

2

ZANCOR
HOMES

PURCHASER REQUEST FOR EXTRAS

Purchaser: Victor Suppo & Claudine LoriaRes. No: (4) 277-6618 Bus. No: (4) 970-7876Subdivision: Royal Collection

Lot No.	House Type	Elevation	Date Required	Date Ordered
38	Doover	A.		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	(5)	R.I. gal. line to stored	
	(6)	Water Line to Fridge	
	(7)	Basement Windows 24" x 30"	
	5		
	(8)	Basement Windows 24" x 30"	
	(9)	60" Wide Window over sink in kitchen	
		3 panel cabinets will be used to accommodate this window	
	(10)	Upgraded Brick Package	
		SUB-TOTAL	
		HST	
		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 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 \$5000.

BUILDER:


Oct 18, 2012

DATE:

HOME OWNER:

HOME OWNER:

DATE:


Sep 17/12

2

PURCHASER REQUEST FOR EXTRAS

ZANCOR
HOMES

Purchaser:

Victor Super & Claudine Lorian

Res. No:

(4) 277-6616

Bus. No:

Subdivision:

Royal Collection

Lot No.	38	House Type	Dover	Elevation	A	Date Required		Date Ordered	
"OFFICE USE ONLY"	ITEM	DESCRIPTION					PRICE		
	(11)	(1) Delete Wall between servery and kitchen /							
		(2) Move brick wall back 24" in-line with servery wall between dining room and servery / make a 30" deep wall beside pantry - needs to carry point load /							
		Make a 30" deep wall between eating area and family room - needs to carry point load / (€)							
		Additional ceramic SUB-TOTAL							
		(standard) in extended HST Kitchen.							
		TOTAL AMOUNT ▶							

Conditions:

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BUILDER:



HOME OWNER:



DATE:

Oct 18, 2012

HOME OWNER:



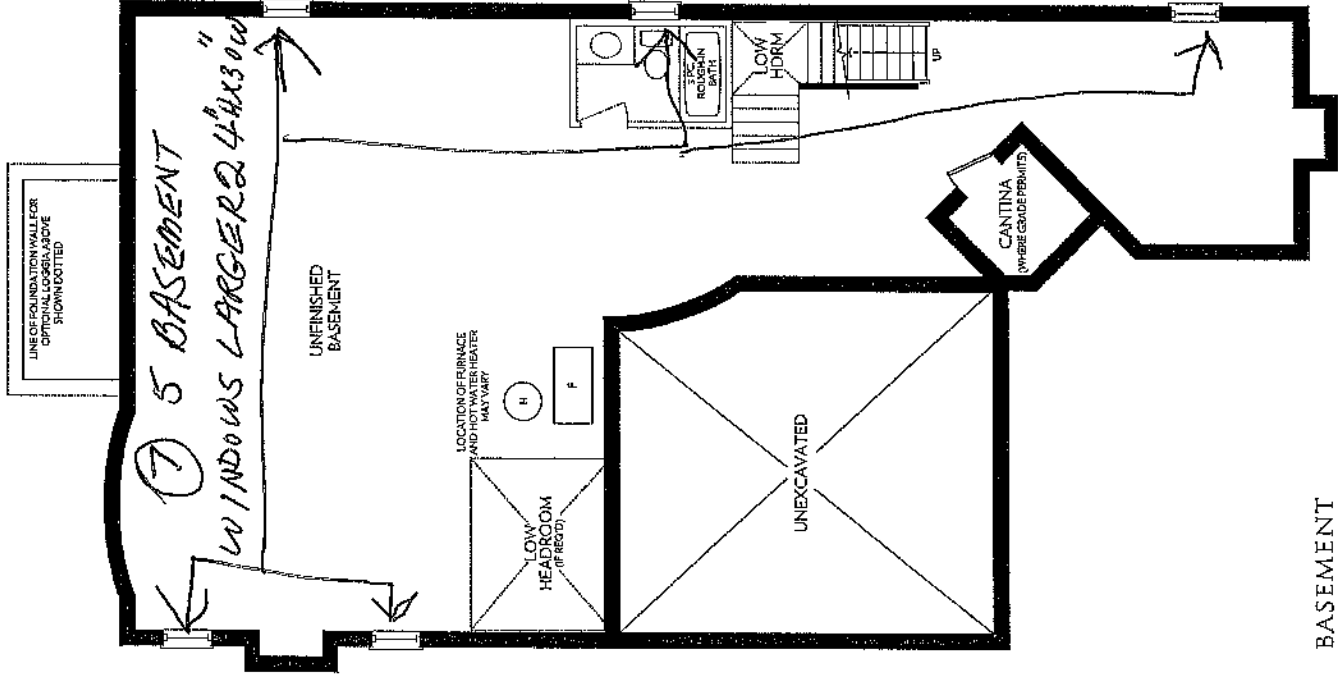
DATE: Sept. 17/12.



ROYAL COLLECTION

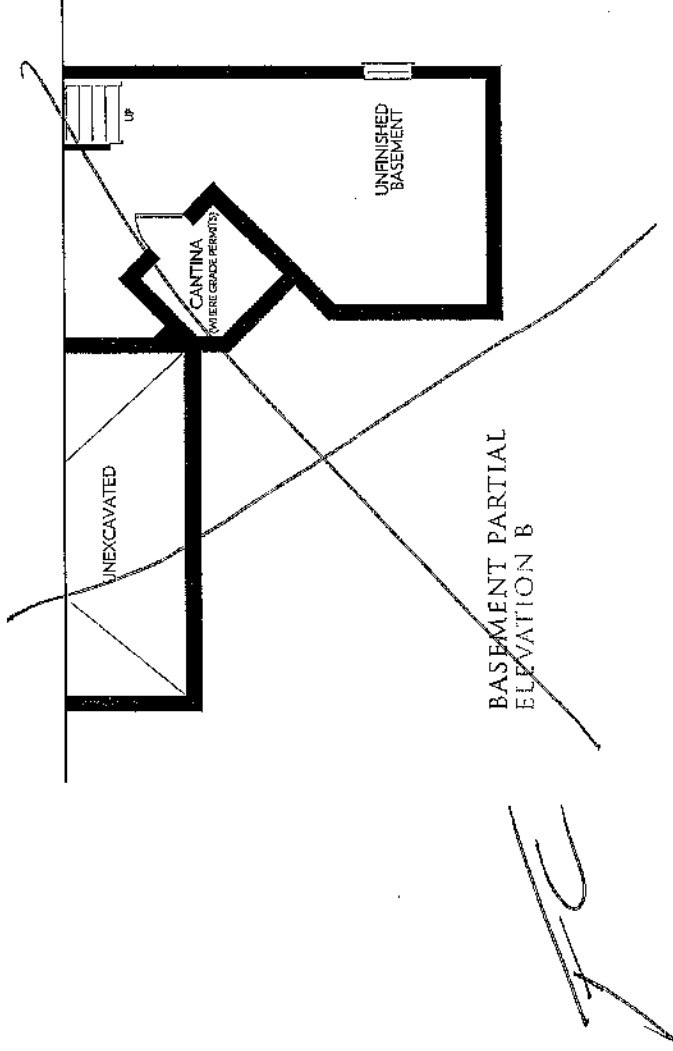
AT KEELE & KING

DOVER
ELEVATION A - 2860 SQ. FT.
ELEVATION B - 2817 SQ. FT.



Lot 38
Elev. A.

BASEMENT ELEVATION A



BASEMENT PARTIAL ELEVATION B

ZANCOR HOMES



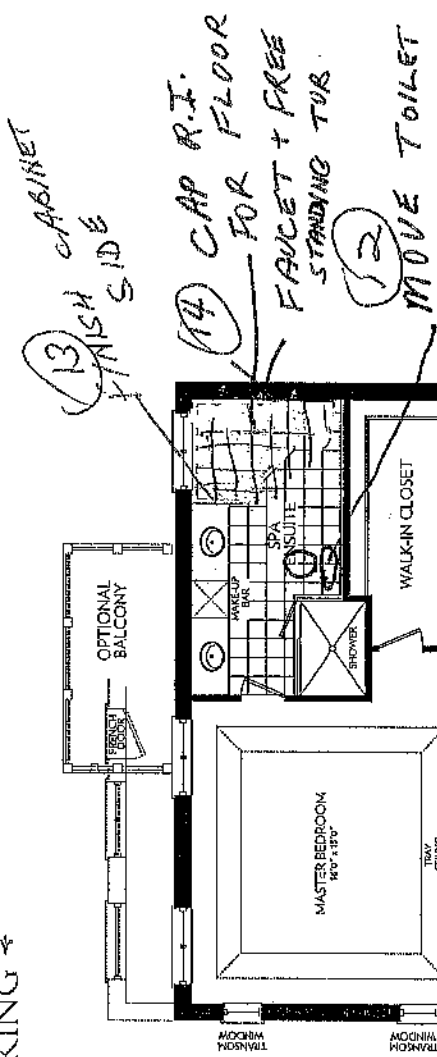
ROYAL COLLECTION

AT KEELE & KING

DOVER

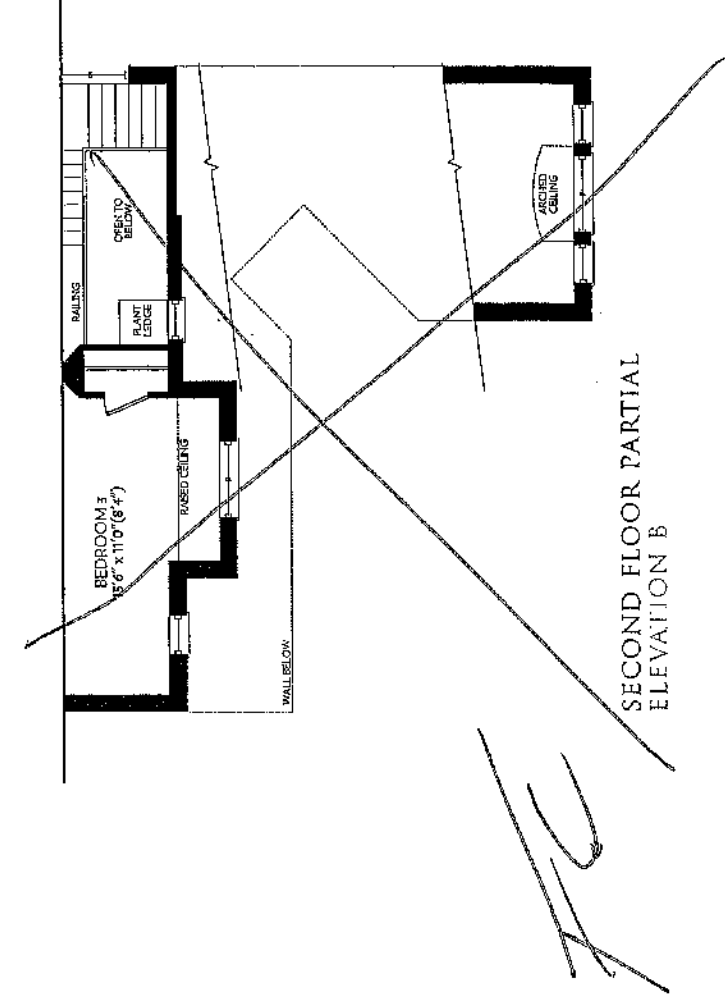
ELEVATION A - 2860 SQ. FT.

ELEVATION B - 2817 SQ. FT.



Lot 38
Elev. A.

SECOND FLOOR
ELEVATION A



ZANCOR
HOMES



ROYAL COLLECTION

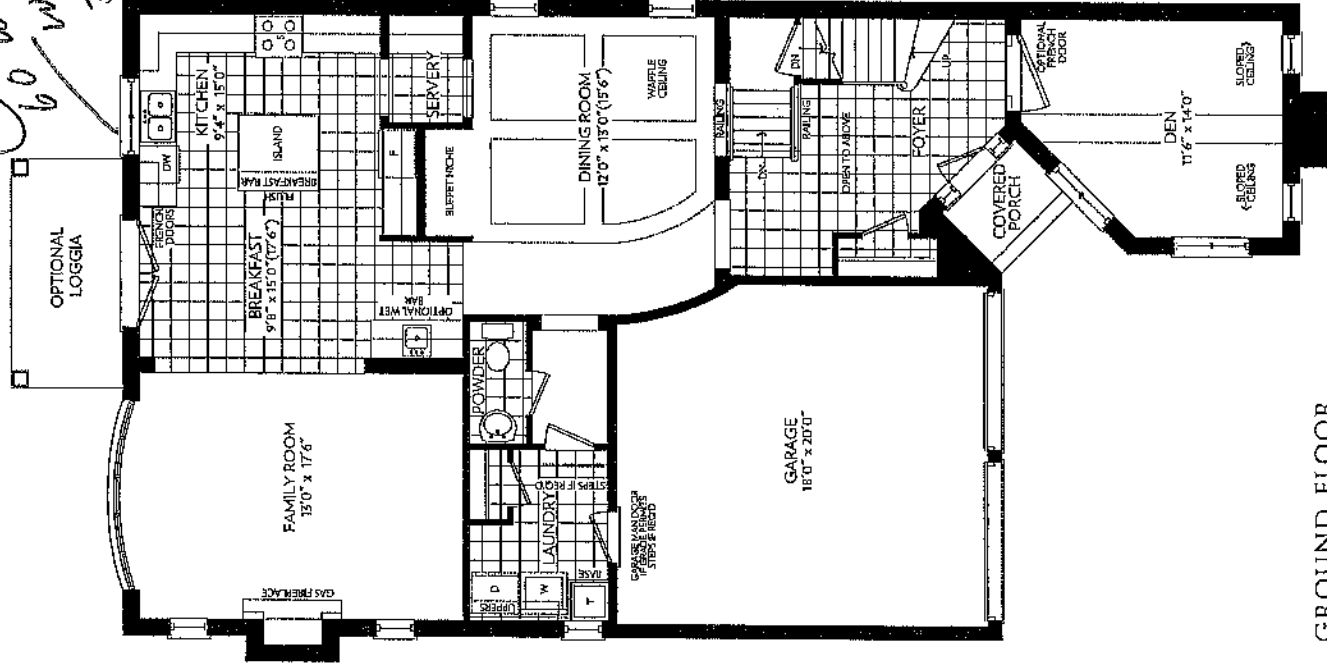
AT KEELE & KING

DOVER

ELEVATION A - 2860 SQ. FT.

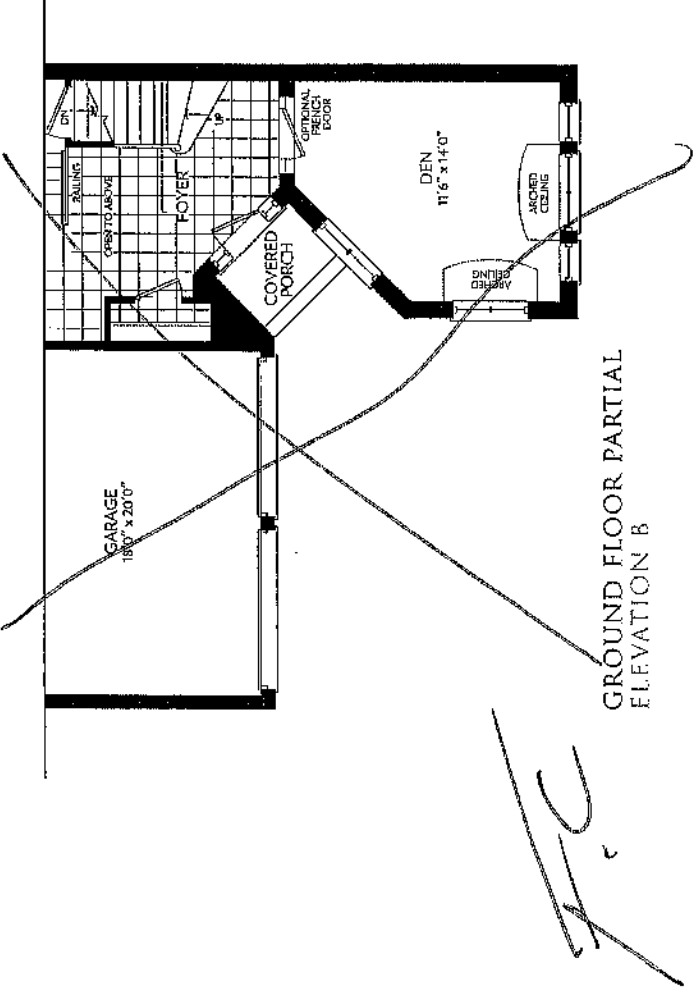
ELEVATION B - 2817 SQ. FT.

9' 1" WIDE
6' 0" WINDOWS
3 PANELED



GROUND FLOOR
ELEVATION A

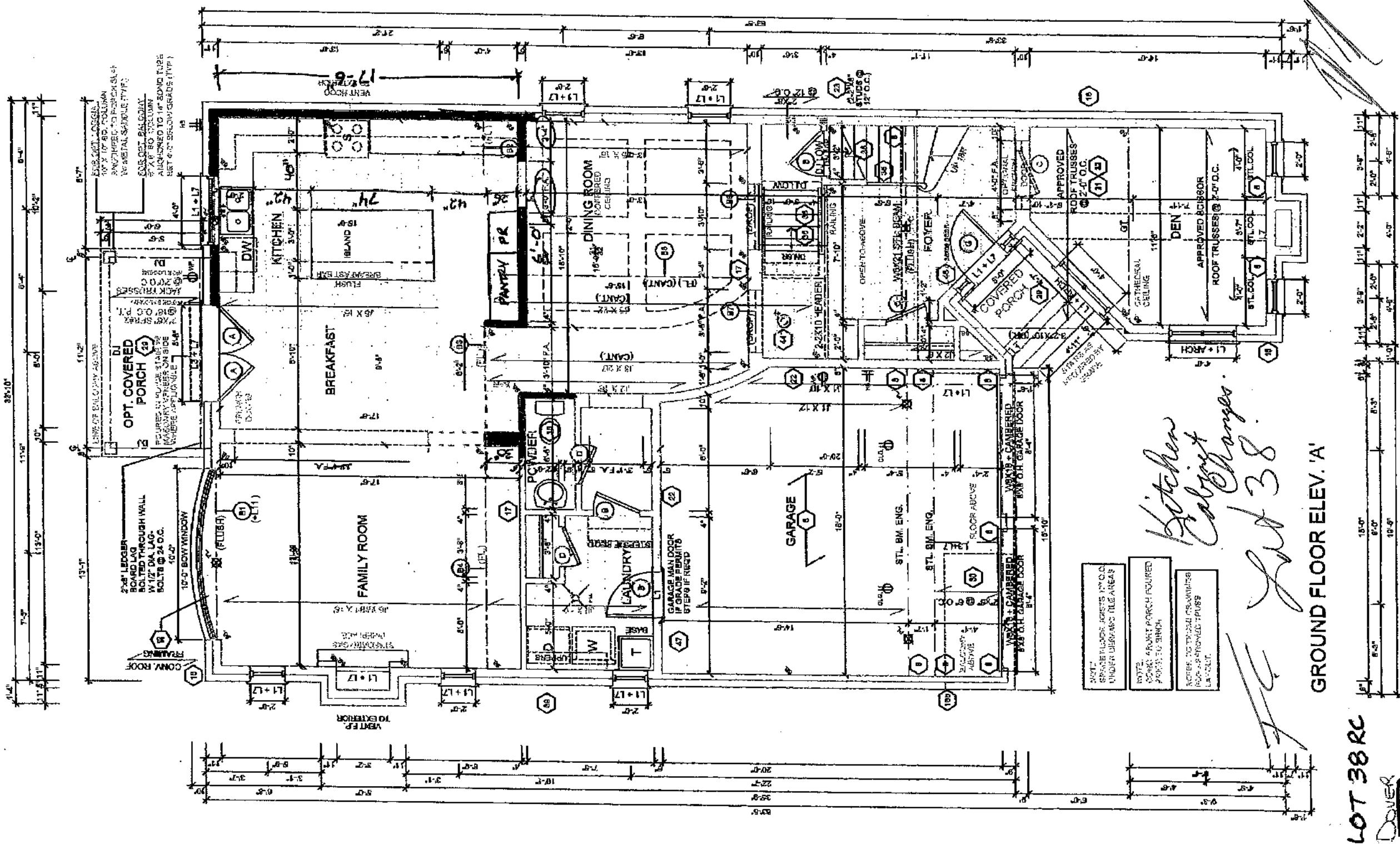
28638



GROUND FLOOR PARTIAL
ELEVATION B

2
ZANCOR
HOMES

Prices and specifications are subject to change without notice. E&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 artist's concept.



GROUND FLOOR ELEV. 'A'

LOT 38 RC
DOVER



QUALITY TOPS & KITCHENS LTD.

80 SANTE DRIVE, VAUGHAN, ON L4K 3C4

T 416.746.1811 F 905.761.5901

QTK.ca info@qtk.ca

PURCHASER:	VICTOR SUPPO & CLAUDINE LOVISA	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	THE ROYAL COLLECTION
EMAIL:	CLOV86@HOTMAIL.COM	MODEL TYPE	DOVER (42-05)
PHONE #:	416-277-6610	LOT #:	38
PHONE #:	416-970-7876	DATE:	October 15, 2012

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ITEM #	QTY	DESCRIPTION	ROOM	PRICE
1		STRUCTURAL CHANGES		
2		DELETE WALL BETWEEN SERVERY AND KITCHEN		
3		MOVE FRIDGE WALL BACK 24" - IN-LINE WITH SERVERY WALL BETWEEN DINING ROOM AND SERVERY		
4		MAKE A 30" DEEP WALL BESIDE PANTRY - NEEDS TO CARRY POINT LOAD		
5		MAKE A 30" DEEP WALL BETWEEN EATING AREA AND FAMILY ROOM - NEEDS TO CARRY POINT LOAD		
6		ADDITIONAL CERAMICS IN EXTENDED KITCHEN		
		ADDITIONAL CABINERY REQUIRED FOR REVISED LAYOUT IS NOT INCLUDED IN THE FOLLOWING PRICE. THIS COST WILL BE PAID TO QTK BY THE HOMEOWNERS.		

Copied onto P.E.S. dated Sept 17/12. #11

Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you.

GLASS TYPE (IF APPLICABLE):		SUB-TOTAL:	
MESH TYPE (IF APPLICABLE):		TOTAL:	
MIRROR TYPE (IF APPLICABLE):		13% H.S.T.	
ALL CHANGES FINAL UPON SIGNING		GRAND TOTAL:	
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE REVERSE			
BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S			
PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED ON			
THE REVERSE OF THIS DOCUMENT			
(THIS AGREEMENT IS NOT BINDING UNTIL SIGNED IN THE QTK AUTHORIZED SIGNATURE LINE BELOW)			

BALANCE TO BE PAID IN FULL BY DUE DATE: _____ CUSTOMER INITIAL(S): _____

CUSTOMER SIGNATURE: _____ DATE: Sept. 17/12

CUSTOMER SIGNATURE: _____ DATE: _____

SALES REP NAME: GIOVANNI TOTO QTK AUTHORIZED SIGNATURE: _____

PAGE ____ OF ____ WHITE - CUSTOMER | YELLOW - FILE | GREEN - QTK ACCOUNTING



BRICK SELECTION REQUEST*

To be completed at time of Structurals

LOT #: 38
IN THE CITY OF: King
MODEL TYPE: Dover ELEVATION: #

BETWEEN:
Zancor Homes as VENDOR
AND
Victor Suppa & C. Louisa 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: 8
SECOND CHOICE: 9
THIRD CHOICE: 10

Dated at King this 23 day of Aug 2013
(Day) (Month) (Year)

J. Coto Witness
J. Coto Witness

[Signature] Purchaser
[Signature] Purchaser



ROYAL
COLLECTION
AT KEELE & KING

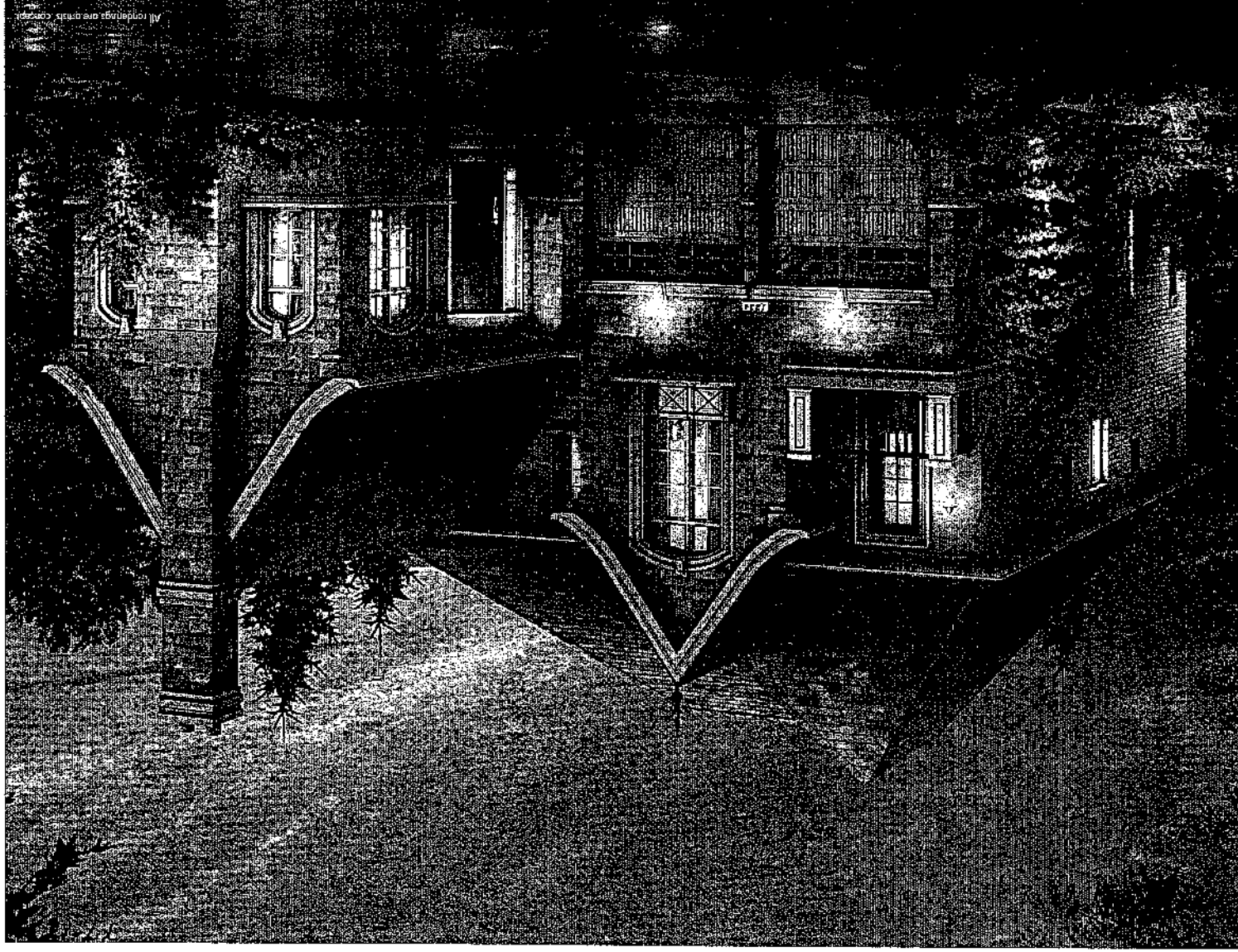
Lot 38

Class. H.

[Handwritten signature]

[Handwritten 'Z' mark]

ZANCOR
HOMES



DOVER
ELEVATION A - 2860 SQ. FT.



NON-STANDARD APPLIANCE ACKNOWLEDGEMENT

PROJECT

Royal Collection

LOT No.

38

PLAN No.

HOMEOWNER(S)

Victor Suppo & Claudine Loria

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 10/12

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

Acknowledged and agreed this 23 day of Aug, 2012



Purchasers Signature

Date

Sept 17/12.

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



ZANCOR
HOMES

STRUCTURAL REQUIREMENTS*

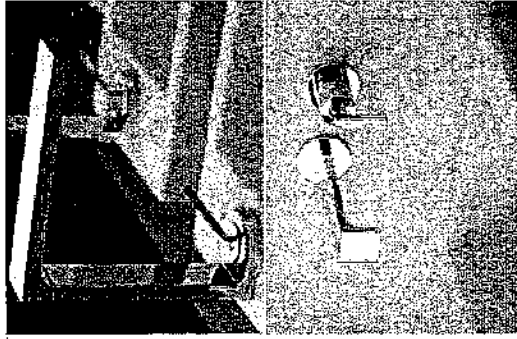
Purchaser(s): Victoria Suppo & Claudine Loria
Subdivision: Royal Collection

Lot No. <u>38</u>	House Type <u>Dover</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>MS</u>
• Additional Basement Windows	☒ Y ☐ N		<u>MS</u>
• Upgraded Windows	☒ Y ☐ N		<u>MS</u>
• 9' Basement	☒ Y ☐ N	<u>as per</u>	<u>MS</u>
• 10' Main Floor	☒ Y ☐ N	<u>plan</u>	<u>MS</u>
• 9' 2nd Floor	☒ Y ☐ N		<u>MS</u>
• Extra Window or Door Changes	☒ Y ☐ N		<u>MS</u>
• Upgraded Window Grills	☒ Y ☐ N		<u>MS</u>
• Optional Loggia	☒ Y ☐ N		<u>MS</u>
• Optional Balcony	☒ Y ☐ N		<u>MS</u>
• Skylights (Location subject to trusses, engineering and architectural control)	☒ Y ☐ N		<u>MS</u>
• Brick Colour & Exterior Package	☒ Y ☐ N	Pkg # <u>8</u>	<u>MS</u>
• Additional Fireplaces	☒ Y ☐ N		<u>MS</u>
• Gas/Electric	☒ Y ☐ N		<u>MS</u>
• Stair Upgrades (Maple)	☒ Y ☐ N		<u>MS</u>
• Open Stairs to Basement	☒ Y ☐ N		<u>MS</u>
• Open Riser Staircase	☒ Y ☐ N		<u>MS</u>
• Hot Water Tank Information/Upgrades	☒ Y ☐ N		<u>MS</u>
• Appliance Specification required from purchaser for time of kitchen selection	☒ Y ☐ N	Date of Appointment:	<u>MS</u>
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	☒ Y ☐ N	Date of Appointment:	<u>MS</u>
• Is water line for fridge required?	☒ Y ☐ N		<u>MS</u>
• Is gas line for stove required?	☒ Y ☐ N		<u>MS</u>
• Are smooth ceilings required?	☒ Y ☐ N		<u>MS</u>
• Plumbing Changes	☒ Y ☐ N		<u>MS</u>
• Bathtubs - Changes to Style/Size/Location	☒ Y ☐ N		<u>MS</u>
• Frameless Glass Shower	☒ Y ☐ N	<u>Ensuite</u>	<u>MS</u>
• Mirrors, Towel Racks to be installed?	☒ Y ☐ N		<u>MS</u>
• Ensure Purchaser is aware of all ceiling designs in each room:		<u>as per</u>	<u>MS</u>
• Cathedral Ceilings	☒ Y ☐ N	<u>plan</u>	<u>MS</u>
• Coffered Ceilings	☒ Y ☐ N		<u>MS</u>
• High Ceilings	☒ Y ☐ N		<u>MS</u>
• Water Heater/Furnace Upgrades	☒ Y ☐ N		<u>MS</u>
• Energy Star Upgrades / Increase Insulation	☒ Y ☐ N		<u>MS</u>
• Noise Insulation	☒ Y ☐ N		<u>MS</u>
• Plywood Subfloors	☒ Y ☐ N	<u>Included</u>	<u>MS</u>
• Upgrade to 200 amp electrical service	☒ Y ☐ N	<u>Included</u>	<u>MS</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.

WATERBLADE J

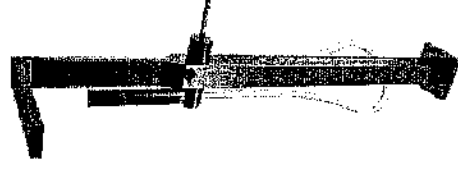
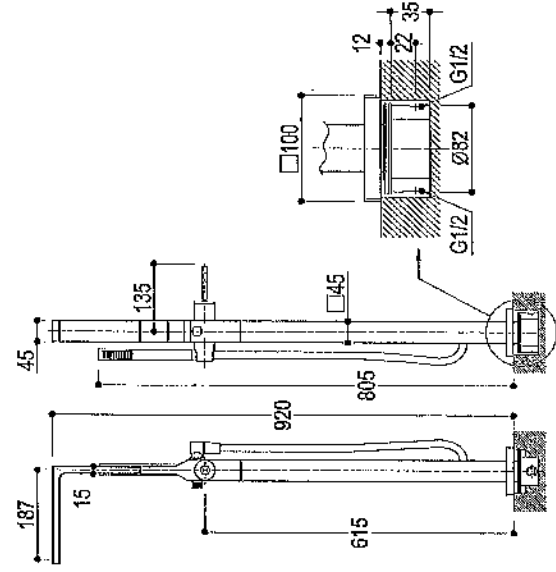


WATERBLADE J

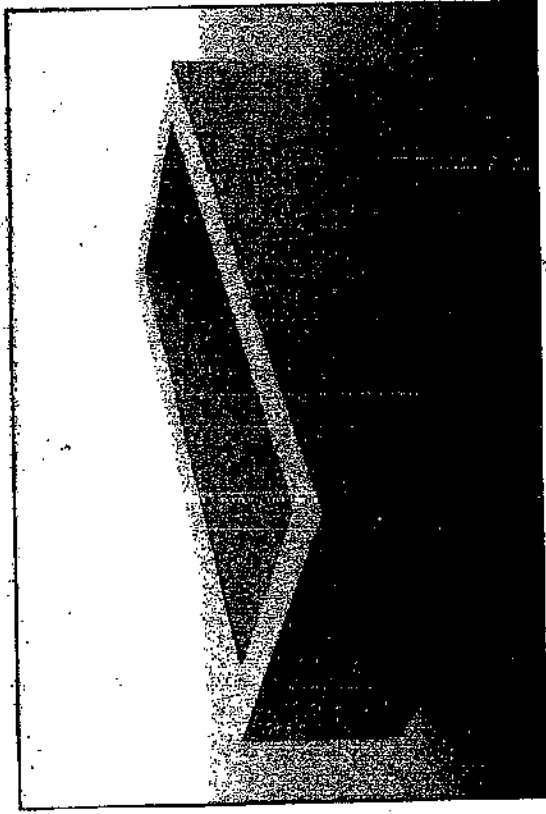
design Peter Jamieson

H0BA1475

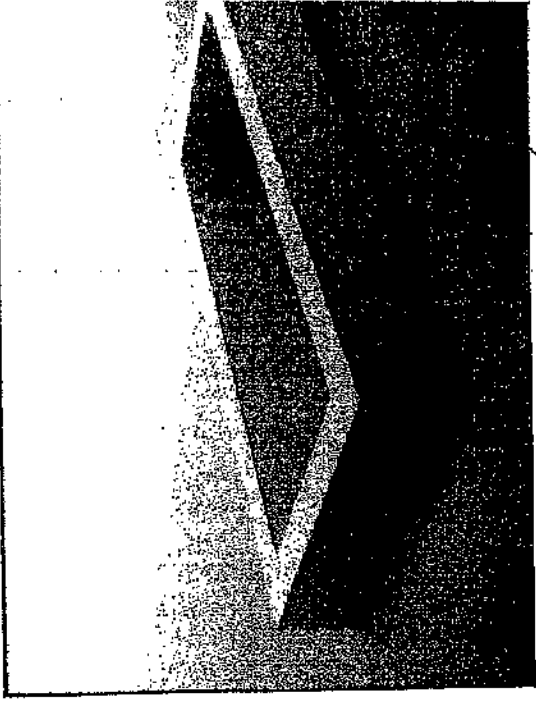
Colonna bordo vasca da terra | Standing floor bath group



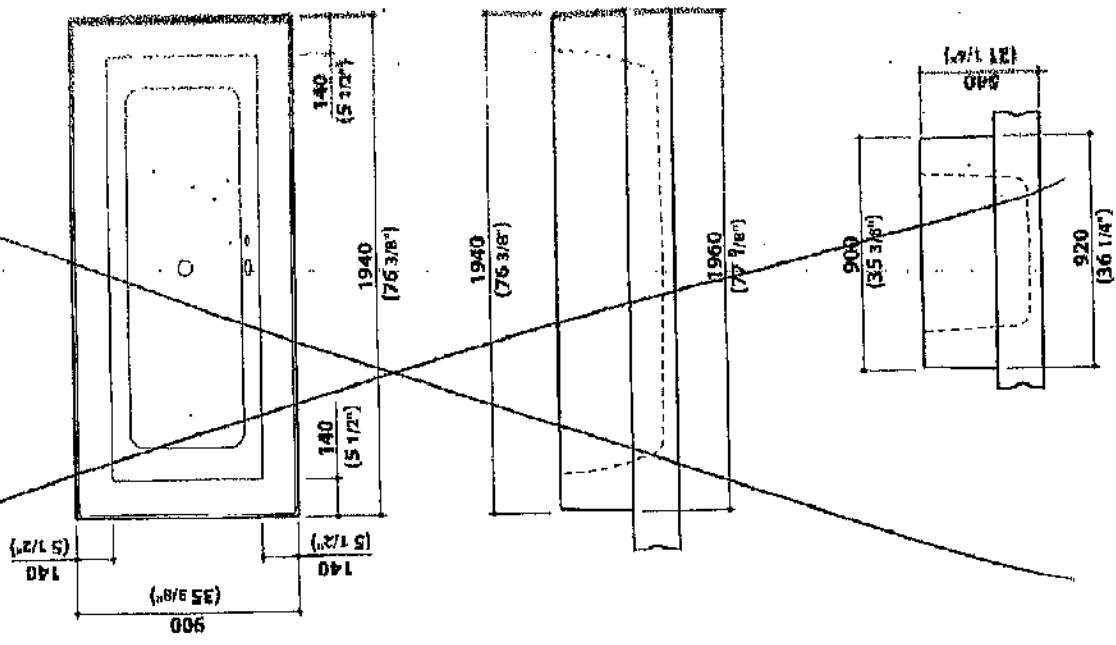
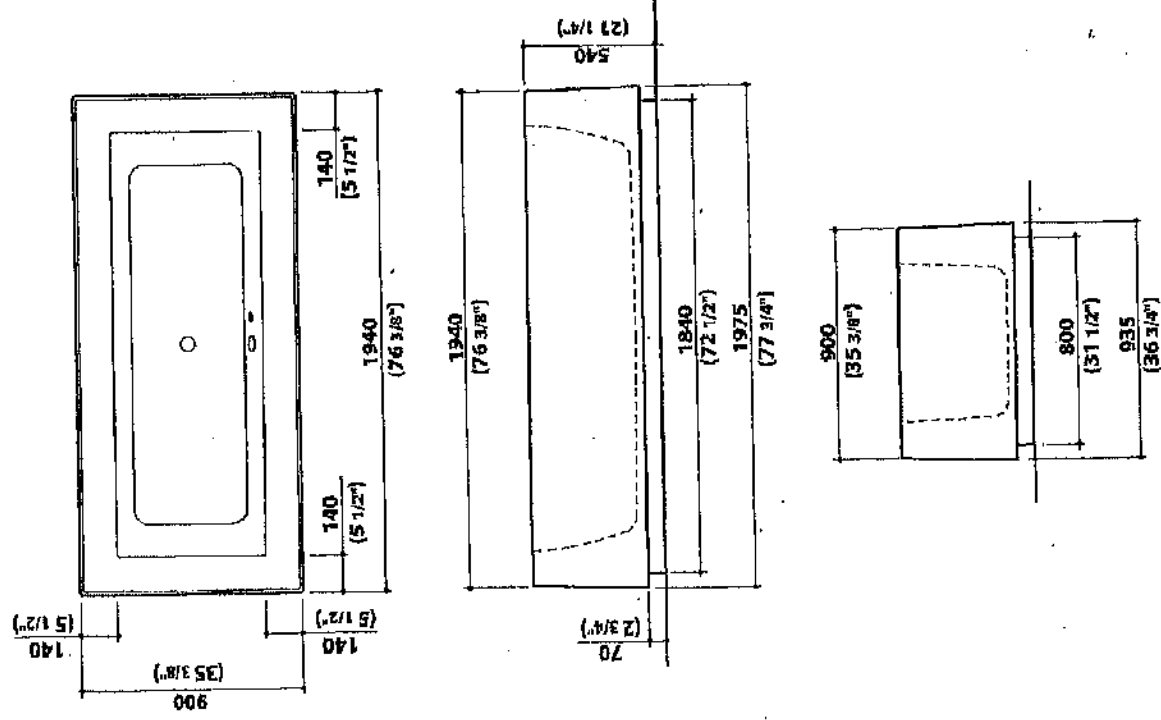
Spec. f.a.R. S.
Ref 38



grande free standing



grande semi incasso



Approved for R.D.

Lot 38

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: **VICTOR SUPPO**
Purchaser: **CLAUDINE LOVISA**
Vendor: **Zancor Homes (KC) Ltd.** Phase: **RC** Plan No.:
Lot #: **38**
Street: **Robert Berry Crescent**
in the : **Township of King**
Date of Offer: **Sunday November 20, 2011**

DELETE:

1. MODEL - HATFIELD ELEVATION " A "
2. PURCHASE PRICE OF [REDACTED]

INSERT:

1. MODEL - DOVER ELEVATION " A "
2. PURCHASE PRICE OF [REDACTED]



Witness (Sign & Print Name)



Witness (Sign & Print Name)

Dated at King City, Ontario this 1st day of March, 2012.



Purchaser - VICTOR SUPPO



Purchaser - CLAUDINE LOVISA

Accepted at Concord, Ontario this 4 day of March, 2012

Zancor Homes (KC) Ltd.

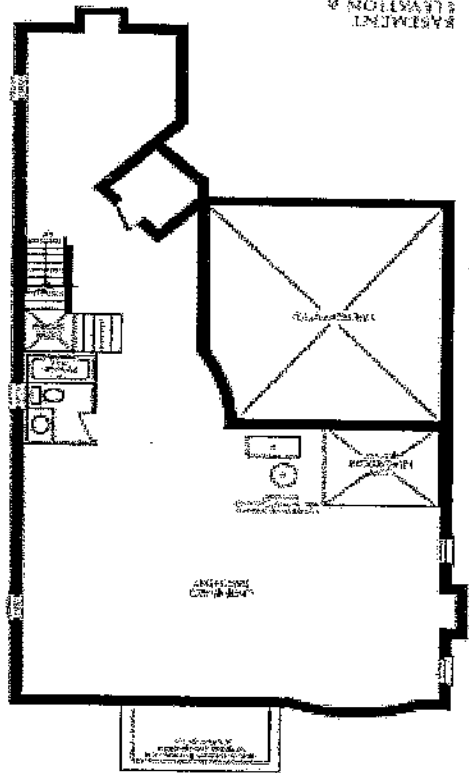
Per: 

Authorized Signing Officer

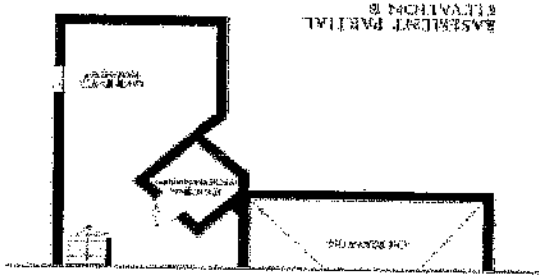
SCHEDULE "FLP"

FLOOR PLAN

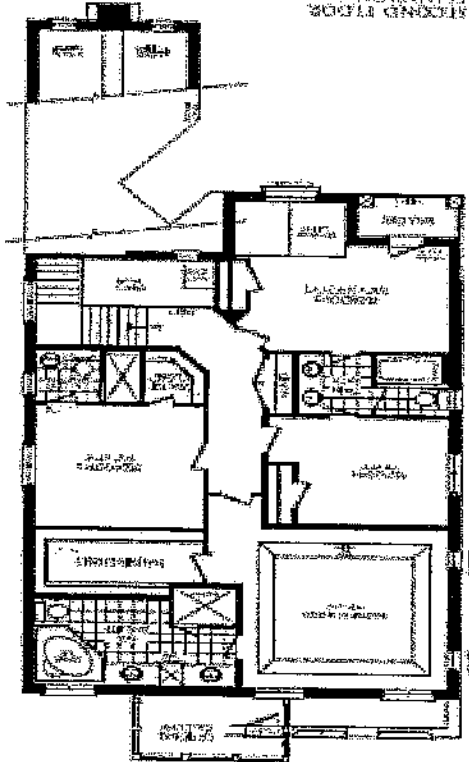
DOVER



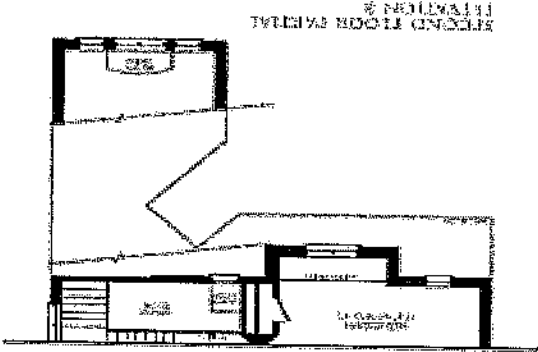
BASMENT A
ELEVATION A



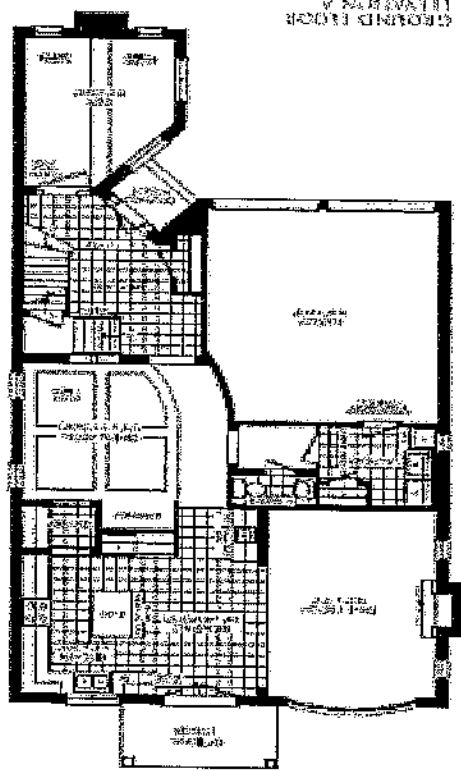
BASMENT B
ELEVATION B



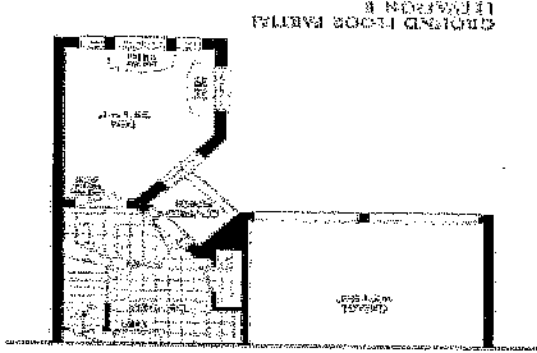
SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



GROUND FLOOR
ELEVATION A



GROUND FLOOR
ELEVATION B

Vendor's Initials

Purchaser's Initials

Purchaser's Initials



**ZANCOR
HOMES**

SCHEDULE "E"

PURCHASER'S EXTRAS

For Zancor Homes (KC) Ltd.		Purchaser(s) VICTOR SUPPO CLAUDINE LOVISA Telephone Number: 416-970-7876		
Lot Number 38	House Type -Hatfield (42-02) Elev A	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 20-Nov-2011

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

DESCRIPTION

LOT PREMIUM INCLUDES: - Look Out Basement - Rear Elevation Upgrade - Superior Orientation 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS) 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 ST 1 STAIRCASE FROM FIRST TO SECOND FLOOR	
PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS FROM THE BUILDER	

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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

Ver. r

Purchaser: VICTOR SUPPO

Purchaser: CLAUDINE LOVISA