

Consultant:

Vendor:	Zancor Homes (Brooklin Seven) Ltd
Purchasers:	ROGER MORRIS and <u>ELKE MORRIS</u>
Telephone Number:	<u>905-576-7088</u>

Lot / Unit	House Type	Reg. Plan #	Closing Date	Date Ordered
8A	Bella (40-3) Elev A Elev.		As Per Agreement	25-Jul-2012

DESCRIPTION	AMOUNT
1). Master Bedroom: Client request to have window by washroom to be standard operable window	
2). Family Room: Additional operable window 8 See plan for location	
3). 200 amp service	
Sub Total	
HST	
Total	

21/10/12

**Conditions:**

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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 \$5000.

Paid

~~Purchaser - ROGER MORRIS~~

~~Purchaser - ELKE MORRIS~~

Design Consultant

Vendor: Zanco Homes (Brooklin Seven) Ltd

STRUCTURAL REQUIREMENTS\*

ZANCOR  
HOMES

Purchaser(s): Roger / Erika Morris  
Subdivision: Brooklin Forest

Lot No. <u>84</u>	House Type <u>BEVA</u>	Elevation <u>A</u>	Date <u>July 25/12</u>
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STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	Y / (N)		pm / gl
• Additional Basement Windows	Y / (N)		pm / gl
• Upgraded Windows	Y / (N)		pm / gl
• 9' Basement	Y / N		X
• 10' Main Floor	N / N		X
• 9' 2nd Floor	X / N		X
• Extra Window or Door Changes	Y / (N)		pm / gl
• Upgraded Window Grills	Y / (N)		pm / gl
• Optional Loggia	Y / (N)		pm / gl
• Optional Balcony	Y / (N)		pm / gl
• Skylights (location subject to trusses, engineering and architectural control)	Y / (N)		pm / gl
• Brick Colour & Exterior Package	X / N	Pkg # _____	X
• Additional Fireplaces	Y / (N)		pm / gl
• Gas/Electric	Y / (N)		pm / gl
• Stair Upgrades (Maple)	Y / (N)		pm / gl
• Open Stairs to Basement	Y / (N)		pm / gl
• Open Riser Staircase	Y / (N)		pm / gl
• Hot Water Tank Information/Upgrades	X / N		X
• Appliance Specification required from purchaser for time of kitchen selection	X / N	Date of Appointment: _____	X
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	X / N	Date of Appointment: _____	X
• Is water line for fridge required?	X / N		pm / gl
• Is gas line for stove required?	Y / (N)		pm / gl
• Are smooth ceilings required?	Y / (N)		pm / gl
• Plumbing Changes	Y / (N)		pm / gl
• Bathtubs - Changes to Style/Size/Location	Y / (N)		pm / gl
• Frameless Glass Shower	N / N	INCLUDED	pm / gl
• Mirrors, Towel Racks to be installed?	(Y) / N		pm / gl
• Ensure Purchaser is aware of all ceiling designs in each room:			pm / gl
• Cathedral Ceilings	Y / (N)		pm / gl
• Coffered Ceilings	Y / (N)		pm / gl
• High Ceilings	Y / (N)		pm / gl
• Water Heater/Furnace Upgrades	Y / (N)		pm / gl
• Energy Star Upgrades / Increase Insulation	Y / (N)		pm / gl
• Noise Insulation	Y / (N)		pm / gl
• Upgrade to 200 amp electrical service	X / N		pm / gl

\*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.



**ZANCOR**

HOMES

**FINAL STRUCTURAL REQUEST  
ACKNOWLEDGMENT**

LOT No.

8A

PLAN No.

40-3

HOMEOWNER(S)

Rogers Moeris / Mike Moeris

CIVIC ADDRESS

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FINAL STRUCTURALS COMPLETED ON

July 25/12

I, Rogers / Mike, the purchaser for the above-mentioned property, hereby acknowledge that once my final structural appointment has been completed and signed off, that no further changes, requests or deletions for structural changes will be accommodated.

I understand that a "structural change" refers to, but is not limited to, all the items as they are listed on the *Structural Requirements* checklist which has been reviewed and explained to me by Zancor's Structural Consultant.

If construction on the above noted property has not commenced and Zancor accommodates a request for a structural change I requested have after my final structural appointment has been completed, I fully acknowledge that there will be a minimum administration fee of \$5,000 in addition to the cost of the requested change and that I must sign off on the Purchaser Request for Extras within 48 hours of receiving the quoted price from Zancor.

I acknowledge the facts as explained to me and agree to waive any claims against the vendor or trades in relation to this particular matter.

**I read and understand the above terms and conditions.**

Dated at Brockville, this 25 day of July, 2012.

Purchaser

Witness

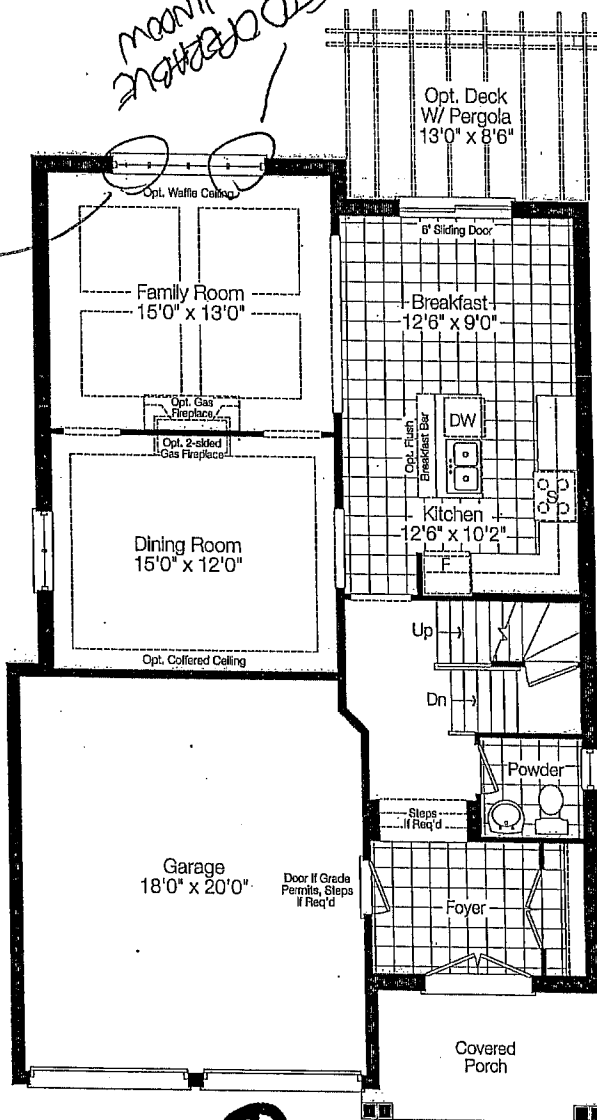
Purchaser

Witness

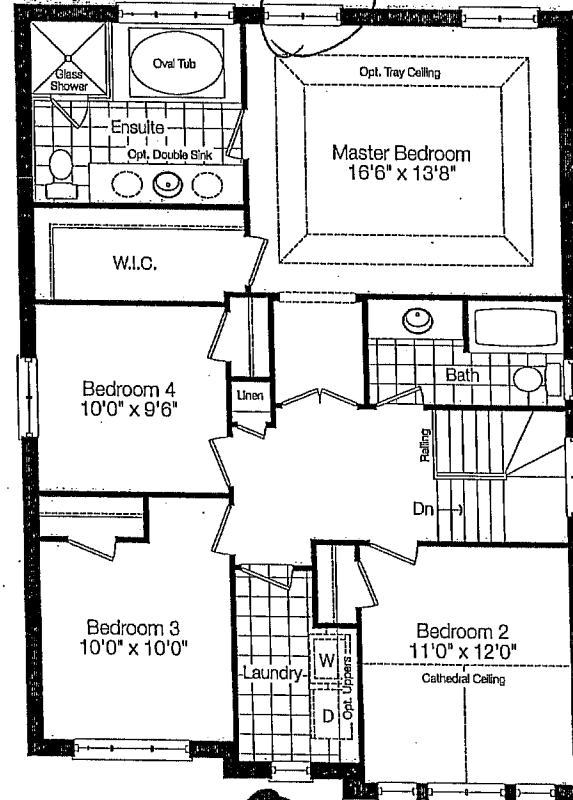
# Bella

Elev. A 2156 sq. ft.  
Elev. C 2204 sq. ft.

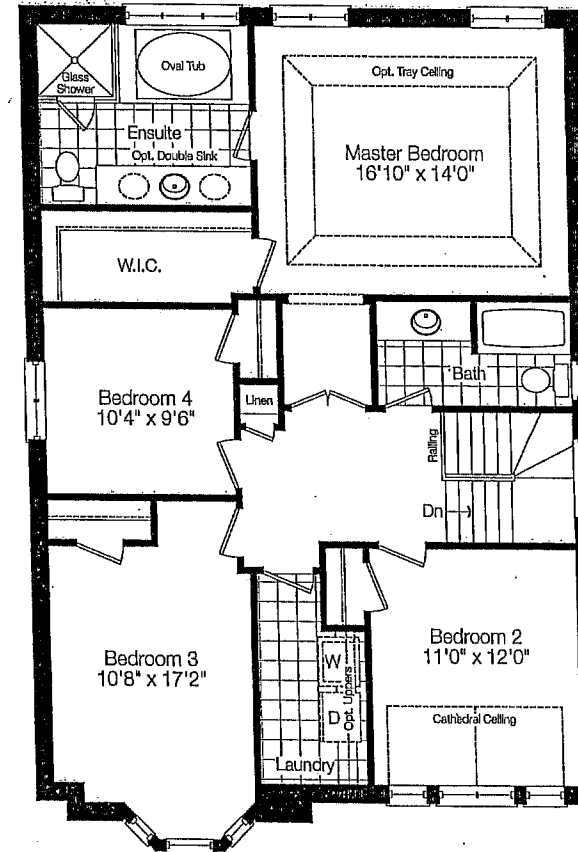
LOT 8A



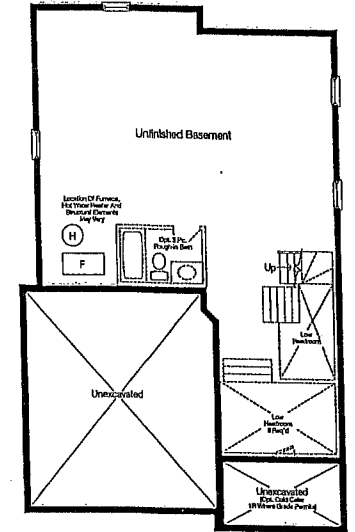
Ground Floor Elev. A



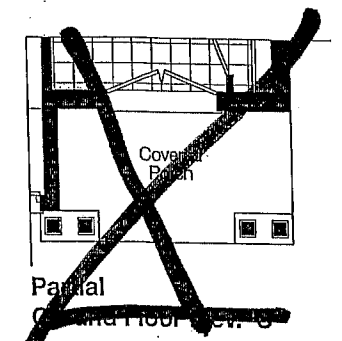
Second Floor Elev. A



Second Floor Elev. C



Basement Floor Elev. A



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HOMES

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HOMES

**BRICK SELECTION REQUEST\***

To be completed at time of Structural

LOT #: 8A

IN THE CITY OF: Brooklyn

MODEL TYPE: Bella ELEVATION: A

BETWEEN:

Zancor Homes (Brooklyn Saes) Ltd  
as VENDOR

AND

Rogere Morris / Eike Morris  
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: 9

THIRD CHOICE: 1

Dated at Brooklyn this 25 (Day) day of July (Month) 2012 (Year)

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
Purchaser

[Signature]  
Purchaser

2

ZANCOR  
HOMES

SCHEDULE "E"  
PURCHASER'S EXTRAS

V or Zancor Homes (Brooklin Seven) Ltd	Purchaser(s) ROGER MORRIS ELKE MORRIS Telephone Number: 905-576-7088
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Lot Number 8A	House Type Bella (40-3) Elev A	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 28-Apr-2012
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IN ACCORDANCE WITH THE PROVISIONS OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

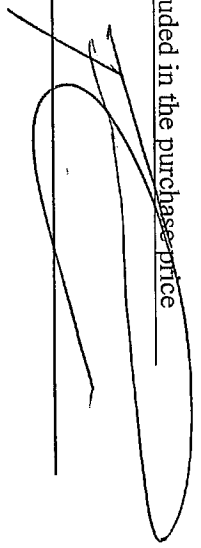
DESCRIPTION

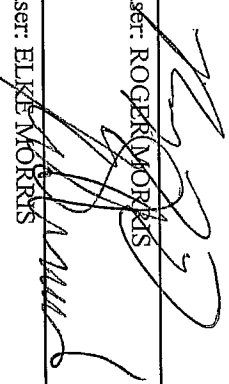
LOOK OUT BASEMENT - LARGER BASEMENT WINDOW AT REAR OF HOME AND 5 FOOT X 7 FOOT DECK, CONSERVATION AND PREMIUM LOT KOHLER PLUMBING FIXTURES THROUGHOUT ENERGY STAR QUALIFIED HOMES  NO HIDDEN CLOSING COSTS: NOT WITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, THERE SHALL BE NO ADJUSTMENTS IN THE 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  NATURAL FINISH OAK STAIRS FROM MAIN TO SECOND FLOOR ENERGY STAR GAS FIREPLACE HARDWOOD THROUGHOUT - (2/14 in X ¾ in NATURAL OAK PRE-FINISHED EXCEPT TILED AREAS AND BEDROOMS) 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.
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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: ROGER MORRIS

 Purchaser: ELKE MORRIS

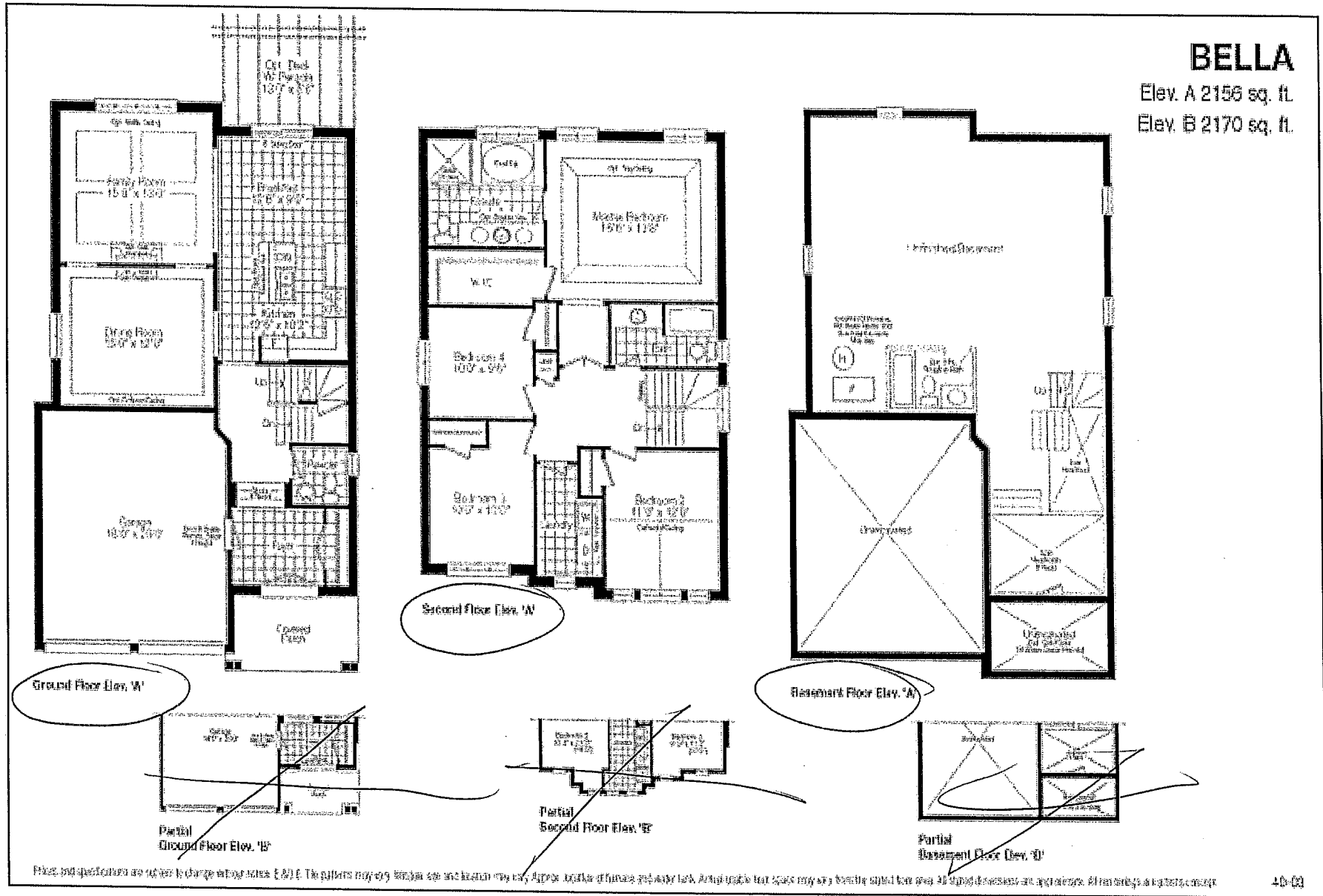
SCHEDULE "FLP"

FLOOR PLAN

**BELLA**

Elev. A 2156 sq. ft.

Elev. B 2170 sq. ft.



LOT 8A Elev. A

Vendor's Initials

*[Handwritten signature]*

Purchaser's Initials

*[Handwritten signature]*

Purchaser's Initials

*[Handwritten signature]*