

PURCHASER EXTRAS

Consultant:

Vendor:	Zancor Homes (Brooklin Seven) Ltd	Purchasers:	ALESANDRO BIANCHI and DEBORAH BIANCHI
		Telephone Number:	905-427-7106

Lot / Unit	House Type	Reg. Plan #	Closing Date	Date Ordered
18A	Genevieve (43-3) Elev C Elev.		As Per Agreement	17-Sep-2012

DESCRIPTION	AMOUNT
1). Family Room: Additional operable window *See plan for location of standard and additional	
2). Master Bedroom: Additional operable window *See plan for location of standard and additional	
3). Living/Dining Room: Additional operable window *See plan for location of standard and additional	
4). Bedroom 3: Additional operable window *See plan for location of standard and additional	
5). Family Room: Upgrade to optional cathedral window, with feature window and smooth ceiling application	
6). Main floor including living/dining room: smooth ceilings *Discount for having ceiling application in fam rm	
7). Kitchen: Deep uppers with (1) gable (Std cabinets)	
8). Kitchen: additional gable to be installed	
9). Kitchen: upgrade to 8 ft sliding door	
10). Reinforce living/dining room std light to hold up to 100 pounds	
11). Kitchen: install 4 potlights *To be on same switch *see plan for location *Move STD kitchen light center to sink	
12). Kitchen: install 2 potlights *To be on same switch *see plan for location *Move STD breakfast room light center/over island	
13). Main bath: install water proof light center to bath tub	
14). Family Room: Delete half wall(s), archway, decorative columns and nib walls.	
15). Master Ensuite: install 3 potlights *Same switch *See plan for location	
16). Laundry Room **SITE NOTE: client is aware of laundry room change. W/D to be installed on back wall.	
17). All bathroom: No Mirrors to be installed	
18). Master Ensuite: change door swing to opposite side. *See plan for location	

PURCHASER EXTRAS

Consultant:

Vendor: Zancor Homes (Brooklin Seven) Ltd	Purchasers: ALESANDRO BIANCHI and DEBORAH BIANCHI
	Telephone Number: 905-427-7106

Lot / Unit 18A	House Type Genevieve (43-3) Elev C Elev.	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 17-Sep-2012
-------------------	---	-------------	----------------------------------	-----------------------------

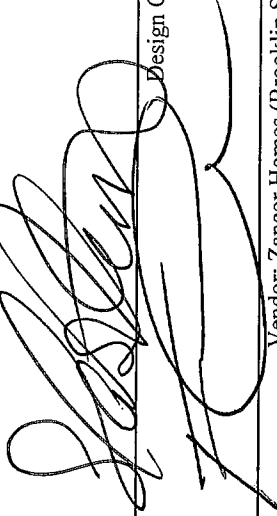
19). Masterbedroom: change door swing to opposite side.	
*See plan for location	
20). Brick pacakge 3: upgraded package	
	Sub Total
	HST
	Total

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.

Paid By: 

Purchaser - ALESANDRO BIANCHI

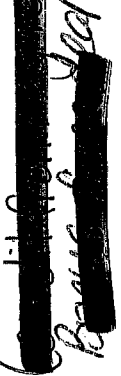


Design Consultant

Vendor: Zancor Homes (Brooklin Seven) Ltd

 = 

 \$  

 = 





Cheque # 

LOT RA

~~AB~~ Sept 17/12

Hand-drawn floor plan of a house with various rooms and handwritten annotations. The plan includes a Garage (18'0" x 20'0"), Master Bedroom (16'0" x 12'0"), Family Room (15'8" x 13'0"), Kitchen/Breakfast (16'6" x 14'0"), Living/Dining Room (12'8" x 18'6"), Den (10'0" x 10'0"), Foyer, Powder, and several bathrooms. Handwritten notes include '#1 additional operable', '#2 STD operable', '#4', '#2 additional operable', '#5 STD operable', and '#18'. The plan also shows a 'Covered Porch' and 'Parking' area.

Loft Floor

Partial
Ground Floor Elev. 'C'

Partial
Loft Floor Elev. 'C

STD
operable
#4

additional
operable
#4

Base ~~_____~~ Rev. A'

~~Partial~~
~~Basement~~ Room 'C'



LOCAL, LEGENDARY & LASTING®

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.



STRUCTURAL REQUIREMENTS*

Purchaser(s): Alessandro / Deborah Bianchi
Subdivision: _____

ZANCOR
HOMES

Lot No. <u>18A</u>	House Type <u>Casavie</u>	Elevation <u>C</u>	Date <u>Sept. 17/12</u>
--------------------	---------------------------	--------------------	-------------------------

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

*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

BRICK SELECTION REQUEST*

To be completed at time of Structural

LOT #: 18A
IN THE CITY OF: BROOKLYN

MODEL TYPE: GENEVIEVE ELEVATION: C with loft.

Zancor Homes BETWEEN:
Brooklyn Seven Ltd

as VENDOR

AND

Alessandro / Deborah Branchi
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: 3 (upgraded)
SECOND CHOICE: 8
THIRD CHOICE: 1

Dated at Brooklyn this 17 day of September 2012
(Day) (Month) (Year)

Witness

Purchaser

Witness

Purchaser



ZANCOR
HOMES

SCHEDULE "E"

PURCHASER'S EXTRAS

Vendor Zancor Homes (Brooklin Seven) Ltd		Purchaser(s) ALESSANDRO BIANCHI DEBORAH BIANCHI Telephone Number: 905-427-7106	
Lot Number 18A	House Type Genevieve (43-3) 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 EXTRAS:

DESCRIPTION

LOOK OUT BASEMENT - LARGER BASEMENT WINDOW AT REAR OF HOME AND 5 FOOT X 7 FOOT DECK AND CEMETERY 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 FURTHER 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. THE ELEVATION C IS TO BE BRICK ONLY WITH NO STONE. THIS ELEVATION IS SUBJECT TO ARCHITECTURAL APPROVAL

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.

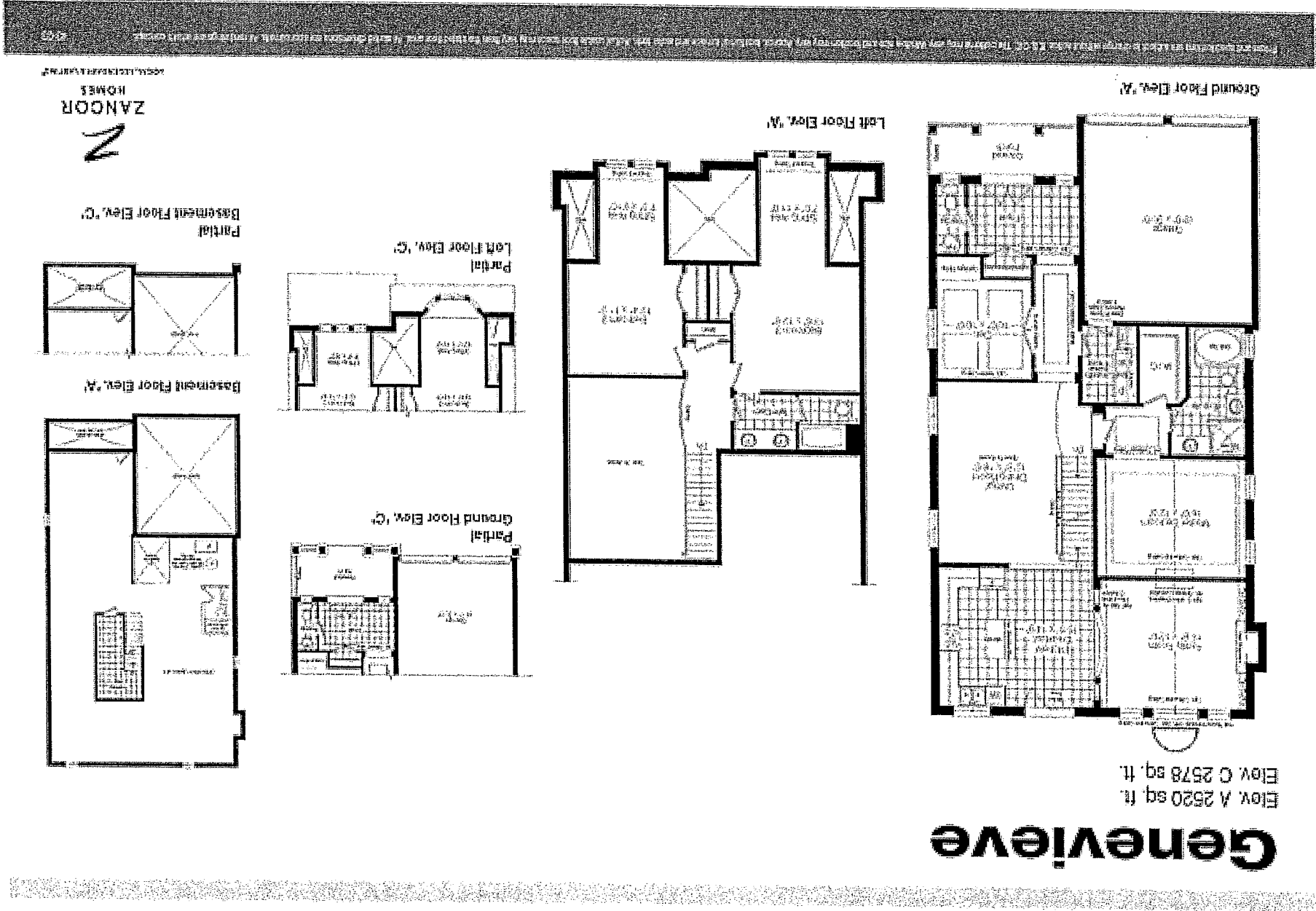
Paid: Included in the purchase price

Purchaser: ALESSANDRO BIANCHI

Purchaser: DEBORAH BIANCHI

SCHEDULE "FLP"

FLOOR PLAN



Lot 18A Elev. C - BRICK ONLY

Vendor's Initials

Purchaser's Initials

Purchaser's Initials