

2

ZANCOR
HOMES

PURCHASER REQUEST FOR EXTRAS

Purchaser:

V. Alati + A. Brufdrene

Res. No:

(9) 417-7492

Bus. No:

Subdivision:

Royal Collection

Lot No.	House Type	Elevation	Date Required	Date Ordered
12	Rutfield	A.		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	(8)	3 Extra Large Windows to basement 24" H x 30" W	
	(9)	2 Basement Windows Larger 24" H x 30" W	
	(10)	Open & Close Stairs - Create open to below stairwell. Upgrade stair to stained with iron pickets with open string and railing on one side. Iron building standard samples.	
	(11)	Water Line to Fridge	
	(12)	R.I. gas line to stove	
		SUB-TOTAL	
		HST	
		TOTAL AMOUNT ▶	

4/22/12 - House not started
12 - Need electrician plans drafted

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 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.

BUILDER:

HOME OWNER:

HOME OWNER:

DATE:

Sept 29, 2012

Sept 24, 2012

2

ZANCOR
HOMES

PURCHASER REQUEST FOR EXTRAS

Purchaser:

V. Plati & J. Boudlene

Res. No.

417-7492

Bus. No.

(4) 887-3482

Subdivision:

Royal Collection

Lot No.	House Type	Elevation	Date Required	Date Ordered
12	Halffield	A.		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	(13)	Push Back Horses on main floor & basement. (Great Room in line) with breakfast area Center fireplace in great room. Put the french doors in center of great room with a window on either side.	
	(14)	Finish basement with bathroom / Finish den w/ closet & rest of basement / unfinished furnace room / Finish Bathroom / Drywall / Ceil. / Paint / Berber Carpet Standard	
		SUB-TOTAL	
		HST	
		TOTAL AMOUNT ▶	

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BUILDER:

HOME OWNER:

HOME OWNER:

DATE:

Sept 29, 2012

DATE:

Sept. 24/12

Bus. No.:

Subdivision: Formal (Public)

Lot No.

12

House Type

Elevation

1

Date Required

Date Ordered

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE												
	(15)	Waffle ceiling to pilot room 3 squares x 4 squares													
	(16)	Add 12 pot lights to waffle ceiling													
		<table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td>4</td><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td><td>9</td></tr><tr><td>10</td><td>11</td><td>12</td></tr></table>	1	2	3	4	5	6	7	8	9	10	11	12	
1	2	3													
4	5	6													
7	8	9													
10	11	12													
	(17)	R. J. Bidet to ensuite Push back closet to accomodate													
		by cheque													
		on command.													
		SUB-TOTAL													
		TOTAL AMOUNT													

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BUILDER:

[Signature]

HOME OWNER:

HOME OWNER:

DATE:

Sep-29, 2012

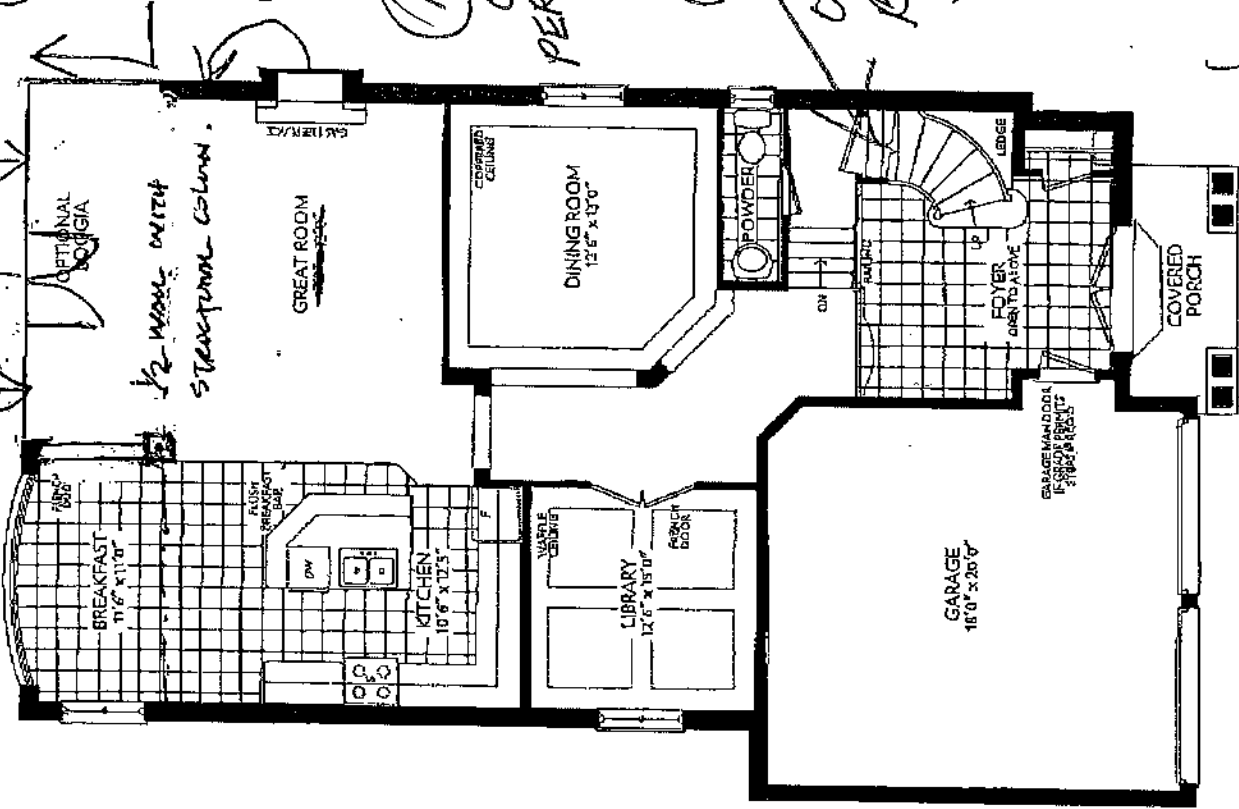
DATE:

APR. 24/12



ROYAL
COLLECTION
AT KEELE & KING

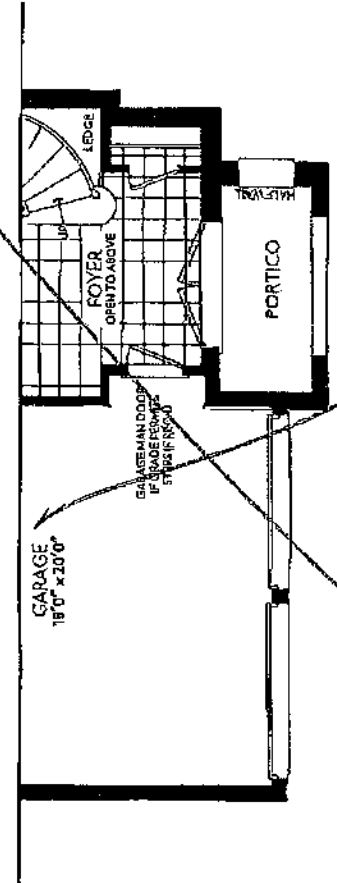
HATFIELD
ELEVATION A - 2574 SQ. FT.
ELEVATION B - 2627 SQ. FT.



GROUND FLOOR
ELEVATION A

(13) HALL & PS
CLOSET
WINDOW
(13) WINDOW
(13) WINDOW
PUSH BACK ROOM.
CENTER FIREPLACE
(15) WAFFLE CEILING AS PER PES
(10) DELUXE OPEN TO BELOW STAIRCASE

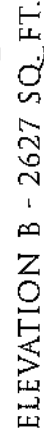
Lot 12
[Handwritten signatures]



GROUND FLOOR PARTIAL
ELEVATION B

Z
ZANCOR
HOMES

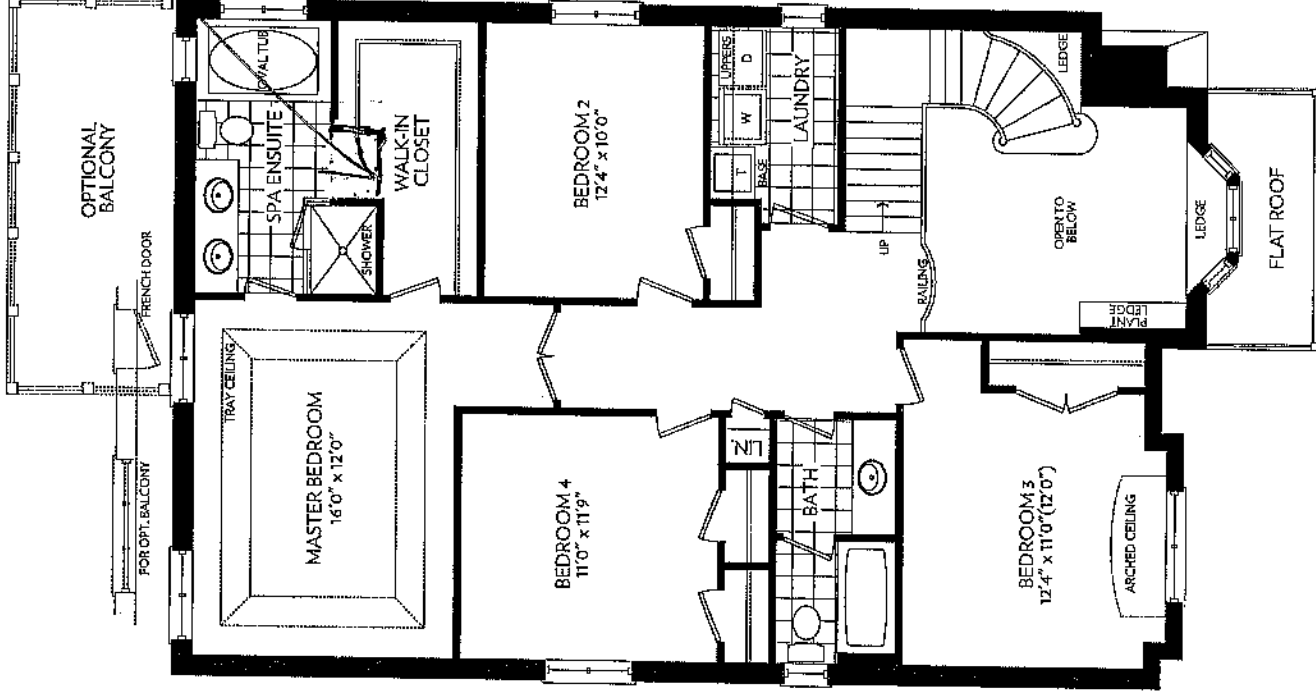
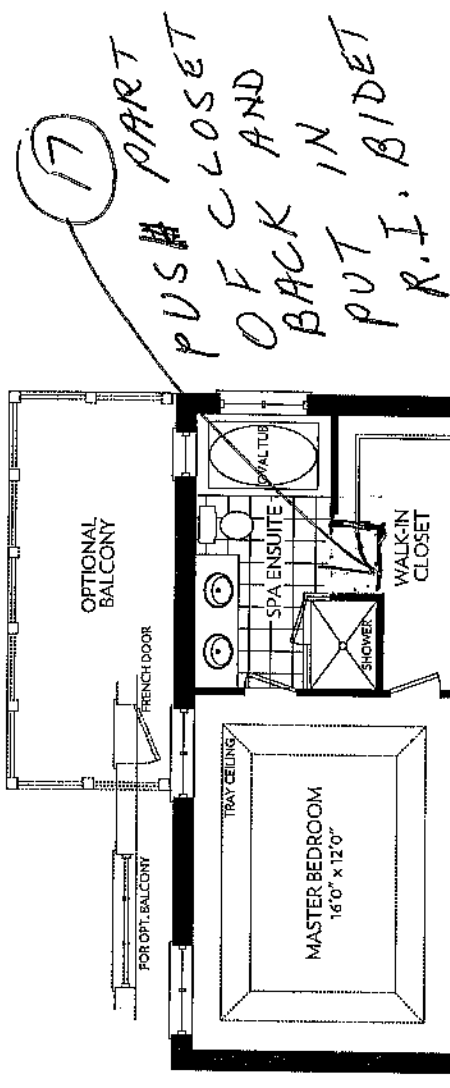
Prices and specifications are subject to change without notice. © 2012 Z.H. The guarantees they carry. Window sizes and locations may vary. Approx. location of furnace and water tank. Areas under specifications may vary. All plans are subject to change.





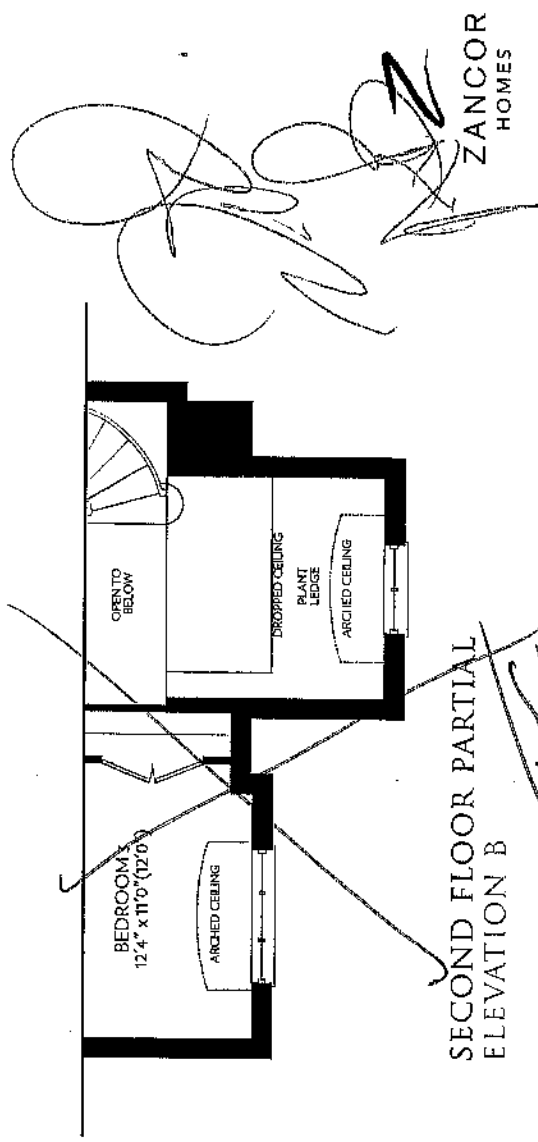
ROYAL
COLLECTION
AT KEELE & KING

HATFIELD
ELEVATION A - 2574 SQ. FT.
ELEVATION B - 2627 SQ. FT.



2012

SECOND FLOOR
ELEVATION A



SECOND FLOOR PARTIAL
ELEVATION B

ZANCOR
HOMES



ROYAL
COLLECTION
AT KEELE & KING

ZANCOR
HOMES

Lot 12.
Elev. H.
A.B.



HATFIELD
ELEVATION A - 2574 SQ. FT.

**ZANCOR
HOMES**

STRUCTURAL REQUIREMENTS*

Purchaser(s):

V. Alota & A. Boufaden

Subdivision:

Royal Collection

Lot No.	House Type	Elevation	Date
<i>12</i>	<i>Bayfield</i>	<i>#</i>	

STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	☒ Y ☐ N		<i>V/A</i>
• Additional Basement Windows	☒ Y ☐ N		<i>V/A</i>
• Upgraded Windows	☒ Y ☐ N		<i>V/A</i>
• 9' Basement	☒ Y ☐ N	<i>Included</i>	<i>V/A</i>
• 10' Main Floor	☒ Y ☐ N		<i>V/A</i>
• 9' 2nd Floor	☒ Y ☐ N		<i>V/A</i>
• Increase Height of Doors	☒ Y ☐ N		<i>V/A</i>
• Upgrade to Solid Core Interior Doors	☒ Y ☐ N		<i>V/A</i>
• Extra Window or Door Changes	☒ Y ☐ N		<i>V/A</i>
• Upgraded Window Grills	☒ Y ☐ N		<i>V/A</i>
• Optional Loggia	☒ Y ☐ N		<i>V/A</i>
• Optional Balcony	☒ Y ☐ N		<i>V/A</i>
• Skylights (location subject to trusses, engineering and architectural control)	☒ Y ☐ N		<i>V/A</i>
• Brick Colour & Exterior Package	☒ Y ☐ N	Pkg # <i>3</i>	<i>V/A</i>
• Additional Fireplaces	☒ Y ☐ N		<i>V/A</i>
• Gas/Electric	☒ Y ☐ N		<i>V/A</i>
• Stair Upgrades (Maple)	☒ Y ☐ N		<i>V/A</i>
• Open Stairs to Basement	☒ Y ☐ N		<i>V/A</i>
• Open Riser Staircase	☒ Y ☐ N		<i>V/A</i>
• Hot Water Tank Information/Upgrades	☒ Y ☐ N		<i>V/A</i>
• Appliance Specification required from purchaser for time of kitchen selection	☒ Y ☐ N	Date of Appointment:	<i>V/A</i>
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	☒ Y ☐ N	Date of Appointment:	<i>V/A</i>
• Is water line for fridge required?	☒ Y ☐ N		<i>V/A</i>
• Is gas line for stove required?	☒ Y ☐ N		<i>V/A</i>
• Are smooth ceilings required?	☒ Y ☐ N	<i>Included</i>	<i>V/A</i>
• Plumbing Changes	☒ Y ☐ N		<i>V/A</i>
• Bathtubs - Changes to Style/Size/Location	☒ Y ☐ N		<i>V/A</i>
• Frameless Glass Shower	☒ Y ☐ N	<i>Incl. Ensuite</i>	<i>V/A</i>
• Mirrors, Towel Racks to be installed?	☒ Y ☐ N		<i>V/A</i>
• Ensure Purchaser is aware of all ceiling designs in each room:		<i>Waffle Ceiling to Family Room</i>	<i>V/A</i>
• Cathedral Ceilings	☒ Y ☐ N		<i>V/A</i>
• Coffered Ceilings	☒ Y ☐ N		<i>V/A</i>
• High Ceilings	☒ Y ☐ N		<i>V/A</i>
• Water Heater/Furnace Upgrades	☒ Y ☐ N		<i>V/A</i>
• Energy Star Upgrades / Increase Insulation	☒ Y ☐ N		<i>V/A</i>
• Noise Insulation	☒ Y ☐ N		<i>V/A</i>
• Plywood Subfloors	☒ Y ☐ N	<i>Included</i>	<i>V/A</i>
• Upgrade to 200 amp electrical service	☒ Y ☐ N		<i>V/A</i>

*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.



BRICK SELECTION REQUEST*

To be completed at time of Structural

LOT #: LOT: 12RC
IN THE CITY OF: KING CITY
MODEL TYPE: HATFIELD ELEVATION: A
BETWEEN:
ZANCOR HOMES as VENDOR
AND
VALERIA ALATI & ABDEGLEM BOUPAGENE 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: 3
SECOND CHOICE: 5
THIRD CHOICE: 7

Dated at KING this 18th day of SEPTEMBER 2012
(Day) (Month) (Year)

Valeria Alati Witness
Abdeglem Boupagene Purchaser
Valeria Alati Witness
Abdeglem Boupagene Purchaser



NON-STANDARD APPLIANCE ACKNOWLEDGEMENT

PROJECT

Royal Collection

LOT No.

12

PLAN No.

HOMEOWNER(S)

V. Alati & A. Boufadene

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 Oct. 1/12

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

Acknowledged and agreed this

18 day of Sept, 2012

Purchasers Signature

[Signature]

Date

Sept 18/12

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

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: **VALERIA ALATI**
Purchaser: **ABDESLEM BOUFADENE**
Vendor: **Zancor Homes (KC) Ltd.**
Lot #: **12** Phase: **RC** Plan No.:
Street: **Burns Boulevard**
in the: **Township of King**
Date of Offer: **Tuesday July 10, 2012**

DELETE:

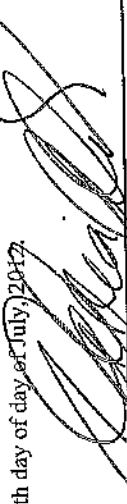
1. Lot 35
2. SCHEDULE "F" CONDITIONAL ON FINANCING TO JULY 17TH, 2012.
3. SCHEDULE "L" CONDITIONAL ON LAWYERS APPROVAL TO JULY 17TH, 2012.
4. SCHEDULE "X" CLAUSE 2(N) THE VARIATION BE AMENDED TO 5%.
5. SCHEDULE "X" CLAUSE 2(U) THE INTEREST RATE OF 12%.
6. SCHEDULE "X" CLAUSE 8 THE INTEREST RATE OF 12%.

INSERT:

1. Lot 12
2. Out Basement lot with 5 x7 foot deck and stairs off rear of home, and larger window to rear of house in the basement.
3. CAP SCHEDULE "X" PAGE 2
2-E, 2-F AND PART OF 2-G (REAL-ESTATE TRANSACTION LEVY SURCHARGE AND BLUE BOXES)
CAPPED AT \$4000.00 + HST
4. SCHEDULE "X" CLAUSE 2(N) THE VARIATION BE AMENDED TO 2.5%.
5. SCHEDULE "X" CLAUSE 2(U) THE INTEREST RATE BE REVISED TO 6%.
6. SCHEDULE "X" CLAUSE 8 THE INTEREST RATE BE REVISED TO 6%.
7. THIS IS NOW A FIRM AND BINDING AGREEMENT.


Witness (Sign & Print Name)

Witness (Sign & Print Name)

Dated at King City, Ontario this 18th day of July, 2012.

Purchaser - VALERIA ALATI

Purchaser - ABDESLEM BOUFADENE

Accepted at Concord, Ontario this 23 day of July, 2012

Zancor Homes (KC) Ltd.

Per: 
Authorized Signing Officer



ZANCOR HOMES

SCHEDULE "E"

PURCHASER'S EXTRAS

V ₁ or Zancor Homes (KC) Ltd.		Purchaser(s) VALERIA ALATI ABDESLEM BOUFADENE Telephone Number: 905-417-7492		
Lot Number 12	House Type - Summerset (42-012) Elev A Hot Field 42-02	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 10-Jul-2012

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

DESCRIPTION

1. 9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
2. 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
3. STAIN STAIRCASE FROM FIRST TO SECOND FLOOR
4. UPGRADE #3 HANDRAILS WITH WROUGHT IRON PICKETS.
5. 6 PIECE FRIGIDAIRE GALLERY APPLIANCE PACKAGE
6. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.
7.1 K OUT BASEMENT LOT WITH 5 X 7 FOOT DECK AND STAIRS OFF REAR OF HOME, AND LARGER WINDOW TO REAR OF HOME IN THE BASEMENT.

Conditions:

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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: VALERIA ALATI

Purchaser: ABDESLEM BOUFADENE

Royal Hallmarks

Royal Luxury

- Soaring smooth ceilings: 10' main floor, grand 9' basement and second floor ceilings with larger windows for better indoor light*
- Dramatic marble tiled entry foyers
- Elegant coffered and tray ceilings with plaster moulding in dining and living rooms**
- Gleaming hardwood floors throughout***
- Stunning oak stairs and handrails with wrought iron spindles
- Bold baseboard trim and step casing
- The comfort of air conditioning

Royal Spa

- Spa rain showerhead & hand held on shower slide bar
- Oversized frameless glass shower enclosure
- Gorgeous KOHLER fixtures & faucets
- Indulgent marble master ensuite countertops

Royal Gourmet

- Designer custom crafted wood kitchen cabinetry
- Luxurious granite kitchen countertops
- Spacious islands and breakfast bars**

Royal Quality & Efficiency

- Added stability and noise reduction with engineered floor joists & ¾" plywood subfloor for more open plans
- High quality Benjamin Moore paint
- 200 amp hydro service
- Bell, Cable and CAT5 to be terminated in The Zancor Smart Home
- Energy Star qualified homes for better indoor air quality, lower energy bills and greater energy efficiency
- Energy-saving foam insulation around all windows
- Energy Star marble gas fireplaces

Royal Curb Appeal

- Premium stained entry doors with side lights and glass inserts**
- Stained over-height carriage-style garage doors with beautiful glass inserts and black hardware
- Exclusive landscaping packages
- The convenience of a 6' high wood privacy fence
- Beautiful stucco, stone and brick exteriors

*42' lots only

**as per plan

***natural finish 3¼ x ¾ to finished areas only (not in tiled areas) as per plan



Vendor's Initials



Purchaser's Initials

Purchaser's Initials

SCHEDULE "A"

LUXURY FEATURES

Schedule "A" - An Exquisite Collection of Finishes IMPRESSIVE EXTERIOR FEATURES

1. Superior architecturally designed homes with inspired combinations of brick, stone, stucco and pre-cast stone accents, detailed exterior trim features, exquisite Hardie Board and/or smartside siding (on gable ends) in selected locations as per elevation with keystone and masonry detailing in brick (as per elevation).
2. Pleasing streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and material. Gracious covered porches, charming balconies and porticos (as per plan).
3. Striking pre-cast concrete windowsills, headers, and entrance arches (as per elevation).
4. Traditional stained over-height Carriage style garage doors with beautiful glass inserts (as per plan).
5. Fully sodded front, side, and rear yards plus boulevards.
6. Main entries featuring impressive single or double doors with thermal insulated stained wood grain look exterior (as per plan). Front doors also feature magnificent glass window inserts (as per plan).
7. Poured concrete basement walls, wrapped with quality air-gap, waterproof membrane and weeping tiles for extended protection.
8. Pre-cast concrete walks to front, side and rear entries (where applicable).
9. Maintenance free aluminum or vinyl soffits, fascias, eavestroughs and downspouts.
10. Two exterior water taps; one in garage and one in the rear (location to be determined by vendor).
11. Coloured mortar and recessed masonry joints to front elevations where brick is shown for a refined finished look.
12. Pewter door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
13. Self-sealing architectural asphalt shingles with a 30-year manufacturer's warranty and/or metal roof (as per plan).
14. Fully drywalled and primed garage ideal for workshops.
15. Complimentary fully paved driveways.

SUPPLEMENTARY INTERIOR FEATURES

16. Soaring 9' main floor and basement ceilings with impressive 8' second floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings) in estate townhomes.
17. Soaring 10' main floor with 9' basement and second floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings) in 42' detached homes.
18. Easy maintenance smooth ceilings throughout.
19. Impressive coffered ceilings in Living and Dining Room (as per applicable plan) with plaster moulding from b.s.s.
20. Elegant oak stairs and handrails to finished areas in warm natural finishes with wrought iron spindles (as per plan).
21. Choice of two interior quality Benjamin Moore paint colours from vendor's samples with all kitchen, laundry and all bathrooms finished in semi-gloss.
22. Wire shelving installed in all closets.
23. Reinforced concrete garage floor with grade beams.
24. Dropped ceilings and bulkheads over kitchen cabinets and main baths (where applicable).
25. Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation.
26. Duct cleaning at time of occupancy.

GOURMET KITCHEN FEATURES

27. Luxurious granite kitchen countertops with your choice of colour from vendor's standard samples.
28. Custom designed kitchen cabinets in a wide choice of styles from vendor's samples.
29. Island with base cabinets plus extended bar top (as per plan).
30. Stainless steel undermount sink with single lever faucet.
31. Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
32. Convenient split electrical outlets at counter level for small appliances.
33. Two-speed exhaust white hood fan with venting to outside over stove area.
34. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

35. Quality ceramic wall tiles in tub and shower enclosure to ceiling height, with 2 rows of 6"x8" tile or 1 row of 10"x10" or 12"x12" around oval tub (where applicable).
36. Separate frameless glass shower stall (as per plan) to include grand marble surround and light fixture.
37. Pedestal sink in powder room (as per plan).
38. White ceramic accessories in all bathrooms and washrooms.
39. Mirrors included in all bathrooms and powder room.
40. Cement "Wonderboard" (3/8" high) on shower enclosure wall(s).
41. White ceramic plumbing fixtures.
42. Post formed arborite or formica counter tops.
43. Marble countertops in Master Ensuite.
44. Energy Star exhaust fans in all bathrooms.
45. Choice of quality bathroom cabinets from vendor's standard samples.
46. Water saving aerators on all faucets.
47. Water saving toilets.
48. Water saving shower heads on all showers with temperature control valves.
49. Privacy locks on all bathroom doors.

A.B.

SCHEDULE "A"

LUXURY FEATURES

LAUNDRY ROOM ACCENTS

- 50. Convenient fiberglass laundry tub with separate drain and base cabinets (as per plan).
- 51. Hot and cold laundry taps for washer with heavy duty wiring for dryer.
- 52. Side venting for dryer.
- 53. Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required).
- 54. Upper laundry cabinets in white as per applicable plan.

EXQUISITE FLOORING FINISHES

- 55. Marble tiled entry foyer.
- 56. Quality ceramic tile flooring in powder room, bathrooms, kitchen, breakfast areas and laundry room (as per plan).
- 57. 3 1/4" x 3/4" natural prefinished hardwood throughout (except tiled areas as per plan.)

BREATHTAKING WINDOWS, DOORS AND MILLWORK

- 58. Striking 5" colonial baseboard, painted white throughout with doorstop to tiled or hardwood floor areas. 2 3/4" step casing painted white on all doors windows and flat archways throughout finished areas.

- 59. Colonial style interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior areas.

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

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

- 62. Maintenance free structural vinyl thermopane basement windows (as per plan).

- 63. Sliding thermal-glazed patio door(s) or French door(s) (as per plan).

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

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

LIGHTING & ELECTRICAL

- 66. 200 amp electrical service with circuit breaker panel.

- 67. Fully installed exterior light fixtures.

- 68. 7 exterior waterproof electrical outlets (one being in garage).

- 69. Light fixtures provided throughout finished areas except in living room, with white décor style switches and receptacles.

- 70. One automatic smoke detector installed on every floor for home and family safety.

- 71. Electric door chime with doorbell at front entry.

- 72. Copper wiring throughout.

- 73. Switch controlled receptacles in living room.

- 74. Ground fault interrupter protection for all bathroom(s) and powder room.

- 75. Carbon monoxide detector.

INCREDIBLE ENERGY SAVING FEATURES

- 76. Direct vent gas fireplace with electronic ignition featuring painted mantel and marble surround, complete with glass panel, gas log and wall switch from builder's standard samples (as per plan).

- 77. 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.

- 78. Basement walls insulated as per building code.

- 79. Houses "gas ready", including line to BBQ.

SECURITY FEATURES FOR YOUR PEACE OF MIND

- 80. Hinges and striker plates reinforced with extra long screws.

- 81. Additional blocking at all exterior doors jambs.

- 82. Additional screws at patio door to prevent lifting.

- 83. Rough-in for security system (location to be determined by vendor).

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES

- 84. Structural beam construction in basement (as per applicable plan).

- 85. All slab-floors will be re-fastened with screws prior to floor finishes and joints sanded.

- 86. Taps and drains for automatic washer and dryer vent.

- 87. 2" x 6" exterior wall construction.

- 88. Engineered floor joists & 3/4" plywood subfloor.

CUSTOMER FRIENDLY UPGRADE PROGRAM

- 89. 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 to choose their colours and materials. (When schedules permit).

LOOKOUT AND WALKOUT CONDITIONS

- 90. 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.

- 91. Some walkout lot conditions shall include as per plan a 5' x 7' deck, sliding patio door in basement and large, rear 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

- 92. Rough-in for central vacuum system to garage.

- 93. 3-piece rough-in to basement, location to be determined by vendor.

ADDITIONAL FEATURES

- 94. Humidifier connected to furnace.

- 95. Heat Recovery Ventilator (HRV) for improved indoor air quality.

- 96. Complete central air conditioning.

- 97. Bell, Cable and CAT5 to be terminated in The Zancor Smart Home.

CONDITIONS

- 98. 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.

- 99. The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closure date.
- 100. Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment.

SCHEDULE "A"

LUXURY FEATURES

101. Purchaser acknowledges that Tarrion enrolment fee is based on the purchase price herein.
102. 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., may be for display purposes only and may not be included in the dwelling unit purchased herein.
103. The purchaser acknowledges that the side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
104. 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.
105. 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.
106. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
107. 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.
108. The vendor shall be entitled to reverse the plan of the house being constructed.
109. 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.
110. 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.
- Price: All specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available. E. & O.E. November 19/11



Vendor's Initials



Purchaser's Initials



Purchaser's Initials



ZANCOR
HOMES

SCHEDULE "E"
PURCHASER'S EXTRAS

Vendor Zancor Homes (KC) Ltd.		Purchaser(s) VALERIA ALATI ABDESLEM BOUFADENE Telephone Number: 905-417-7492	
Lot Number 35	House Type -Hatfield (42-02) Elev A	Reg. Plan #	Closing Date As Per Agreement Date Ordered 10-Jul-2012

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

DESCRIPTION

1. 9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
2. 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
3. STAIN STAIRCASE FROM FIRST TO SECOND FLOOR
4. UPGRADE #3 HANDRAILS WITH WROUGHT IRON PICKETS.
5. 6 PIECE FRIGIDAIRE GALLERY APPLIANCE PACKAGE
6. PURCHASER IS AWARE 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. 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

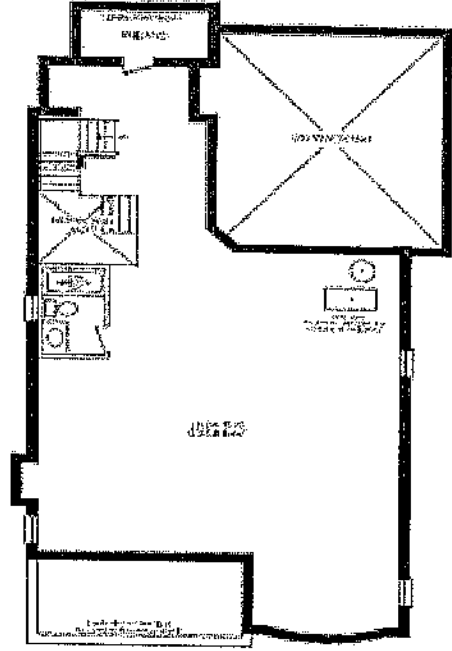

Purchaser: VALERIA ALATI


Purchaser: ABDESLEM BOUFADENE

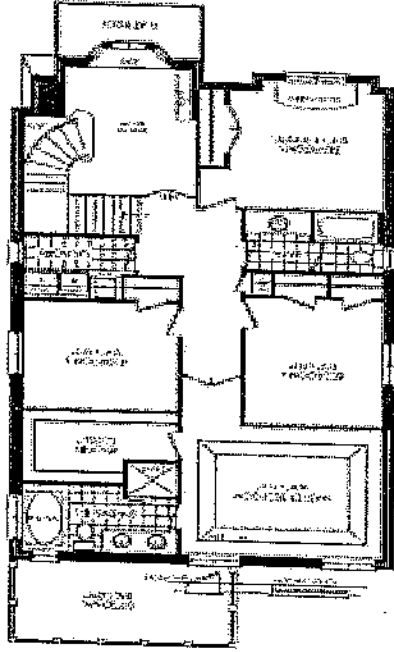
SCHEDULE "FLP"

FLOOR PLAN

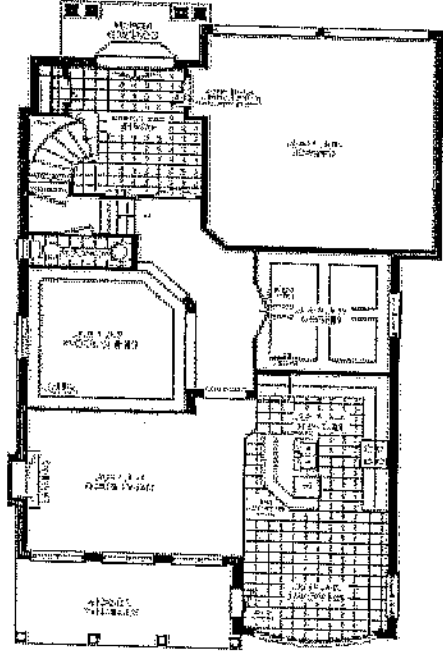
HATFIELD



BASEMENT
ELEVATION A

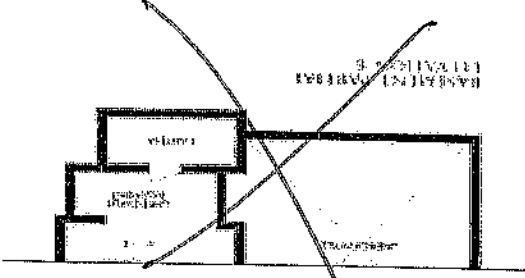


SECOND FLOOR
ELEVATION A

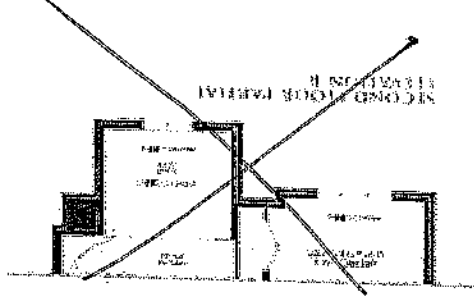


GROUND FLOOR
ELEVATION A

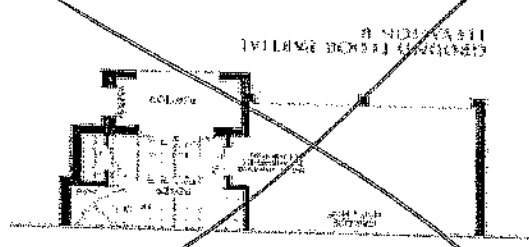
LOT: 35 RC
"A"
HATFIELD



BASEMENT
ELEVATION A



SECOND FLOOR
ELEVATION A



GROUND FLOOR
ELEVATION A

[Handwritten signature]

Vendor's Initials

[Handwritten signature]

Purchaser's Initials

A.B.

Purchaser's Initials