

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 12 DAY OF January, 20 20

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: 298
LOT: 298 BLOCK:
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 159 Hickstead Way
PURCHASERS: Allan Joseph Robichaud and Jane A. Jackson

VENDORS: VALECRAFT HOMES LIMITED
DATE OF ACCEPTANCE: January 16, 2020

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 shall remain as stated therein and time shall remain of the essence.

DELETE: PURCHASE PRICE: \$622,633.81
BALANCE AT CLOSING: \$572,633.81
LESS H.S.T. AMOUNT: \$572,242.31
SCHEDULE "G" DATED: February 17, 2020
TARION SCHEDULE "B" DATED: February 17, 2020

INSERT: 680 dated: February 24, 2020 in the amount of: \$34,753.94
NEW PURCHASE PRICE: \$657,387.75
ADDITIONAL DEPOSIT OF: \$8,342.55
NEW BALANCE AT CLOSING: \$599,045.20
NEW LESS H.S.T. AMOUNT: \$602,998.01
SCHEDULE "G" DATED: February 24, 2020
TARION SCHEDULE "B" DATED: February 24, 2020
SCHEDULES W4 & W2 DATED: February 24, 2020

DATED at Ottawa this 24 day of February 20 20

In the presence of:

WITNESS

Jackson
PURCHASER

WITNESS

[Signature]
PURCHASER

DATED at Ottawa this 12 day of March 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]
REVISED September 4, 2019

SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.



Purchaser






Purchaser



Vendor


6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.

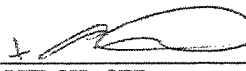
7.  The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$602,998.01 ~~\$603,096.88~~. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

8.   Due to maximum allowance of GST/HST Rebate, Purchaser acknowledges that an additional cost of \$0 representing the difference between GST/HST actually payable on the transaction and GST/HST calculated at 5.2% shall be incurred and payable on closing.

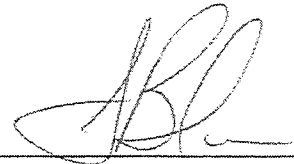
9. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 24 day of February, 20 20

+ 
PURCHASER

+ 
PURCHASER

VALECRAFT HOMES LIMITED


PER:

March 12, 2020
DATE:

PROJECT: RATHWELL LANDING LOT: 298

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2


PURCHASERS: Allan Joseph Robichaud and Jane A. Jackson



Printed: 24-Feb-20 4:15 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
298		2	1016 THE McCABE LOFT ELEV A	26-Nov-20
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
30 103879 17691		1 - <i>KITCHEN</i> - CABINETRY - UPC9-2B - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPpers WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.As per attached kitchen sketch dated February 24, 2020	\$ 1,802.00	Each
31 190 17696		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE Note: As per attached tile installation sketch dated February 24, 2020	\$ 85.00	Each
32 188 17699		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN - . Note: As per attached tile installation sketch dated February 24, 2020	\$ 55.00	Each
*33 53 17705		*1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM STANDARD - SILVER Note: As per attached tile installation sketch dated February 24, 2020	*\$ 500.00	Each
*34 145 17738		*1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER Note: As per attached tile installation sketch dated February 24, 2020	*\$ 550.00	Each
*35 145 17737		*1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER Note: As per attached tile installation sketch dated February 24, 2020	*\$ 115.00	Each
36 50 17709		1 - <i>MAIN BATHROOM</i> - TILE - FLOOR - UPGRADE - BRONZE - - MAIN BATHROOM (18) - BRONZE Note: As per attached tile installation sketch dated February 24, 2020	\$ 104.00	Each
*37 57 17736		*1 - <i>MAIN BATHROOM</i> - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - MAIN BATHROOM (18) - . Note: As per attached tile installation sketch dated February 24, 2020	*\$ 75.00	Each
38 28553 17711		1 - <i>GREAT ROOM</i> - TRIM - FIREPLACES - MODERN TYPE 1 - OAK Note: Includes Stain #SB 208 . As per attached sketch dated February 24, 2020	\$ 435.00	Each
*39 81182 17714		1 - <i>MAIN BATHROOM</i> - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - MAIN BATHROOM (18) Note: As per attached sketch dated February 24, 2020	*\$ 453.00	Each
*40 81178 17716		1 - <i>ENSUITE BATH</i> - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - ENSUITE BATHROOM - OPTIONAL (20) Note: As per attached sketch dated February 24, 2020	*\$ 980.00	Each
41 28820 17729		1 - <i>KITCHEN</i> - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) Note: Only available with Solid Surface Countertops. Metallic Gray colour	\$ 350.00	Each

NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Allan Joseph Robichaud and Jane A. Jackson			Printed: 24-Feb-20 4:15 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
298	2	1016 THE McCABE LOFT ELEV A	26-Nov-20
ITEMS			
42 28779 17730	1 - KITCHEN - KITCHEN FAUCET - DELTA MARLEY 988LF - AR ARCTIC STAINLESS Note:		\$ 257.00 Each
43 28678 17732	4 - - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE Note: In master SPC ensuite (2), main bath(1) and second floor bath (1).		\$ 1,056.00
44 28671 17733	1 - ENSUITE BATH - BATHROOMS - DELTA VERO ROMAN TUB FAUCET WITH HANDHELD 14753 R4707 Note:		\$ 862.00 Each
*45 28847 17745	1 - GREAT ROOM - CERAMIC TILE - DELETE FIREPLACE HEARTH Note:		\$ 0.00 Each
46 93866 17746	1 - - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES Note: As per attached sketch dated February 24, 2020		\$ 2,164.00 Each
47 17747	1 - - UPGRADE TO GUN METAL GREY BRACKETS IN LIEU OF BUILDER'S COLONIAL. Note: As per attached sketch dated February 24, 2020		\$ 75.00 Each
48 28761 17748	1 - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE. DOES NOT INCLUDE CONNECTION Note: DOES NOT INCLUDE CONNECTION		\$ 156.00 Each
49 90818 17750	1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP Note: As per attached kitchen sketch dated February 24, 2020		\$ 151.00 Each
*50 103879 17751	1 - KITCHEN/DINETTE - CABINETRY - UPC9-2B - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: FOR OPTIONAL PANTRY 1 SECTION ONLY - b1a's # 3. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per attached pantry sketch dated February 24, 2020		*\$ 775.00 Each \$ 870.00 MR
51 17752	1 - KITCHEN/DINETTE - MODIFY EXTENDED PANTRY OPTION 1 - MIDDLE UPPER CABINET (12" DEEP) TO BE APPROX 12" WIDE EACH - TOTAL OF 4 DOORS Note: As per attached pantry sketch dated February 24, 2020		\$ 75.00 Each
52 17753	4 - KITCHEN/DINETTE - Extended pantry option 1 - frosted glass- Middle upper cabinet (4) Note: As per attached pantry sketch dated february 24, 2020		\$ 764.00
53 17754	1 - - SECOND FLOOR BATHROOM- UPGRADE TO QUARTZ LEVEL 1 COUNTERTOP Note: As per attached sketch dated February 24, 2020		\$ 600.00 Each

PREPARED BY: Samar Merhi
LOCKED BY:
PE 908-2
H:\mccSQL\pt 10Sept19

Vendor Initials: 
March 12, 2020

Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Allan Joseph Robichaud and Jane A. Jackson

Printed: 24-Feb-20 3:15 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
298	2	1016 THE McCABE LOFT ELEV A	26-Nov-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
54 18037		1 - <i>KITCHEN/DINETTE</i> - UPGRADE COUNTERTOP TO QUARTZ LEVEL 3 INCLUDING FLUSH BREAKFAST BAR ON EXTENDED ISLAND (B1A'S # 2) AND EXTENDED PANTRY OPTION 1 (B1A'S #3) . NOTE THAT WALLOVEN/MICROWAVE UNIT IS TAKEN (APPROX 30" WIDE). Note: As per attached kitchen & pantry sketch dated February 24, 2020	\$ 6,812.00	Each
55 17756		1 - - UPGRADE TO NON-DEEP BASE PAINT COLOUR ON ALL INTERIOR SWING DOORS AND TRIMS Note: INCLUDES LOFT	\$ 1,052.00	Each
56 29144 17757		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note:	\$ 438.00	Each
57 50 17758		1 - <i>FOYER</i> - TILE - FLOOR - UPGRADE - BRONZE - - FOYER (1) - BRONZE Note: As per attached tile installation sketch dated February 24, 2020	\$ 285.00	Each
*58 57 17759		*1 - <i>FOYER</i> - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - FOYER (1) - . Note: As per attached tile installation sketch dated February 24, 2020	*\$ 132.00	Each
59 50 17760		1 - <i>LAUNDRY ROOM</i> - TILE - FLOOR - UPGRADE - BRONZE - - MUD / LAUNDRY ROOM (6) - BRONZE Note: As per attached tile installation sketch dated February 24, 2020	\$ 177.00	Each
*60 57 17761		*1 - <i>LAUNDRY ROOM</i> - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - MUD / LAUNDRY ROOM (6) - . Note: As per attached tile installation sketch dated February 24, 2020	*\$ 83.00	Each
61 17762		1 - - SECOND FLOOR BATHROOM (LOFT) - UPGRADE TO BRONZE FLOOR TILE Note: As per attached tile installation sketch dated February 24, 2020	\$ 185.00	Each
62 17763		1 - - SECOND FLOOR BATHROOM (LOFT) - UPGRADE TO STAGGERED INSTALLATION OF FLOOR TILE Note: As per attached tile installation sketch dated February 24, 2020	\$ 86.00	Each
63 17764		1 - <i>KITCHEN/DINETTE</i> - UPGRADE TO BRONZE WALL TILE - EXTENDED PANTRY OPTION 1 - INCLUDES 1/3 STAGGERED INSTALLATION Note: As per attached tile installation sketch dated February 24, 2020	\$ 136.00	Each
64 17765		1 - <i>KITCHEN</i> - UPGRADE TO BRONZE WALL TILE - BEHIND CHIMNEY HOODFAN- ALL THE WAY UP TO BULKHEAD- INCLUDES 1/2 STAGGERED INSTALLATION Note: As per attached tile installation sketch dated February 24, 2020	\$ 75.00	Each
65 28848 17766		3 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 225.00	

Vendor Initials

Purchaser Initials

PREPARED BY: Samar Merhi

LOCKED BY:

PE 908-3

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)				
Rathwell Landing - Phase 2				
PURCHASERS: Allan Joseph Robichaud and Jane A. Jackson			Printed: 24-Feb-20 4:18 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
298	2	1016 THE McCABE LOFT ELEV A	26-Nov-20	
ITEM #		DESCRIPTION	PRICE	INTERNAL USE
66	17767	1 - UPGRADE TO LEVEL 2 CARPET - STAIRCASES (2)/UPPER HALLWAY/LOFT/BEDROOM 3 Note: As per attached sketch dated February 24, 2020	\$ 665.00	Each
67	17768	1 - UPGRADE TO LEVEL 1 UNDERPAD - STAIRCASES (2)/UPPER HALLWAY/LOFT/BEDROOM 3 Note: As per attached sketch dated February 24, 2020	\$ 275.00	Each
68	17769	1 - INSTALLATION OF HARDWOOD TO BE FRONT TO BACK OF THE HOUSE - B-1A'S # 6-7-8-9, STANDARD AREAS, BEDROOM 2, MASTER BEDROOM, KITCHEN. Note: As per attached sketch dated February 24, 2020	\$ 0.00	Each
69	17770	1 - KITCHEN/DINETTE - UPGRADE TO POI-R20004-160-PC-BSN CABINETY HARDWARE - INCLUDES KITCHEN & EXTENDED KITCHEN OPTION 1 Note: STANDARD KITCHEN LAYOUT WITH POTS/PANS BELOW COOKTOP, WALLOVEN MICROWAVE UNIT WITH 2 UPPERS AND 1 DRAWER BELOW- EXTENDED PANTRY OPTION 1 WITH 4 UPPER CABINETS IN LIEU OF 3- CHIMNEY HOODFAN- EXTENDED ISLAND	\$ 774.00	Each
70	17771	8 - ENSUITE BATH - UPGRADE TO POI-R20004-160-PC-BSN CABINETY HARDWARE - 5PC ENSUITE BATHROOM WITH BANK OF DRAWERS Note: B-1A'S #4-5, TOTAL OF 8 handles.	\$ 1111.00 \$ 125.00	
71	17772	1 - GREAT ROOM - FIREPLACE WALL- QUOTE LEVEL WALL TILE- CERATEC SICHENIA PAVE WALL HOUSE 6.5"X16.1" GRAFITE 1658 - HORIZONTAL 1/3 STAGGERED INSTALLATION - FROM FLOOR TO CEILING - APPROX 5'-0" WIDE, INCLUDES MATCHING SCHLUTER ON EITHER SIDE Note: As per tile installation sketch & sketch dated February 24, 2020	\$ 1,870.00	Each
72	17775	1 - KITCHEN/DINETTE - UPGRADE TO LEVEL 1 CABINETY IN KITCHEN WITH EXTENDED PANTRY OPTION 1 Note: As per kitchen sketch & pantry sketch dated February 24, 2020	\$ 3,025.00	Each
73	18098	4 - SINK - AMERICAN STANDARD STUDIO CARRE UNDERMOUNT 0426 - 000 Note: In master ensuite bathroom (2), main bathroom (1) and second floor (left) bathroom (1). Only available with Solid Surface Countertops.	\$ 1,428.00	
74	18288	1 - KITCHEN - SUPPLY AND INSTALL APPROX 12" CABINETY & COUNTERTOP EXTENSION TO ISLAND WITH FLUSH BREAKFAST BAR- LEVEL 1 CABINETY - LEVEL 2 QUARTZ - INCLUDES 1 X UPGRADED HARDWARE POI-R20004-160-PC-BSN Note: As per attached kitchen sketch dated February 24, 2020	\$ 826.00	Each
75	18289	1 - KITCHEN - LOWER CABINETS - EURO CARGO RECYCLE BIN (300MM - 600MM) Note: TO BE LOCATED IN ISLAND, NEXT TO DISHWASHER. As per attached kitchen sketch dated	\$ 745.00	Each
76	18290	1 - GREAT ROOM - FIREPLACE FAN KIT Note:	\$ 307.00	Each
77	18417	1 - KITCHEN - CABINETY - ADJUST KITCHEN CABINETY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH Note: Fridge cabinet Approx 37" wide. Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. As per kitchen sketch dated February 24, 2020	\$ 75.00	Each

PREPARED BY: Samir Morhi
LOCKED BY:
PE 908-4
InvoiceSQL.rpt 106pm19

Vendor Initials: *AB*

Purchaser Initials: *ATC*

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

March 12, 2020

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Allan Joseph Robichaud and Jane A. Jackson

Printed: 24-Feb-20 3:15 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
298	2	1016 THE McCABE LOFT ELEV A	26-Nov-20

Sub Total	\$32,459.00
HST	\$0.00
Total	\$32,459.00

$$\$32,355 \div 1.052 \times 1.13 = \$34,753.85$$

$$\$32,459.00 \div 1.052 \times 1.13 = \$34,665.66$$

Difference \$2,468.66

Payment Summary

Paid By Amount

Total Payment:

PURCHASER: X

Allan Joseph Robichaud

24-Feb-20
DATE

VENDOR:

PER: Valecraft Homes Limited

PURCHASER: X

Jane A. Jackson

24-Feb-20
DATE

DATE:

March 12, 2020

PREPARED BY: Samar Merhi

LOCKED BY:

PE 908-5

InvoiceSQL.rpt: 16Sep19

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Schedule "W2"

NON RESILIENT FLOORING WAIVER

for

HARDWOOD FLOORING

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes Limited recommends strongly against the use of hardwood flooring in kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder's recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/We, Allan Joseph Robichaud and Jane A. Jackson have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: RATHWELL LANDING

LOT NO: 298

x Jackson
(Signature)

Feb 24, 2020
(Date)

x [Signature]
(Signature)

Feb 24, 2020
(Date)

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: Allan Joseph Robichaud Lot no: 298 Plan #: 4M-1589
Purchaser's name: Jane A. Jackson Project: RATHWELL LANDING
Home Phone: 613-435-4024 Model: 1016 McCabe Loft STD
Work Phone: 613-821-0400 Closing Date: November 26, 2020
E-Mail (1): aunt.buddy@hotmail.com E-Mail (2): _____

Valecraft Homes Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Allan Joseph Robichaud and Jane A. Jackson

have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

☐ We accept this opportunity

☒ We decline this opportunity

Project: RATHWELL LANDING LOT NO: 298

x Jackson
Purchaser

Feb 24, 2020
Date:

x [Signature]
Purchaser

Feb 24, 2020
Date:

[Signature]
Valecraft Homes Limited

March 12, 2020
Date:

Appointment date given: _____ Spoke with/left message: _____

Time scheduled: _____ Date & Time: _____

TARION SCHEDULE B

Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #6 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated February 24, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 32 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 24 day of February, 20 20.

x [Signature]
Purchaser

x [Signature]
Purchaser

Valecraft Homes Limited

[Signature]
Per:

March 12, 2020
Date:

Lot #: 298

Project: Rathwell Landing