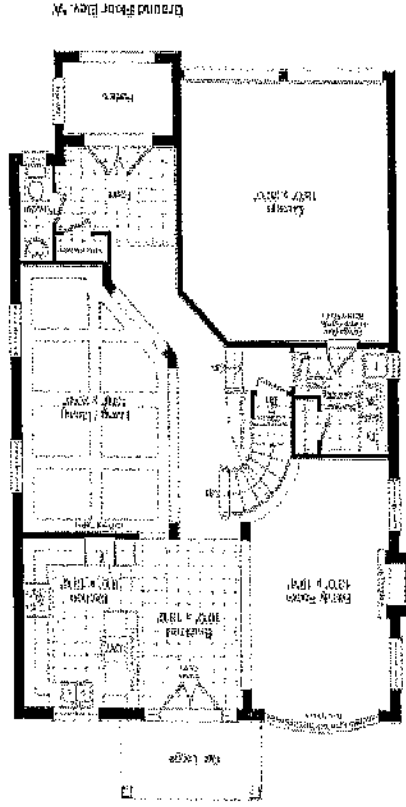
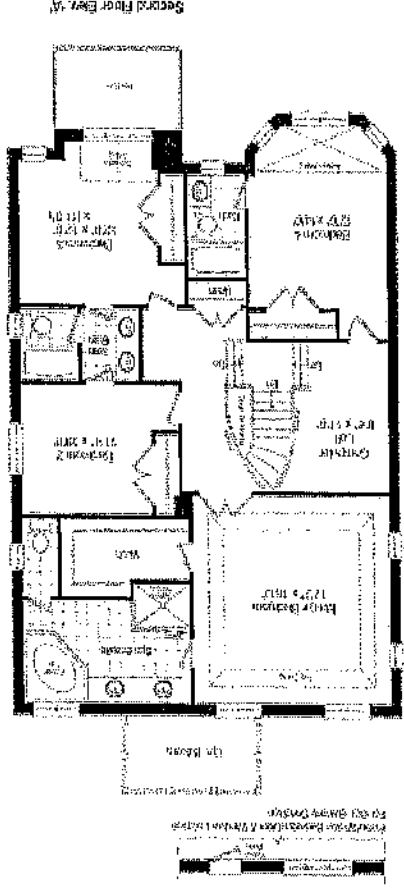
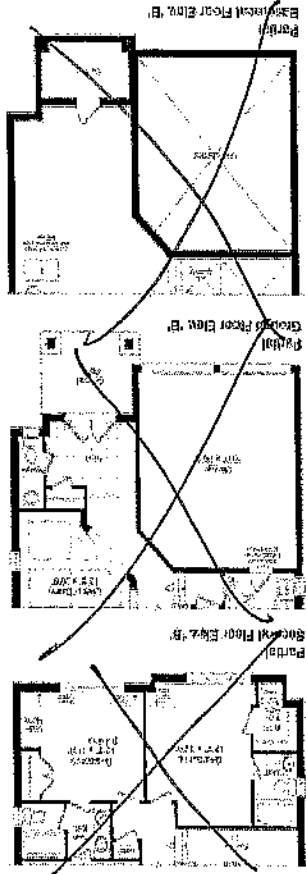
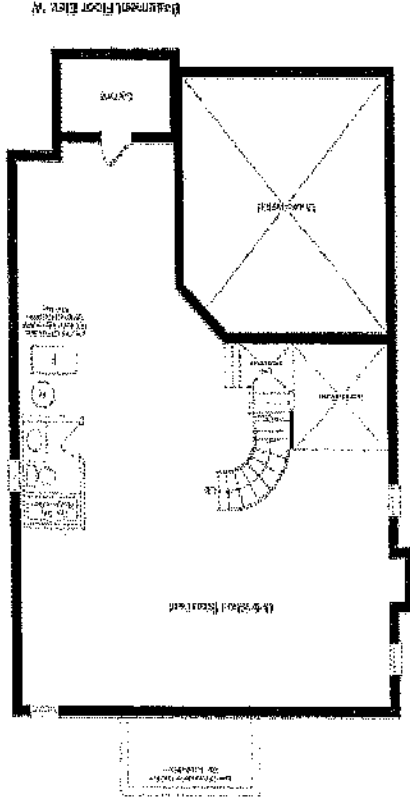
Partial Second Floor Elev. 'B'

Lot 33
Color A.
W. ego

SCHEDULE "FLP"

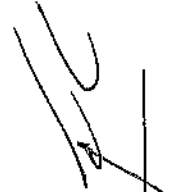
FLOOR PLAN

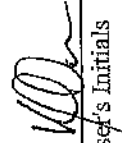
CASPIAN
Elev. A 2745 sq. ft.
Elev. B 2717 sq. ft.



42-03

Plans and specifications are subject to change without notice. The purchaser may verify the accuracy of the plans and specifications by visiting the project site and verifying the same with the architect. The architect is not responsible for the accuracy of the plans and specifications. The purchaser is responsible for the accuracy of the plans and specifications.


Vendor's Initials


Purchaser's Initials


Purchaser's Initials