

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

Purchaser: Tyler Craig
Purchaser: Stefanie Hogan
Vendor: DCR Phoenix Development Corporation c.o.b. Phoenix Homes
Lot #: 60 Phase: 3 Plan No.: 27M-47
Street: 340 Antler Court
in the : Town of Mississippi Mills
Date of Offer:
Original
Closing Date:

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale, and except for such changes noted below all other terms and conditions in the Agreement of Purchase and Sale remain as stated therein and time is to be of the essence:

DELETE

INSERT

Purchase price to be increased by \$ 21,841.15 NET as per invoice PE # 9405-2
Purchase price to be adjusted on closing

INSERT

Witness

Witness

DocuSigned by:
Tyler Craig
1FA049B5EF7F4D5...

Tyler Craig

DocuSigned by:
Stefanie Hogan
A45A5DCD81E3488

Stefanie Hogan

Accepted at Ottawa this 8/30/2022 | 7:00 PM EDT day of September 2022

DCR Phoenix Development Corporation c.o.b. Phoenix Homes

DocuSigned by:
Lisa Filter
A7F82DF4B520488...
Per: Authorized Signing Officer

DC Legal Site Sales Const. Purchaser

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that each party has signed at least one counterpart. The reproduction of signatures and initials by way of facsimile or electronic submission, including Docusign, shall be treated as though such reproductions were executed originals.

The Purchasers acknowledge and agree to receive an electronic copy of the Amendment to their Agreement of Purchase and Sale and further, understands that an executed original copy of the Amendment will not be provided.

Dated at Ottawa this Tuesday August 30, 2022

Witness

Witness

DocuSigned by:
Tyler Craig
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DocuSigned by:
Stefanie Hogan
A49A5DCD81E3488...

Accepted at Ottawa this 8/30/2022 | 7:00 PM EDT day of September 2022

DCR Phoenix Development Corporation c.o.b. Phoenix Homes

DocuSigned by:
Lisa Filter
A7F82DF4B620488...
Per: Authorized Signing Officer

DC

Legal

Site Sales

Const.

Purchaser



DCR/PHOENIX GROUP OF COMPANIES

PURCHASER'S EXTRAS
White Tail Ridge

PURCHASERS: Tyler Craig and Stefanie Hogan

TEL:

LOT NUMBER 60	PHASE 3	HOUSE TYPE OAKSIDE ELEV D 2 BED	
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Miscellaneous

1 156360	1 - 3 Piece Rough-in for futurre tub, toilet and sink - as per B-1 item Note:	\$ 0.00	Each (1/67/0)
2 156359	1 - Addition of (1) 48x24 Basement Window - as per B-1 item Note:	\$ 0.00	Each (1/55/0)
3 156620	1 - Fireplace drywall bump-in measuring approx. 5 ft wide with 8 in returns floor to ceiling Note:	\$ 2,500.00	Each (1/88/2500)
4 156621	1 - Raise standard gas fireplace 12" above finished floor Note:	\$ 480.00	Each (1/53/480)
5 156612	1 - Upgrade to a 9 ft Basement Pour Note:	\$ 14,500.00	Each (1/31/14500)

Plumbing

6 156619	1 - In the Master Ensuite: S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (matte black handle and hinges) in lieu of standard 3x4 shower stall - includes 3 standard tiled walls Note:	\$ 1,970.00	Each (1/209/1970)
7 156618	1 - S/I Maax Sax 60x32 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite Note:	\$ 1,155.00	Each (1/84/1155)

Railings

8 157113	1 - Oak nosing under spindles on the main floor Note:	\$ 600.00	Each (1/43/600)
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PREPARED BY: Kinga Osika
PE 9405 - 1

Initials:
DocuSigned by:

DS

SH

DS

TC

CONSTRUCTION SCHEDULING APPROVAL

PER:

USA Filter

A7F02DF4B520400...

DATE: 8/31/2022 | 9:29 AM EDT



DCR/PHOENIX GROUP OF COMPANIES

PURCHASER'S EXTRAS White Tail Ridge	
PURCHASERS: Tyler Craig and Stefanie Hogan	TEL:

LOT NUMBER 60	PHASE 3	HOUSE TYPE OAKSIDE ELEV D 2 BED	
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
			\$21,205.00	Sub Total
			\$2,756.65	HST
			\$23,961.65	Total

This is your direction to install the above extras in accordance with the following terms and conditions:

1. In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
2. The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
3. It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
4. Extras or changes will not be processed unless signed by the Vendor.
5. These extras may not be amended without the written consent of DCR Phoenix Development Corporation
6. The purchaser(s) and the builder acknowledge and agree that this "Purchaser's Extra" form shall not be deemed to be part of the agreement of purchase and sale entered into between them, nor an addendum thereto.
7. Prices are estimates only and guaranteed for a period of 5 days only.
8. No post dated cheques will be accepted.
9. No Estimates or orders will be accepted once construction has commenced.
10. Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (A \$50.00 minimum charge and a maximum \$250.00 charge will apply.)
11. No estimates will be considered official orders until resubmitted on a signed Purchaser Extras Form, accompanied by payment in full.

PE 9,405-2

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Bonus	\$2,120.50
Amendment	\$21,841.15
Total Payment:	\$23,961.65

PURCHASER:

DocuSigned by:

Tyler Craig

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30-Aug-22

DATE

PURCHASER:

DocuSigned by:

Stefanie Hogan

A45A5DD0D81E9488...

30-Aug-22

DATE

VENDOR:

DocuSigned by:

Lisa Filter

A7F82DF4B520488...

PER: DCR Phoenix Development Corporation

PREPARED BY: Kinga Osika
PE 9405 - 2

DocuSigned by: Lisa Filter	
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