



CHE-30

AGREEMENT OF PURCHASE AND SALE

The undersigned purchaser(s) (the "Purchaser") hereby agrees to and with the undersigned vendor (the "Vendor") to purchase the property (the "Property") described below, and shown on the attached plan, which shall include the house to be constructed thereon (the "Dwelling") together with the features described in this Agreement, on the following terms:

PURCHASER: Gordon Parsons **Date of Birth:** October 17th, 1983

PURCHASER: _____ **Date of Birth:** _____

Purchaser's Current Address: 18 Pass court Barrie, ON

705 503 0161
HOME TEL.

705 718 4326
BUSINESS TEL.

705 817 0112
CELL PHONE

gordo3k49@gmail.com
E-MAIL ADDRESS

VENDOR: H Hansen Development Inc. 301 King Street, Barrie, On. L4N 6B5

Tarion BUILDER NO. 40640

DWELLING/MODEL: Raven **ELEVATION:** _____

PROPERTY: 30 51M-924 Cheltenham Estates
LOT/BLOCK **PLAN** **COMMUNITY/PROJECT**

MUNICIPAL ADDRESS: 44 William Paddison Dr.

PURCHASE PRICE: Three Hundred Four Thousand Seven Hundred Thirty-Four DOLLARS
(\$304,734.00)

DEPOSITS: The Purchaser agrees to submit with this offer the sum of Cash H H P. May 9/11 Five Hundred Dollars (\$500.00) to the Vendor. The Purchaser further agrees to submit the following additional deposits, by way of post-dated cheques made payable to the Vendor in the amounts and on the dates set out below, and all such deposits shall be held pending completion or other termination of this Agreement and shall be credited on account of the Purchase Price on the Closing Date:

1 st Deposit	\$0.00 Dollars (\$0.00)	Due Date-June 5th, 2011
2 nd Deposit	\$0.00 Dollars (\$0.00)	Due Date-July 5th, 2011
3 rd Deposit	\$0.00 Dollars (\$0.00)	Due Date-August 5th, 2011
4 th Deposit	\$0.00 Dollars (\$0.00)	Due Date-September 5th, 2011

The balance of the Purchase Price, subject to adjustments, is payable to or to the order of the Vendor, on the Closing Date by way of certified cheque or bank draft.

CLOSING DATE: See Tarion Statement of Critical Dates and Addendum attached as Schedule B.

SCHEDULES: The attached Schedules (as noted) form part of this Agreement of Purchase and Sale:

A, B, C, D, E, F, G, H, I, J

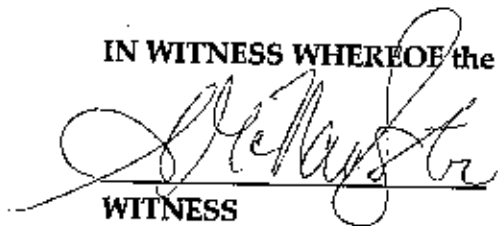
FACSIMILE: Vendor and Purchaser agree that the execution of this Offer to Purchase or any amendments thereto or any notice or waiver required to be given pursuant thereto may be delivered by facsimile and such facsimile copy shall be deemed to have the same force and effect as an executed original.

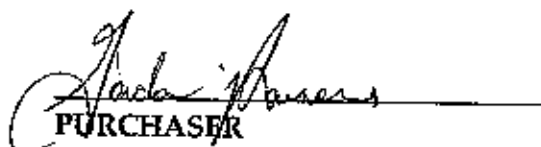
UNLESS OTHERWISE SPECIFIED IN THIS AGREEMENT, ALL SALES REPRESENTATIVES INVOLVED IN THIS TRANSACTION ARE WORKING FOR THE VENDOR. ORAL REPRESENTATIONS DO NOT FORM PART OF THIS AGREEMENT OF PURCHASE AND SALE.

This Offer shall be irrevocable by the Purchaser until 11:59 pm on the 9th day of May, 2011 after which time, if not accepted, this Offer shall become null and void and the Deposit shall be returned to the Purchaser without interest or deduction. If accepted, this Offer shall constitute a binding Agreement of Purchase and Sale subject to any conditions contained herein.

This Offer shall be **CONDITIONAL** for a period of fifteen (15) days following the date of acceptance upon the Purchaser arranging a new first mortgage and upon the examination of the terms of this Agreement by the Purchaser's solicitor. It is expressly understood that if the Purchaser cannot or will not be in a position to waive the conditions contained herein, the Purchaser may terminate this Agreement by notice in writing delivered to the Vendor prior to the expiry of the five (5) day period stipulated above. Failing delivery of such notice of termination, these conditions shall be deemed to have been satisfied and this Agreement shall be firm and binding upon the parties in accordance with the terms contained herein. If this Agreement is terminated, then the Deposit shall be returned to the Purchaser without interest or deduction.

IN WITNESS WHEREOF the Purchaser has set his/her hand and seal in the presence of:


WITNESS


PURCHASER

05/09/11
DATE

WITNESS

PURCHASER

DATE

THE UNDERSIGNED ACCEPTS THE OFFER AND ITS TERMS:

Accepted this 9th day of May, 2011.

H HANSEN DEVELOPMENT INC.

Per: 
AUTHORIZED SIGNING OFFICER

Vendor's Solicitor	Purchaser's Solicitor
Mr. Andrew Ain Burgar Rowe 90 Mulcaster Street P. O. Box 758 Barrie, ON L4M 4Y5 Tel. (705) 721-3377 Fax (705) 721-4025	Paul Dickie 726-1181



AMENDMENT
TO
AGREEMENT OF PURCHASE AND SALE

BETWEEN PRATT HANSEN GROUP INC. THE VENDOR,
AND GORDON PARSONS THE PURCHASER(S)
ON PROPERTY LOT # 30 WILLIAM PADDISON Way PLAN NUMBER 51M-234
DRAWN THE 5 DAY OF MAY 2002 2011
With a Closing date of 1 day of MAY 200 2012

THE PURCHASER(S) AND THE VENDOR HEREIN AGREE TO THE FOLLOWING AMENDMENT(S) TO THE
AFOREMENTIONED AGREEMENT:

The purchaser agrees to provide the following deposits;

Deposit Amount	Date Cheque Due
\$ <u>5000.-</u>	<u>JUNE 1, 2011</u>
\$ <u>5000.-</u>	<u>JULY 1, 2011</u>
\$ <u>5000.-</u>	<u>AUGUST 1, 2011</u>
\$ <u>5000.-</u>	<u>SEPTEMBER 1, 2011</u>
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____

and except for such changes noted herein, all other terms and conditions contained in said Agreement of
Purchase and Sale shall remain the same as stated therein.

DATED AT BARRIE THIS 5 DAY OF MAY 2011

[Signature]
WITNESS

[Signature]
PURCHASER

WITNESS

PURCHASER

Accepted;
DATED AT BARRIE THIS 9th DAY OF MAY 2011

WITNESS

[Signature]
Pratt Hansen Group Inc.
PER: [Signature]

SCHEDULE 1₁

Rent-to-own

- 2(a) The Purchaser agrees to pay the following occupancy fees and additional deposits by way of a series of post-dated cheques as described below;

<u>Occupancy Fee</u>	<u>Deposit Amount</u>	<u>Total Cheque</u>	<u>Date Cheque Due</u>
	<u>\$2,200.00</u>	<u>\$2,200.00</u>	<u>December 1, 2011</u>
<u>\$700.00</u>	<u>\$2,207.40</u>	<u>\$2,907.40</u>	<u>January 1, 2012</u>
<u>\$700.00</u>	<u>\$2,207.40</u>	<u>\$2,907.40</u>	<u>February 1, 2012</u>
<u>\$700.00</u>	<u>\$2,207.40</u>	<u>\$2,907.40</u>	<u>March 1, 2012</u>
<u>\$700.00</u>	<u>\$2,207.40</u>	<u>\$2,907.40</u>	<u>April 1, 2012</u>
<u>\$700.00</u>	<u>\$2,207.40</u>	<u>\$2,907.40</u>	<u>May 1, 2012</u>

- 2(b) The total credit deposits as set out above is \$13,237.00. THE PURCHASER agrees to pay the balance of the purchase price by certified cheque to the vendor or as it directs, on closing, subject to adjustments.

- 2(c) THE PARTIES AGREE that the Possession date shall be December 1, 2011. The Vendor reserves the right to change the Possession date in its discretion, in which case, the due dates for the additional deposits and occupancy fees and the closing date shall be adjusted proportionately.

Property Lot 30

East Side Village

Statement Of Critical Dates Delayed Closing Warranty

This Statement of Critical Dates forms part of the Addendum to which it is attached, which in turn forms part of the agreement of purchase and sale between the Vendor and the Purchaser relating to the Property. The Vendor must complete all blanks set out below.

NOTE TO HOME BUYERS: Please visit Tarion's website: www.tarion.com for important information about all Tarion's warranties including the Delayed Closing Warranty, the Pre-Delivery Inspection and other matters of interest to new home buyers. You can also obtain a copy of the Homeowner Information Package which is strongly recommended as essential reading for all home buyers. The website features a calculator which will assist you in confirming the various Critical Dates related to the closing of your purchase.

VENDOR H Hansen Development Inc.

Full Name(s)

PURCHASER Gordon Parsons

Full Name(s)

1. Critical Dates

The _____, which _____
agrees the home will be completed and ready to move in, is: the 1st day of May, 2012.

The Vendor can set a Delayed Closing Date that is up to
365 days after the Firm Closing Date. This
is: _____ the 1st day of May, 2013.

2. Purchaser's Termination Period

If the home is not complete by the Outside Closing Date, and the Vendor and the Purchaser have not otherwise agreed, then the Purchaser can terminate the transaction during a period of 30 days thereafter (the "Purchaser's Termination Period"), which period could end as late as: the 31st day of May, 2013.

If the Purchaser terminates the transaction during the Purchaser's Termination Period, then the Purchaser is entitled to delayed closing compensation and to a full refund of all monies paid plus interest (see sections 9, 11 and 12 of the Addendum).

Note: Anytime a Critical Date is set or changed as permitted in the Addendum, other Critical Dates may change as well. At any given time the parties must refer to the most recent agreement or written notice that sets a Critical Date, and calculate revised Critical Dates using the formulas contained in the Addendum. Critical Dates can also change if there are unavoidable delays (see section 7 of the Addendum).

Acknowledged this 5 day of May, 2011.

VENDOR:

PURCHASER:



CH E-30

Work Credit

Date: May 5th, 2011

Purchaser(s): Gordon Parsons

Lot # 30

This letter will confirm that Pratt Homes has contracted you to paint and clean the property that you have purchased.


The amounts that you will be paid are as follows;

1. To completely paint the interior of the house \$1950.00
2. To completely clean the interior \$350.00
3. To clean all windows \$200.00

The above amounts shall be credited to you (THE PURCHASER), on completion of the above work. The purchaser agrees to complete the above works within a reasonable time in accordance with a schedule given to the Purchaser, by Pratt Homes . Payment shall be made by way of a credit to your account with Pratt Hansen Group Inc.

In the event the work is not completed, Pratt Homes reserves the right to complete the above items and the Purchaser shall be responsible for the balance of the down payment which shall be due on or before the closing date.

Pratt Hansen Group Inc.


Per: _____

