

MRS MARIA ANTON
MR MIHAI ANTON
3579 ST. THOMAS ST
PORT COQUITLAM BC V3B 2Y6

056

DATE 2020-04-22
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes Limited.

Forty two thousand Three Hundred Thirty four

\$ 42,334.30
100 DOLLARS

STYLE 133

BMO Bank of Montreal
1025 AUSTIN AVE.
COQUITLAM, B.C. V3K 3N9

MEMO *LOT 266 ERNEST MATTHEW DYKEMAN*

Maria Anton

⑈056⑈ ⑈07900⑈00⑈⑈

3124⑈997⑈

RL 266

Additional deposit

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

ON THE 26th DAY OF January ~~March~~, 20 20

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 266
LOT: 266 BLOCK :
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 742 Parade Drive

PURCHASERS: Ernest Matthew Dykeman and Elena Ramona Anton

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: March 11, 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: \$770,137.20
 BALANCE AT CLOSING: \$703,731.20
 LESS H.S.T. AMOUNT: \$702,776.28
 SCHEDULE "G" DATED: March 25, 2020
 TARIION SCHEDULE "B" DATED: March 25, 2020

INSERT: 680 dated: April 22, 2020 in the amount of: ~~\$84,668.60~~ \$84,619.37
 NEW PURCHASE PRICE: ~~\$854,805.80~~ \$854,756.57
 ADDITIONAL DEPOSIT OF: \$42,334.30
 NEW BALANCE AT CLOSING: ~~\$746,065.50~~ \$746,016.27
 NEW LESS H.S.T. AMOUNT: ~~\$777,704.25~~ \$777,660.68
 SCHEDULE "G" DATED: April 22, 2020
 TARIION SCHEDULE "B" DATED: April 22, 2020
 SCHEDULE "W4" DATED: April 22, 2020

DATED at Ottawa this 22 day of April 20 20

In the presence of:

x Victor P. H...
 WITNESS

[Signature]
 PURCHASER

x Victor P. H...
 WITNESS

[Signature]
 PURCHASER

DATED at Ottawa this 21 day of May 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 \$777,660.68 ~~\$777,704.25~~. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

ELA
B

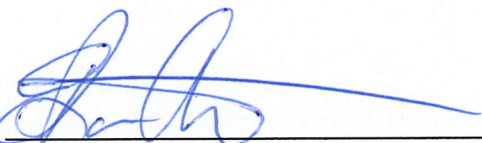
8. Due to maximum allowance of GST/HST Rebate, Purchaser acknowledges that an additional cost of _____ representing the difference between GST/HST actually payable on the transaction and GST/HST calculated at 5.2% shall be incurred and payable on closing.


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 22 day of APRIL, 20 20


PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER


PER:

DATE: May 21, 2020

PROJECT: RATHWELL LANDING LOT: 266

NON STANDARD EXTRAS (680)


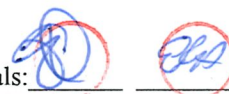
Rathwell Landing - Phase 2

PURCHASERS: Ernest Matthew Dykeman and Elena Ramona Anton

Printed: 22-Apr-20 3:30 pm

LOT NUMBER 266	PHASE 2	HOUSE TYPE 1046 THE HAZELWOOD ELEV C - WALK OUT BASEMENT	CLOSING DATE 26-Jan-21
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*25 28761 18982	1	- WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note: DOES NOT INCLUDE CONNECTION	* \$ 156.00	Each
26 90818 18983	1	- CABINETS - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP Note:	\$ 151.00	Each
27 190 18992	1	- TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE Note:	\$ 90.00	Each
28 186 18993	1	- TILE - WALL - BACKSPLASH - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - KITCHEN - . Note:	\$ 60.00	Each
*29 142 18995	*1	- TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - BRONZE Note:	* \$ 95.00	Each
*30 142 18996	*1	- TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - BRONZE Note:	* \$ 345.00	Each
31 29144 19000	2	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note:	\$ 876.00	
32 104045 19002	1	- CABINETS - UPC9-2B - LEVEL 1 CABINETS - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPpers WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinets upgraded wood doors will have center style <i>AS PER SKETCH DATED APRIL 22, 2020</i>	\$ 2,811.00	Each
*33 56185 19004	*1	- KITCHEN SINK - REGINOX ND1831UA/9 UNDERMOUNT SINK Note: Only available with Solid Surface Countertops	* \$ 250.00	Each
*34 28766 19005	*1	- KITCHEN FAUCET - DELTA ESSA 9113 - AR - DST Note:	\$ 357.00	Each
35 101132 19067	1	- STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: <i>AS PER ATTACHED SKETCH DATED APRIL 22, 2020</i>	\$ 3,825.00	Each
36 35728 19068	1	- STAIRS - BASEMENT - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained.	\$ 3,606.00	Each

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Samar Merhi
LOCKED BY:
PE 957-1
 InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____


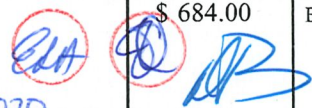
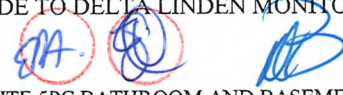
NON STANDARD EXTRAS (680)


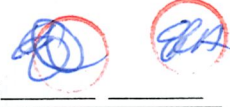
Rathwell Landing - Phase 2

PURCHASERS: Ernest Matthew Dykeman and Elena Ramona Anton

Printed: 22-Apr-20 3:30 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
266	2	1046 THE HAZELWOOD ELEV C - WALK OUT BASEMENT	26-Jan-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
37 29015	1	CABINERY - ADJUST KITCHEN CABINERY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	\$ 75.00	Each
19070		Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.		
*38 28174	*1	OTR - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS	\$ 75.00	Each
19071		Note:		
*39 142	*1	TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE -- MAIN BATHROOM (18) - BRONZE	*\$ 275.00	Each
19075		Note:		
40 28848	3	CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 225.00	
19076		Note:		
*41 45	*1	CARPET - UPGRADE - LEVEL 2 -- BEDROOMS ONLY - LEVEL 2	*\$ 1,430.00	Each
19077		Note:		
*42 48	*1	UNDERPAD - UPGRADE - LEVEL 2 -- BEDROOMS ONLY - LEVEL 2	*\$ 990.00	Each
19078		Note:		
*43 56196	4	BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	*\$ 1,180.00	
19079		Note: Only available with Solid Surface Countertops. In main bathroom, ensuite 5 pc bathroom and basment bathroom		
*44 90075	1	ENSUITE BATH - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN BRUSHED NICKEL/CLEAR WITH SQUARE TOWEL BAR FOR 5 X 3 TILES SHOWERS	*\$ 194.00	Each
19118		Note: 1203-1009-194 		
45 1101	1	ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	\$ 684.00	Each
19119		Note: in between sinks  AS PER ATTACHED SKETCH DATED APRIL 22, 2020		
46 28837	4	TOILET - AMERICAN STANDARD STUDIO 2 - PC TOILET ELONGATED 2794 - 004 W/ SEAT	\$ 2,640.00	
19120		Note: in main bathroom, ensuite 5 pc bathroom powder room and basement bathroom		
47	2	UPGRADE TO DELTA LINDEN MONITOR 17 SERIRES SHOWER TRIM WITH INT2ITION t17494-SS-I	\$ 840.00	
19121		Note:  ENSUITE 5PC BATHROOM AND BASEMENT BATHROOM		
48	1	MAIN BATHROOM - UPFGRADE TO DELTA LINDEN MONITOR 17 SERIES TUB & SHOWER TIRM WITH INT2ITION T17494-SS-I	\$ 420.00	Each
19122		Note:		

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Samar Merhi

LOCKED BY:

PE 957-2

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CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	
DATE: _____	

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Ernest Matthew Dykeman and Elena Ramona Anton

Printed: 22-Apr-20 3:30 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
266	2	1046 THE HAZELWOOD ELEV C - WALK OUT BASEMENT	26-Jan-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
49	2	- UPGRADE TO DELTA ARA ROMAN TUB WITH HANDSHOWER TRIM T4767-SS	\$ 2,422.00	
19123		Note: IN ENSUITE 5PC BATHROOM AND BASEMENT BATHROOM		
50	5	- UPGRADE TO DELTA ARA TWO HANDLE WIDESPREAD LAVATORY FAUCET 3567-SSMPU-DST	\$ 3,415.00	
19124		Note: IN MAIN BATHROOM, ENSUITE 5PC BATHROOM POWDER ROOM AND BASEMENT BATHROOM		
51	1	- BASEMENT - UPGRADE BASEMENT FINISHED RECREATIONAL ROOM FLOORING TO TORLYS EVERWOOD PREMIER ROCKWOOD EW23006 - APPROX. 4 1/8" WIDE PLANK - VINYL FLOORING	\$ 3,920.00	Each
19125		Note: SEE B-1A #8 <i>AS PER ATTACHED SKETCH</i> ***DOES NOT INCLUDE THE BEDROOMS***		
52	1	- BASEMENT - UPGRADE TO LEVEL 2 UNDERPAD IN FINISHED BASEMENT BEDROOMS	\$ 280.00	Each
19126		Note: SEE B-1A #8 <i>AS PER ATTACHED SKETCH</i>		
53	1	- BASEMENT - UPGRADE TO LEVEL 2 CARPET IN FINISHED BASEMENT BEDROOMS	\$ 406.00	Each
19127		Note: SEE B-1A #8 <i>AS PER ATTACHED SKETCH</i>		
*54 72900	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - STANDARD AREAS	*\$ 3,268.00	Each
19128		Note: <i>AS PER ATTACHED SKETCH</i>		
55	1	- BASEMENT BATHROOM - FLOOR TILE ON WALLS- BRONZE LEVEL - TUB SURROUND AND BACKSPLASH	\$ 95.00	Each
19129		Note:		
56	1	- BASEMENT BATHROOM - FLOOR TILE ON WALLS- BRONZE LEVEL - ABOVE PREFAB SHOWER	\$ 75.00	Each
19130		Note:		
57	1	- BASEMENT BATHROOM - UPGRADE TO BRONZE LEVEL FLOOR TILE	\$ 120.00	Each
19134		Note: SEE B-1AS #8 <i>AS PER ATTACHE SKETCH</i>		
58	1	- BASEMENT - UPGRADE THE TILE AREA IN FRONT OF PATIO DOOR IN BASEMENT TO A BRONZE LEVEL CERAMIC TILE. AREA APPROX 6FT X 3FT	\$ 75.00	Each
19135		Note: <i>AS PER ATTACHED SKETCH</i>		
59 50	1	- FOYER - TILE - FLOOR - UPGRADE - BRONZE -- FOYER (1) - BRONZE	\$ 159.00	Each
19136		Note: <i>AS PER ATTACHED SKETCH</i>		
60 50	1	- POWDER ROOM - TILE - FLOOR - UPGRADE - BRONZE -- POWDER ROOM (3) - BRONZE	\$ 92.00	Each
19137		Note: <i>AS PER ATTACHED SKETCH</i>		

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Samar Merhi
LOCKED BY:
PE 957-3
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CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	
DATE: _____	

NON STANDARD EXTRAS (680)


Rathwell Landing - Phase 2

PURCHASERS: Ernest Matthew Dykeman and Elena Ramona Anton

Printed: 22-Apr-20 3:30 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
266	2	1046 THE HAZELWOOD ELEV C - WALK OUT BASEMENT	26-Jan-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
61 50 19138	1	MUDROOM - TILE - FLOOR - UPGRADE - BRONZE -- MUD / LAUNDRY ROOM (6) - BRONZE Note: AS PER ATTACHED SKETCH	\$ 368.00	Each
62 50 19139	1	KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - BRONZE -- KITCHEN (4) - BRONZE Note: INCLUDES DINETTE. AS PER ATTACHED SKETCH	\$ 1,088.00	Each
63 50 19140	1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE -- MAIN BATHROOM (18) - BRONZE Note: AS PER ATTACHED SKETCH	\$ 142.00	Each
64 50 19141	1	ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATHROOM OPTIONAL - BRONZE Note: AS PER ATTACHED SKETCH	\$ 272.00	Each
65 19243	1	BEDROOM 2 - PAINT 1 ACCENT WALL WITH DEEP BASE COLOUR (CLIENT TO INDICATE ON SKETCH WHICH WALL) Note: AS PER SKETCH DATED APRIL 22, 2020	\$ 265.00	Each
66 19244	1	BEDROOM 4 - PAINT 1 ACCENT WALL WITH DEEP BASE COLOUR (CLIENT TO INDICATE ON SKETCH WHICH WALL) Note: AS PER SKETCH DATED APRIL 22, 2020	\$ 265.00	Each
67 19144	1	BASEMENT BATHROOM - UPGRADE TO GRANITE LEVEL 1 COUNTERTOP Note: SEE B-1AS #8	\$ 579.00	Each
*68 57126 19145	*1	ENSUITE BATH - COUNTERTOP - GRANITE - UPGRADE LEVEL 1 - ENSUITE BATHROOM - OPTIONAL (20) Note:	*\$ 936.00	Each
*69 57130 19146	*1	MAIN BATHROOM - COUNTERTOP - GRANITE - UPGRADE LEVEL 1 - MAIN BATHROOM (18) Note:	*\$ 485.00	Each
70 19147	1	BASEMENT BATHROOM - SUPPLY AND INSTALL A SURFACE MOUNT MEDECINE CABINET - STANDARD CABINETRY AND CABINETRY HARDWARE Note: LOCATED APPROX CENTERED OVER TOILET. AS PER ATTACHED SKETCH	\$ 249.00	Each
71 19148	1	UPGRADE ALL INTERIOR DOOR HARDWARE TO VEDANI 26D INCLUDES FRONT DOOR, GARAGE DOOR, GROUND FLOOR & BASEMENT PATIO DOORS. Note: SEE B1A'S #8 ***PRICE IS PER DOOR*** \$62.00	\$ 1,196.00 \$2,294.00	Each
72 28227 19149	1	KITCHEN - LOWER CABINETS - EURO CARGO RECYCLE BIN (300MM - 600MM) Note: #461450100 . LOCATED IN ISLAND, ON SIDE CLOSEST TO SINK . AS PER ATTACHED SKETCH.	\$ 745.00	Each

Vendor Initials: _____

Purchaser Initials: 

PREPARED BY: Samar Merhi

LOCKED BY:

PE 957-4

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CONSTRUCTION SCHEDULING APPROVAL
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DATE: _____


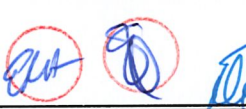
NON STANDARD EXTRAS (680)


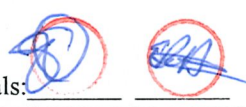
Rathwell Landing - Phase 2

PURCHASERS: Ernest Matthew Dykeman and Elena Ramona Anton

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
266	2	1046 THE HAZELWOOD ELEV C - WALK OUT BASEMENT	26-Jan-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
73		1 - KITCHEN - RELOCATE BUILDER'S STANDARD CUTLERY DRAWERS . TO NOW BE LOCATED BETWEEN RANGE AND SINK.	\$ 75.00	Each
19150		Note: DELETE #73 		
74		1 - MAIN BATHROOM - 1 FALSE DRAWER ON TOP OF 1 DOOR AND 2 EQUAL DRAWERS	\$ 1,304.00	Each
19151		Note: LOCATION OF DRAWERS TO BE DETERMINED WITH CLIENT. AS PER ATTACHED PICTURE		
75		1 - BASEMENT BATHROOM - 1 FALSE DRAWER ON TOP OF 1 DOOR AND 2 EQUAL DRAWERS	\$ 1,304.00	Each
19152		Note: LOCATION OF DRAWERS TO BE DETERMINED WITH CLIENT . AS PER ATTACHED PICTURE		
76		1 - KITCHEN - UPGRADE TO LEVEL 1 CABINET - STANDARD KITCHEN LAYOUT	\$ 2,485.00	Each
19153		Note:		
77		1 - KITCHEN - STANDARD KITCHEN LAYOUT- ALL LOWER CABINET TO HAVE AN APPROX 6" DRAWER ABOVE EACH DOOR.	\$ 3,708.00	Each
19154		Note: NOTE: NOT INCLUDING THE PULL OUT RECYCLE BIN IN ISLAND.		
78		2 - KITCHEN - LOWER- UPGRADE TO 2 PULL OUT DRAWERS BEHIND DOORS	\$ 410.00	
19155		Note: NOTE : THE TOP PORTION OF THE LOWER CABINET IS 2 X APPROX 6" DRAWER , SEE ITEM ABOVE . TO BE LOCATED BETWEEN RANGE AND PANTRY (DIRECTLY NEXT TO RANGE)		
79		1 - GREAT ROOM - UPGRADE- MODERN OAK DECOR MANTLE - STAINED	\$ 1,029.00	Each
19156		Note: ***THIS PRICE IS PER FIREPLACE*** 		
*80 28223		1 - - ACCESSORIES - BATHROOM - SOHO COLLECTION SATIN NICKEL - WHOLE HOUSE	*\$ 93.00	Each
19157		Note: INCLUDES BASEMENT BATHROOM		
81		1 - ENSUITE BATH - SOHO COLLECTION SATIN NICKEL- ADD A TOWEL RING	\$ 66.00	Each
19158		Note: TO BE LOCATED IN BETWEEN MIRRORS		
82		1 - MAIN BATHROOM - SOHO COLLECTION SATIN NICKEL- ADD A TOWEL RING	\$ 66.00	Each
19159		Note: ON SIDE WALL WHEN FACING MIRROR , OVER VANITY		
83		1 - BASEMENT BATHROOM - SOHO COLLECTION SATIN NICKEL- ADD A TOWEL RING	\$ 66.00	Each
19160		Note: ON SIDE WALL WHEN FACING MIRROR, OVER VANITY		
*84 57129		*1 - KITCHEN - COUNTERTOP - GRANITE - UPGRADE LEVEL 1 - KITCHEN (4)	*\$ 4,815.00	Each
19161		Note: includes flush breakfast bar on island		

Vendor Initials:  Purchaser Initials: 

PREPARED BY: Samar Merhi
 LOCKED BY:
 PE 957-5
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DATE:	_____

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Ernest Matthew Dykeman and Elena Ramona Anton

Printed: 22-Apr-20 3:30 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
266	2	1046 THE HAZELWOOD ELEV C - WALK OUT BASEMENT	26-Jan-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
85 19162	1	BASEMENT BATHROOM - UPGRADE PREFAB SHOWER DOORS TO BRUSHED NICKEL TRIM Note: ***SORRY NOT AVAILABLE WITH THIS SHOWER UNIT***	0.00	Each
86 19163	1	BASEMENT BATHROOM - NOTE: PREFAB SHOWER IN BASEMENT TO HAVE NO SEAT Note:	\$ 0.00	Each
87 35704 19247	1	HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13036 3 TON Note: Location to be determined by Head Office	\$ 4,043.00	Each
*88 29143 19264	1	ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate # OR3546 Rev 03 Dated 03/26/2020 2870.00 + (1.052) 149.24 = 3019.24	* \$ 3,019.24 \$2,440.64	Each
*89 29142 19266	1	S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: note estimate # SS2973 Rev. 03 dated 03/26/2020 12,115.00 + (1.052) 629.98 = 12744.98	* \$ 12,744.98 \$12,254.75	Each
90 19272	1	BASEMENT - UPGRADE - MODERN OAK DECOR MANTLE - STAINED Note: ***This price is per Fireplace***	\$ 1,029.00	Each

Sub Total	\$78,824.22
HST	\$0.00
Total	\$78,824.22

~~\$78,824.22 / 1.052 x 1.13 = \$84,668.60~~

~~Difference \$5,844.38~~

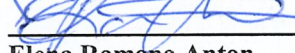
Total \$78,778.39

\$78,778.39 / 1.052 x 1.13 = \$84,619.37

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: X  22-Apr-20
Ernest Matthew Dykeman DATE

VENDOR:  PER: Valecraft Homes Limited

PURCHASER:  22-Apr-20
Elena Ramona Anton DATE

DATE: May 21, 2020

PREPARED BY: Samar Merhi

LOCKED BY:

PE 957-6

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: Ernest Matthew Dykeman Lot no: 266 Plan #: 4M-1589
Purchaser's name: Elena Ramona Anton Project: RATHWELL LANDING
Home Phone: 778-317-7610 Model: 1046 WO 'C' Std Hazelwood
Work Phone: _____ Closing Date: January 26, 2021
E-Mail (1): mattcadets@gmail.com E-Mail (2): ramona.elena.anton@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, Ernest Matthew Dykeman and Elena Ramona Anton

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:** 266


Purchaser April 22, 2020
Date:


Purchaser April 22, 2020
Date:


Valecraft Homes Limited May 21, 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.

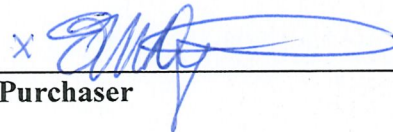
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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 22, 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 22 day of April, 2020.


Purchaser

Valecraft Homes Limited


Purchaser


Per:

Date: May 21, 2020

Lot #: 266

Project: Rathwell Landing