

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED

ON THE 23 DAY OF February, 20 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: 297
LOT: 297 BLOCK:
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 161 Hickstead way

PURCHASERS: J. Patrick Henderson and Maria T. Henderson

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: March 3, 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: \$579,900.00
BALANCE AT CLOSING: \$529,900.00
LESS H.S.T. AMOUNT: \$534,424.78
SCHEDULE "G" DATED: February 23, 2020
TARION SCHEDULE "B" DATED: February 23, 2020

INSERT: 680 dated: April 6-2020 in the amount of: ~~\$32,650.11~~ \$32,805.87
NEW PURCHASE PRICE: ~~\$612,550.11~~ \$612,705.87
NEW BALANCE AT CLOSING: ~~\$562,550.11~~ \$562,705.87
NEW LESS H.S.T. AMOUNT: ~~\$563,318.68~~ \$563,456.52
SCHEDULE "G" DATED: April 6-2020
TARION SCHEDULE "B" DATED: April 6-2020
SCHEDULE "W2" DATED: April 6, 2020
SCHEDULE "W4" DATED: April 6, 2020

DATED at Ottawa this 6 day of April 20 20

In the presence of:

x Victor. Elie
WITNESS

[Signature]
PURCHASER

x Victor. Elie
WITNESS

[Signature]
PURCHASER

DATED at Ottawa this 23 day of April 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

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 \$563,456.52 ~~\$563,318.68~~. 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 6 day of April, 20 20

x [Signature]
PURCHASER

VALECRAFT HOMES LIMITED

x [Signature]
PURCHASER


[Signature]
PER:

April 23, 2020
DATE:

PROJECT: RATHWELL LANDING LOT: 297

| NON STANDARD EXTRAS (680) | | | |
|--|-------|--|-----------------------------|
| Rathwell Landing - Phase 2 | | | |
| PURCHASERS: J. Patrick Henderson and Maria T Henderson | | | Printed: 22-Apr-20 10:50 am |
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| 297 | 2 | 1010 THE FERRIS ELEV C | 16-Dec-20 |
| ITEM | QTY | EXTRA / CHANGE | PRICE |
| *13 | 49 | *1 - - UNDERPAD - UPGRADE - LEVEL 1 - - MAIN STAIRCASE - LEVEL 1 | *\$ 85.00 |
| 18534 | | Note: As per attached sketch dated April 6 , 2020. | Each |
| *14 | 49 | *1 - - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1 | *\$ 490.00 |
| 18535 | | Note: As per attached sketch dated April 6 , 2020. | Each |
| *15 | 49 | *1 - - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1 | *\$ 85.00 |
| 18536 | | Note: As per attached sketch dated April 6, 2020. | Each |
| *16 | 45 | *1 - - CARPET - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2 | *\$ 205.00 |
| 18537 | | Note: As per attached sketch dated April 6, 2020. | Each |
| *17 | 45 | *1 - - CARPET - UPGRADE - LEVEL 2 - - BEDROOMS ONLY - LEVEL 2 | *\$ 1,185.00 |
| 18538 | | Note: As per attached sketch dated April 6, 2020. | Each |
| *18 | 45 | *1 - - CARPET - UPGRADE - LEVEL 2 - - MAIN STAIRCASE - LEVEL 2 | *\$ 205.00 |
| 18539 | | Note: As per attached sketch dated April 6, 2020. | Each |
| 19 | | 1 - KITCHEN - UPGRADE TO LEVEL 2 QUARTZ IN OPTIONAL KITCHEN #2 WITH CHANGE MADE TO UPPER/LOWER CABINETRY SECTION NEXT TO MUDROOM - TO BE A FULL SIZE PANTRY APPROX 28" WIDE X 24" DEEP - | \$ 6,670.00 |
| 18540 | | Note: NOTE: refer to B1A # 12 . As per attached kitchen sketch and sketch dated April 6, 2020. | Each |
| 20 | | 1 - KITCHEN - UPGRADE KITCHEN #2 C/W APPROX. 28" W X 24" D PANTRY (in lieu of existing upper/lower cabinet adjacent to mudroom) TO LEVEL 1 KITCHEN CABINETRY | \$ 2,741.00 |
| 18541 | | Note: NOTE: refer to B1A # 12 . As per attached sketch dated April 6, 2020. | Each |
| 21 | 50 | 1 - FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER (1) - BRONZE | \$ 195.00 |
| 18543 | | Note: As per attached tile installation sketch dated April 6, 2020. | Each |
| 22 | 50 | 1 - POWDER ROOM - TILE - FLOOR - UPGRADE - BRONZE - - POWDER ROOM (3) - BRONZE | \$ 120.00 |
| 18544 | | Note: As per attached tile installation sketch dated April 6, 2020. | Each |
| *23 | 66 | *1 - MAIN BATHROOM - TILE - WALL - UPGRADE - BRONZE - - MAIN BATHROOM (18) - BRONZE | *\$ 165.00 |
| 18615 | | Note: As per attached tile installation sketch dated April 6, 2020. | Each |
| 24 | 90815 | 1 - - GAS PIPING - MAIN FLOOR - AS PER SKETCH | \$ 435.00 |
| 18616 | | Note: FOR FUTURE BBQ . TO BE LOCATED IN BETWEEN THE GREAT ROOM WINDOW AND PATIO DOOR. Does not include Electrical or Venting adjustments. Locations are approximate and must be compliant with all applicable codes. | Each |

Vendor Initials: 

Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: J. Patrick Henderson and Maria T Henderson

Printed: 22-Apr-20 10:50 am

| LOT NUMBER | | PHASE | HOUSE TYPE | CLOSING DATE | |
|---------------------------|-----|---|------------------------|--------------|--------------|
| 297 | | 2 | 1010 THE FERRIS ELEV C | 16-Dec-20 | |
| ITEM | QTY | EXTRA / CHANGE | | PRICE | INTERNAL USE |
| 25 29146 18617 | 1 | - FLAT CEILINGS (NO STIPPLE), PER FLOOR Note: MAIN FLOOR | | \$ 1,026.00 | Each |
| 26 103730 18625 | 1 | - ROUGH IN FOR FUTURE AIR CONDITIONER Note: | | \$ 525.00 | Each |
| 27 28528 18627 | 1 | - GREAT ROOM - FIREPLACE FAN KIT Note: | | \$ 307.00 | Each |
| 28 190 18673 | 1 | - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN OPT - BRONZE Note: INCLUDES 1/2 BRICK INSTALLATION. TILE TO GO BEHIND CHIMNEY HOODFAN. NOTE: APPROX 28" WIDE PANTRY REPLACING UPPERS/LOWERS ON MUD ROOM WALL. As per attached tile installation sketch dated April 6, 2020. | | \$ 256.00 | Each |
| 29 18780 | 1 | - GREAT ROOM - NOTE: THE 2 BUMP-OUTS IN THE CORNERS OF THE GREAT ROOM TO BE APPROX 12" DEEP TO MIMIC THE FIREPLACE BUMP-OUT LOCATED ON SAME WALL. Note: NOTE: refer to B1A # 11. As per attached sketch dated April 6, 2020. | | \$ 150.00 | Each |
| 30 18781 | 1 | - MASTER BEDROOM - CLARIFICATION B1A #5 : NO PASSAGE DOOR TO BE INSTALLED FROM MASTER BEDROOM TO W.I.C Note: As per attached sketch dated April 6 , 2020. | | | Each |
| 31 30618 18937 | 1 | - KITCHEN - COUNTERTOP - ADD OPTIONAL FLUSH SQUARED BREAKFAST BAR Note: IN QUARTZ LEVEL 2 - LOCATED AT THE END OF ISLAND TOWARD THE GREAT ROOM , SECTION APPROX 12" X 24" . As per attached kitchen sketch and sketch dated April 6, 2020. | | \$ 430.00 | Each |
| *32 66 19065 | *1 | - ENSUITE BATH - TILE - WALL - UPGRADE - BRONZE - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - BRONZE Note: As per attached tile installation sketch dated April 6, 2020. | | *\$ 210.00 | Each |
| 33 19066 | 1 | - KITCHEN - CABINETRY- UPC9-2B - LEVEL 1 CABINETRY - KITCHEN LAYOUT #2 - C/W APPROX 28" W X 24" D PANTRY - UPGRADE TO 42" UPPERS WITH FILLER ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX 26" D X 10" H Note: As per attached kitchen sketch and sketch dated April 6, 2020. | | \$ 2,495.00 | Each |

| | |
|-----------|-------------|
| Sub Total | \$17,980.00 |
| HST | \$0.00 |
| Total | \$17,980.00 |

\$17,980.00 / 1.052 x 1.13 = \$19,313.12

Difference \$1,333.12

See Invoice 970-1 for Total.

Vendor Initials:

Purchaser Initials:

PREPARED BY: Anne Brose

LOCKED BY:

PE 938-2

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

| NON STANDARD EXTRAS (680) | | | |
|--|-------|---|-----------------------------|
| Rathwell Landing - Phase 2 | | | |
| PURCHASERS: J. Patrick Henderson and Maria T Henderson | | | Printed: 22-Apr-20 11:03 am |
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| 297 | 2 | 1010 THE FERRIS ELEV C | 16-Dec-20 |
| ITEM | QTY | EXTRA / CHANGE | PRICE |
| 34 90818 | 1 | KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP | \$ 151.00 |
| 18675 | | Note: As per attached kitchen sketch and sketch dated April 6, 2020. | Each |
| 35 28152 | 1 | KITCHEN - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS | \$ 599.00 |
| 18676 | | Note: Does not include modifications to cabinetry or electrical for new microwave location. As per tile attached kitchen sketch and sketch dated April 6, 2020. | Each |
| 36 28553 | 1 | GREAT ROOM - TRIM - FIREPLACES - MODERN TYPE 1 - OAK | \$ 435.00 |
| 18678 | | Note: Includes Stain | Each |
| 37 29144 | 1 | - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE | \$ 438.00 |
| 18680 | | Note: | Each |
| *38 56185 | *1 | KITCHEN - KITCHEN SINK - REGINOX ND1831UA/9 UNDERMOUNT SINK | *\$ 250.00 |
| 18685 | | Note: Only available with Solid Surface Countertops | Each |
| *39 63 | *1 | MAIN BATHROOM - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - MAIN BATHROOM (18) - . | *\$ 110.00 |
| 18692 | | Note: As per attached tile installation sketch dated April 6, 2020. | Each |
| *40 28847 | 1 | GREAT ROOM - CERAMIC TILE - DELETE FIREPLACE HEARTH | \$ 0.00 |
| 18761 | | Note: FIREPLACE SURROUND TILE TO BE INSTALL ONLY ON THE FACE OF THE FIREPLACE , NOT THE RETURNS. As per attached tile installation sketch dated April 6, 2020. | Each |
| 41 28245 | 2 | KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 | \$ 1,518.00 |
| 18762 | | Note: LOCATED IN BETWEEN STOVE AND FRIDGE CABINET & SECOND ONE LOCATED IN ISLAND , CLOSEST TO DINING ROOM. As per attached kitchen sketch and sketch dated April 6, 2020. | |
| *42 72851 | 1 | - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - STANDARD AREAS | *\$ 2,550.00 |
| 18771 | | Note: As per attached sketch dated April 6, 2020. | Each |
| *43 72015 | 1 | KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - KITCHEN (4) | *\$ 1,342.00 |
| 18772 | | Note: INCLUDES DINETTE . As per attached sketch dated April 6, 2020. | Each |
| 44 28848 | 2 | - CERAMIC TILE - GROUT COLOR PER COLOUR | \$ 150.00 |
| 18776 | | Note: | |
| *45 28779 | 1 | KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS | *\$ 257.00 |
| 18777 | | Note: | Each |

Vendor Initials:  Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: J. Patrick Henderson and Maria T Henderson

Printed: 22-Apr-20 11:03 am

| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
|------------|-------|------------------------|--------------|
| 297 | 2 | 1010 THE FERRIS ELEV C | 16-Dec-20 |

| ITEM | QTY | EXTRA / CHANGE | PRICE | INTERNAL USE |
|-------|-----|---|--------------|--------------|
| 46 | | 1 - MAIN BATHROOM - UPGRADE TO APPROX 6" FALSE PANEL ON TOP OF 1 DOOR AND 2 DRAWERS. STANDARD CABINETRY- DRAWERS TO BE LOCATED CLOSER TO TOILET. Sink May Be Off-Centre To Accommodate. Note: As per attached sketch dated April 6, 2020. | \$ 848.00 | Each |
| 18782 | | | | |
| 47 | | 1 - ENSUITE BATH - PROVIDE FOR TOP DRAWER AND CABINET DOOR DESIGN IN ENLARGED VANITY IN ENSUITE BATHROOM (SEE ATTACHED SKETCH) Note: As per attached vanity sketch and sketch dated April 6, 2020. | \$ 652.00 | Each |
| 18783 | | | | |
| 48 | | 4 - KITCHEN/DINETTE - SUPPLY AND INSTALL PULL OUT DRAWERS BEHIND DOORS IN APPROX 28" X 24" DEEP PANTRY . TOTAL OF 4 PULL OUT DRAWERS, 2 IN THE LOWER SECTION, 2 IN THE MIDDLE SECTION . Note: As per attached kitchen sketch and sketch dated April 6, 2020. | \$ 760.00 | |
| 18784 | | | | |
| 49 | | 2 - KITCHEN/DINETTE - SUPPLY AND INSTALL PULL OUT DRAWERS BEHIND 2 DOOR LOWER CABINET NEXT TO PANTRY . TOTAL OF 2 PULL OUT DRAWERS. Note: As per attached kitchen sketch and sketch dated April 6, 2020. | \$ 380.00 | |
| 18785 | | | | |
| *50 | | 1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate no# SS2850 rev. 02 | *\$ 2,097.69 | Each |
| 29142 | | | | |
| 19082 | | | | |
| *51 | | 1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate no # OR3387 rev 01 | *\$ 236.70 | Each |
| 29143 | | | | |
| 19083 | | | | |
| 52 | | 1 - - decor center credit of 358.00\$ has been applied in full to the purchase price. Note: | -\$358.00 | Each |
| 19085 | | | | |

| | |
|-----------|-------------|
| Sub Total | \$12,416.39 |
| HST | \$0.00 |
| Total | \$12,416.39 |

\$12,416.39 / 1.052 x 1.13 = \$13,337.00
Difference \$920.61

See Invoice 970-1 for Total

| Payment Summary | |
|-----------------|-------------|
| Paid By | Amount |
| Amendment | \$12,416.39 |
| Total Payment: | \$12,416.39 |

Vendor Initials: Purchaser Initials:

| | |
|----------------------------------|--|
| CONSTRUCTION SCHEDULING APPROVAL | |
| PER: | |
| DATE: | |

| NON STANDARD EXTRAS (680) | | | |
|--|-------|---|-----------------------------|
| Rathwell Landing - Phase 2 | | | |
| PURCHASERS: J. Patrick Henderson and Maria T Henderson | | | Printed: 22-Apr-20 10:52 am |
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| 297 | 2 | 1010 THE FERRIS ELEV C | 16-Dec-20 |
| ITEM | QTY | EXTRA / CHANGE | PRICE |
| *13 57 | | *1 - - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - POWDER ROOM (3) - . | *\$ 55.00 |
| 19223 | | Note: As Per Tile Installation Sketch Dated April 6, 2020 | Each |
| *14 57 | | *1 - - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - FOYER (1) - . | *\$ 90.00 |
| 19224 | | Note: As Per Tile Installation Sketch Dated April 6, 2020 | Each |

| | |
|-----------|----------|
| Sub Total | \$145.00 |
| HST | \$0.00 |
| Total | \$145.00 |

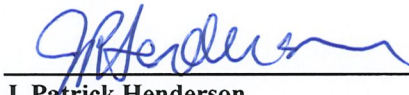
\$145.00 / 1.052 x 1.13 = \$155.75

Difference \$10.75

Sub Total \$30,541.39
HST \$0.00
TOTAL \$30,541.39
\$30,541.39 / 1.052 x 1.13 = \$32,805.87


| Payment Summary | |
|-----------------|--------|
| Paid By | Amount |
| Total Payment: | |

PURCHASER:


J. Patrick Henderson


06
22-Apr-20
DATE

PURCHASER:


Maria T Henderson

06
22-Apr-20
DATE

VENDOR:


PER: Valecraft Homes Limited

DATE: April 23, 2020

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, J. Patrick Henderson and Maria T. Henderson 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: 297

x J. Henderson
(Signature)

April 6-2020
(Date)

x M. Henderson
(Signature)

April 6-2020
(Date)

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: J. Patrick Henderson Lot no: 297 Plan #: 4M-1589
Purchaser's name: Maria T. Henderson Project: RATHWELL LANDING
Home Phone: 613-296-1071 Model: 1010 Ferris std C
Work Phone: 647-968-0989 Closing Date: December 16, 2020
E-Mail (1): jpatrickhenderson@gmail.com E-Mail (2): mariahenderson2406@gmail.com

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, J. Patrick Henderson and Maria T. Henderson
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: 297

x [Signature]
Purchaser

April 6 - 2020
Date:

x [Signature]
Purchaser

April 6 - 2020
Date:

[Signature]
Valecraft Homes Limited

April 23, 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.

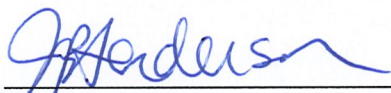
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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

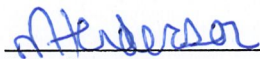
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

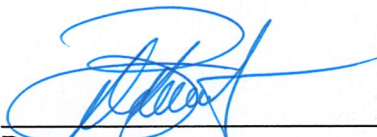
1. Land Transfer Tax based on final purchase price less HST as stated in Clause #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST 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 **April 6, 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 **6** day of **April**, 20**20**.


Purchaser

Valecraft Homes Limited


Purchaser


Per:

April 23, 2020
Date:

Lot #: **297**

Project: **Rathwell Landing**