



Royal Bank of Canada  
Banque Royale du Canada  
5345 FERNBANK RD  
OTTAWA, ON

64653272 1-516

DATE 20200415  
Y/A M/M D/J

PAY TO THE ORDER OF  
PAYEZ À L'ORDRE DE VALEDCRAFT HOMES LTD.

\$17,660.55

~~20200415~~ \$17,660.55

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET

Patrick Albert Horne

PURCHASER NAME

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CONTRÉSIGNÉ

RL lot 273 Deposit

⑈64653272⑈ ⑆01783⑈003⑆ 099⑈013⑈5⑈

RL  
lot 273  
additional deposit

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 1 DAY OF March, 20 20

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: 273  
LOT: 273 BLOCK:   
4M-1589 RATHWELL LANDING  
CIVIC ADDRESS: 757 Parade drive  
PURCHASERS: Patrick Albert Horne and Alaina Erin Horne

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: \$624,123.34  
BALANCE AT CLOSING: \$574,123.34  
LESS H.S.T. AMOUNT: \$573,560.48  
SCHEDULE "G" DATED: March 15, 2020  
TARION SCHEDULE "B" DATED: March 15, 2020

INSERT: 680 dated: April 12, 2020 in the amount of: ~~\$51,097.75~~ \$50,936.63  
NEW PURCHASE PRICE: ~~\$675,221.09~~ \$675,059.97  
ADDITIONAL DEPOSIT OF: \$17,660.55  
NEW BALANCE AT CLOSING: ~~\$607,560.54~~ \$607,399.45  
NEW LESS H.S.T. AMOUNT: ~~\$618,779.73~~ \$618,637.14  
SCHEDULE "G" DATED: April 12, 2020  
TARION SCHEDULE "B" DATED: April 12, 2020  
Schedule "w-2" Dated: April 12, 2020  
Schedule "w-4" Dated: April 12, 2020

DATED at Ottawa this 12 day of April 20 20

In the presence of:

Victoria E. Horne  
WITNESS

Patrick Albert Horne  
PURCHASER

Victoria E. Horne  
WITNESS

Alaina Erin Horne  
PURCHASER

DATED at Ottawa this 20 day of May 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature] REV: September 0, 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 ~~\$618,637.14~~ \$618,779.73. 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 \_\_\_\_\_ 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 12 day of April, 20 20

X [Signature]  
PURCHASER

VALECRAFT HOMES LIMITED

X [Signature]  
PURCHASER

[Signature]  
PER:

May 20, 2020  
DATE:

PROJECT: RATHWELL LANDING LOT: 273







NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Patrick Albert Horne and Alaina Erin Horne			Printed: 9-Apr-20 6:41 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
273	2	825 THE BRADLEY 4 BED ELEV C	15-Dec-20
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
20 28806  18774	1	POWDER ROOM - SINK - AMERICAN STANDARD BOULEVARD PEDESTAL SINK 0641-400  Note:	\$ 280.00 Each
21 56202  18778	5	BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA-BL- DST MATTE BLACK  Note: includes matte black drain. In master ensuite bathroom, main bathrom and powder room.	\$ 1,865.00
22 28761  18787	1	- WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION  Note: DOES NOT INCLUDE CONNECTION	\$ 156.00 Each
23 28553  18788	1	GREAT ROOM - TRIM - FIREPLACES - MODERN TYPE 1 - OAK  Note: Includes Stain SB 206	\$ 435.00 Each
24 93039  18789	1	- RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES  Note: As per attached sketch dated April 12, 2020	\$ 1,038.00 Each
25 104244  18790	1	KITCHEN - 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 April 12, 2020	\$ 1,938.00 Each
26 104242  18791	1	KITCHEN/DINETTE - CABINETRY - UPC9-2B - LEVEL 1 CABINETRY - EXTENDED PANTRY. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD  Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per attached pantry sketch dated April 12, 2020	\$ 1,371.00 Each
27 104300  18793	1	KITCHEN - UPPER MICROWAVE CABINET APPROX 26" WIDE C/W DEDICATED OUTLET ( LEVEL 1 SERIES CABINETRY )  Note: Located between pantry and range. As per attached kitchen sketch dated April 12, 2020	\$ 621.00 Each
28 1101  18794	3	ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)  Note: 3 sets of 4 drawers each, located in between and on each sides of sink cabinets. As per attached sketch dated April 12, 2020	\$ 2,052.00
29 29016  18795	2	ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN BUILDERS STANDARD CABINETRY, PER FOOT  Note: As per attached sketch dated April 12, 2020	\$ 620.00
*30 49  18806	*1	- UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY WITH LUXURY ENSUITE - LEVEL 1  Note: As per attached sketch dated April 12, 2020	*\$ 365.00 Each
31 28820  18808	1	KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP)  Note: Only available with Solid Surface Countertops. Color: White	\$ 350.00 Each

Vendor Initials: Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: DATE:



NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Patrick Albert Horne and Alaina Erin Horne			Printed: 9-Apr-20 6:41 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
273	2	825 THE BRADLEY 4 BED ELEV C	15-Dec-20
ITEM	QTY	EXTRA / CHANGE	PRICE
32 28790	1	KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 9159 - BL - DST MATTE BLACK	\$ 497.00
18809	Note:		Each
33 56210	1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T14259-BL-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK	\$ 218.00
18810	Note:		Each
*34 99083	1	GREAT ROOM - CERAMIC TILE - DELETE FIREPLACE HEARTH & SURROUND	\$ 0.00
18811	Note:		Each
*35 29152	1	- DELETE ALL TOWEL BARS, TISSUE HOLDERS AND SOAP DISHES.	\$ 0.00
18812	Note:		Each
36 56196	4	- BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	\$ 1,180.00
18815	Note:	in ensuite bathhroom and main bathroom. Only available with Solid Surface Countertops	
*37 56206	1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC ROMAN TUB FAUCET T2759-BL MATTE BLACK	*\$ 466.00
18816	Note:	INCLUDES THE DRAIN AND OVERFLOW IN MATTE BLACK	Each
*38 56214	1	MAIN BATHROOM - BATHROOMS - DELTA TRINSIC TUB/SHOWER FAUCET T14459-BL-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK	*\$ 311.00
18817	Note:	INCLUDES DRAIN AND OVERFLOW IN MATTE BLACK	Each
*39 46	*1	- CARPET - UPGRADE - LEVEL 3 - - MAIN STAIRCASE - LEVEL 3	*\$ 260.00
18819	Note:	As per attached sketch dated April 12, 2020 	Each
*40 46	*1	- CARPET - UPGRADE - LEVEL 3 - - BEDROOMS ONLY WITH LUXURY ENSUITE - LEVEL 3	*\$ 1,125.00
18820	Note:	As per attached sketch dated April 12, 2020 	Each
*41 49	*1	- UNDERPAD - UPGRADE - LEVEL 1 - - MAIN STAIRCASE - LEVEL 1	*\$ 85.00
18821	Note:	As per attached sketch dated April 12, 2020 	Each
42 28848	2	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00
18823	Note:		
*43 78630	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	*\$ 4,290.00
18824	Note:	Installation front to back of the house. As per attached sketch dated April 12, 2020 	Each



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Patrick Albert Horne and Alaina Erin Horne

Printed: 9-Apr-20 6:41 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
273		2	825 THE BRADLEY 4 BED ELEV C	15-Dec-20	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE	
*44 78469	1	KITCHEN - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN (4)	*\$ 1,400.00	Each	
18825		Note: INCLUDES DINETTE. installation front to back of the house. As per attached sketch dated April 12, 2020			
45 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	Each	
18826		Note: Does not include modifications to cabinetry or electrical for new microwave location. As per attached kitchen sketch dated April 12, 2020			
46 28245	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 759.00	Each	
18828		Note: LOCATED IN LOWER CABINET BETWEEN RANGE AND CORNER PANTRY. As per attached kitchen sketch dated April 12, 2020			
*47 28399	22	- DOOR - INTERIOR - UPGRADE FROM STANDARD TO CRAFTSMAN III SMOOTH FACE DOORS - PRICE PER DOOR	*\$ 550.00		
18829		Note: Throughout the entire home. (INCLUDING PANTRY)			
48 18831	1	BASEMENT - DO NOT INSTALL DOOR TO BASEMENT STAIRS. FINISH THE OPENING WITH DRYWALL AND PROVIDE BACKING TO ACCOMMODATE THE FUTURE INSTALLATION OF A BARN DOOR.	\$ 150.00	Each	
		Note: As per attached sketch dated			
49 18833	1	KITCHEN - DELETE CABINETS LOCATED NEXT TO REFRIGERATOR AND SUPPLY AND INSTALL A WALL APPROX 24" DEEP (INSIDE WALL DIMENSION).	\$ 75.00	Each	
		Note: SEE 680 #72. To accommodate a refrigerator approx 36" wide. As per attached kitchen sketch and sketch dated April 12, 2020			
50 18834	1	KITCHEN/DINETTE - SUPPLY AND INSTALL EXTENDED PANTRY OPTION #1 - STANDARD BUILDER'S MATERIAL	\$ 6,782.00	Each	
		Note: As per attached pantry sketch and sketch dated April 12, 2020			
51 18835	1	KITCHEN - LEVEL 1 CABINETS - STANDARD KITCHEN LAYOUT	\$ 1,870.00	Each	
		Note: As per attached kitchen sketch dated April 12, 2020			
52 18836	1	KITCHEN/DINETTE - LEVEL 1 CABINETS - EXTENDED PANTRY OPTION #1	\$ 1,633.00	Each	
		Note: As per attached pantry sketch dated April 12, 2020			
53 18837	1	KITCHEN - 2 TONE KITCHEN CABINETS	\$ 246.00	Each	
		Note: As per attached kitchen sketch dated April 12, 2020			
54 18841	1	KITCHEN/DINETTE - SUPPLY AND INSTALL PUCK LIGHTS (1 PER UPPER CABINET DOOR) C/W FALSE BOTTOM IN STD KITCHEN LAYOUT AND EXTENDED PANTRY OPTION #1 - NOTE CABINET NEXT TO FRIDGE HAS BEEN DELETED	\$ 1,795.00	Each	
		Note: TOTAL OF 8 PUCK LIGHT. Note: 2 ELECTRICAL OUTLETS TO BE PROVIDED IN UPPER CABINETS FOR WIRING OF PUCK LIGHTS. As per attached kitchen and pantry sketch dated April 12, 2020			
55 18842	38	KITCHEN/DINETTE - upgrade cabinetry hardware to POI-R7040-160-BSAE -	\$ 684.00		
		Note: In entire kitchen / dinette.			

Vendor Initials: Purchaser Initials:

PREPARED BY: Samar Merhi

LOCKED BY:

PE 953-3

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Patrick Albert Horne and Alaina Erin Horne			Printed: 9-Apr-20 6:41 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
273	2	825 THE BRADLEY 4 BED ELEV C	15-Dec-20
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
*56 86165	1	KITCHEN/DINETTE - COUNTERTOP - QUARTZ - UPGRADE LEVEL 5 - KITCHEN (4)	* \$ 6,709.00 Each
18843	Note:	INCLUDES FLUSH BREAKFAST BAR ON ISLAND ( STANDARD KITCHEN LAYOUT) & EXTENDED PANTRY OPTION #1 . NOTE: CABINERY NEXT TO FRIDGE HAS BEEN DELETED .As per attached kitchen and pantry sketch and sketch dated April 12, 2020	
57	1	KITCHEN/DINETTE - BACKPLASH - QUOTE LEVEL WALL TILE - EURO PASHA SOHO 1"X3" WHITE GLOSSY MINI BRICK 51-060	\$ 674.00 Each
18845	Note:	STANDARD KITCHEN LAYOUT ( NOTE: CABINET NEXT TO FRIDGE HAS BEEN DELETED) & EXTENDED PANTRY OPTION #1 , INCLUDES AREAS BEHING HOODFAN TILL UPGRADED BULKHEAD. As per attached tile installation sketch dated April 12, 2020	
58	24	- UPGRADE CABINERY HARDWARE TO POI-V53-192-ZM2 - PRICE PER HANDLES	\$ 432.00
18846	Note:	for main bathroom and master ensuite bathroom	
*59 81630	1	ENSUITE BATH - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - ENSUITE BATHROOM - OPTIONAL (20)	*\$ 1,066.00 Each
18848	Note:	INCLUDES EXTENSION TO VANITY . OPTIONAL 5 PC ENSUITE . As per attached sketch dated April 12, 2020	
*60 81634	1	MAIN BATHROOM - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - MAIN BATHROOM (18)	*\$ 1,066.00 Each
18849	Note:	INCLUDES EXTENSION TO VANITY . B1A # 14 (VANITY IS FROM WALL TO WALL). As per attached sketch dated April 12, 2020	
61 29144	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 438.00 Each
18850	Note:		
62 50	1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE - - MAIN BATHROOM (18) - BRONZE	\$ 177.00 Each
18851	Note:	As per attached tile installation sketch dated April 12, 2020	
*63 66	*1	MAIN BATHROOM - TILE - WALL - UPGRADE - BRONZE - - MAIN BATHROOM (18) - BRONZE	*\$ 165.00 Each
18852	Note:	As per attached tile installation sketch dated April 12, 2020	
64 50	1	- TILE - FLOOR - UPGRADE - BRONZE - - FOYER (1) - BRONZE	\$ 354.00 Each
18853	Note:	includes powder room . As per attached tile installation sketch dated April 12, 2020	
*65 57	*1	- TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - FOYER (1) -	*\$ 165.00 Each
18854	Note:	includes powder room. As per attached tile installation sketch dated April 12, 2020	
66 50	1	LAUNDRY ROOM - TILE - FLOOR - UPGRADE - BRONZE - - MUD / LAUNDRY ROOM (6) - BRONZE	\$ 121.00 Each
18855	Note:	second floor laundry room- As per attached tile installation sketch dated April 12, 2020	
67 50	1	MUDROOM - TILE - FLOOR - UPGRADE - BRONZE - - MUD / LAUNDRY ROOM (6) - BRONZE	\$ 308.00 Each
18856	Note:	Was a den - now mudroom. As per attached tile installation sketch dated April 12, 2020	



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Patrick Albert Horne and Alaina Erin Horne

Printed: 9-Apr-20 6:41 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
273	2	825 THE BRADLEY 4 BED ELEV C	15-Dec-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*68 57 18857		*1 - MUDROOM - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - MUD / LAUNDRY ROOM (6) - .  Note: **old den - now mudroom** size stayed the same	* \$ 205.00	Each
69 51 18858		1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATHROOM OPTIONAL - GOLD  Note: 5 pc ensuite bathroom. As per attached tile installation sketch dated April 12, 2020	\$ 664.00	Each
*70 143 18860		*1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - GOLD  Note: 5pc ensuite bathhrom with custom glass shower . see B1A # 12. tiles on 2 walls only . As per attached tile installation sketch dated April 12, 2020	* \$ 598.00	Each
71  18866		1 - - Upgrade to wrinkled black brackets in lieu of builder's standard  Note: As per attached sketch dated April 12, 2020	\$ 75.00	Each
72 90818 18924		1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP  Note: As per attached kitchen sketch and sketch dated April 12, 2020	\$ 151.00	Each
73  19171		1 - - DELETE UNDERCABINET LIGHTING FROM S&S ELECTRICAL UPGRADES- ESTIMATE NO#SS2849.  Note:	-\$553.35	Each
74  19172		1 - - LOYALTY BONUS HAS BEEN APPLIED IN FULL TO THE PURCHASE PRICE  Note:	-\$3,000.00	Each
75  19173		22 - - UPGRADE TO INTERIOR HARDWARE HALIFAX SQUARE 514 ON ALL INTERIOR DOORS  Note: Throughout the entire home	\$ 1,540.00	
76  19245		1 - MUDROOM - CLARIFICATION #17 : MUDROOM TO HAVE A DOOR OPENING FINISHED WITH DRYWALL ONLY TO ACCOMODATE THE INSTALLATION OF A BARN DOOR AFTER CLOSING  Note: As per attached mudroom sketch dated April 12, 2020		Each

Sub Total	\$47,570.65
HST	\$0.00
Total	\$47,570.65

~~\$47,570.65 / 1.052 x 1.13 = \$51,097.75~~

~~Difference \$3,527.10~~

SUB TOTAL \$47,420.65  
\$47,420.65 / 1.052 x 1.13  
=\$50,936.63

Vendor Initials:

Purchaser Initials:

PREPARED BY: Samar Merhi

LOCKED BY:

PE 953-5

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Patrick Albert Horne and Alaina Erin Horne

Printed: 9-Apr-20 6:41 pm

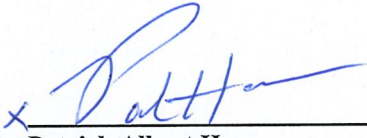
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
273	2	825 THE BRADLEY 4 BED ELEV C	15-Dec-20

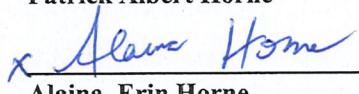
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

<u>Paid By</u>	<u>Amount</u>
Total Payment: _____	

Handwritten initials in red circles: "H" and "W".

PURCHASER:   
Patrick Albert Horne  
12  
09-Apr-20  
DATE

PURCHASER:   
Alaina Erin Horne  
12  
09-Apr-20  
DATE

VENDOR:   
PER: Valecraft Homes Limited

DATE: May 20, 2020

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



**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.

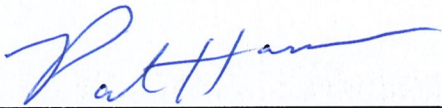
It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

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.

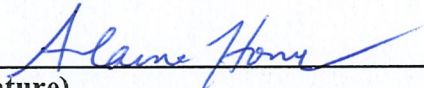
I/We, Patrick Albert Horne and Alaina Erin Horne have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: RATHWELL LANDING

LOT NO: 273

✓   
(Signature)

April 12, 2020  
(Date)

✓   
(Signature)

April 12, 2020  
(Date)



**Schedule "W4"**  
**Granite & Variegated Quartz Colour Variation**

Purchaser's name: Patrick Albert Horne Lot no: 273 Plan #: 4M-1589  
Purchaser's name: Alaina Erin Horne Project: RATHWELL LANDING  
Home Phone: 613.218.4411 Model: 825 Bradley std 4 bed C  
Work Phone: 613.218.4411 Closing Date: December 15, 2020  
E-Mail (1): phorne2@gmail.com E-Mail (2): alainaf888@hotmail.ca

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, Patrick Albert Horne and Alaina Erin Horne  
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: 273

x Patrick Horne  
Purchaser

April 12, 2020  
Date:

x Alaina Horne  
Purchaser

April 12, 2020  
Date:

[Signature]  
Valecraft Homes Limited

May 20, 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.  $\$225.00 + \text{HST} = \$254.25$

**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 12, 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 12 day of April, 2020

[Signature]  
Purchaser

Valecraft Homes Limited

[Signature]  
Purchaser

[Signature]  
Per:

May 20, 2020  
Date:

Lot #: 273

Project: Rathwell Landing