

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

ON THE 10 DAY OF April, 20 20

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 10
LOT: 10 BLOCK :
50M-338 PLACE ST. THOMAS 3
CIVIC ADDRESS: 537 Strasbourg Street
PURCHASERS: Derek Brown & Karine Renaud

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 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: \$458,522.80
BALANCE AT CLOSING: \$438,522.80
LESS H.S.T. AMOUNT: \$428,225.31
SCHEDULE "G" DATED: May 12, 2020
TARION SCHEDULE "B" DATED: May 12, 2020

INSERT: 680 dated: September 1, 2020 in the amount of: -\$46.00
NEW PURCHASE PRICE: \$458,476.80
NEW BALANCE AT CLOSING: \$438,476.80
NEW LESS H.S.T. AMOUNT: \$428,186.76
SCHEDULE "G" DATED: September 1, 2020
TARION SCHEDULE "B" DATED: September 1, 2020

DATED at Ottawa, ON this 1 day of September 20 20

In the presence of:

[Signature]
WITNESS

[Signature]
PURCHASER

[Signature]
WITNESS

[Signature]
PURCHASER

DATED at Ottawa this 11 day of September 20 20
[Signature]

VALECRAFT HOMES (2019) LIMITED

Per: [Signature]

Name: Vic Pres

Title: Vice President

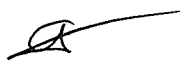
I HAVE THE AUTHORITY TO BIND THE CORPORATION

REV: May 27, 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 \$428,186.76. 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 \$6,333.13 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 Howa. ON this 1 day of September, 20 20

[Signature]
PURCHASER

VALECRAFT HOMES (2019) LIMITED

[Signature]
PURCHASER


[Signature]
PER:

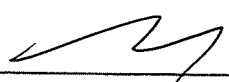
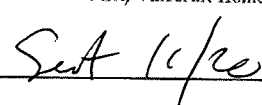
Sept 11/20
DATE:

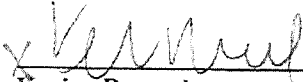
PROJECT: PLACE ST. THOMAS 3 LOT: 10

NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 3			
PURCHASERS: Derek Brown and Karine Renaud			Printed: 1-Sep-20 1:28 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	3	825 THE BRADLEY 3 BED ELEV C	28-Jan-21
ITEM	QTY	EXTRA / CHANGE	PRICE
47	1	KITCHEN - DELETE ITEM # 20 - CHIMNEY HOOD FAN - BROAN 290 CFM	- \$662.00
23200	Note:	Delete Item # 20 - Chimney Hood Fan - Broan 290 CFM	Each
48	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 616.00
111277	Note:	Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department	Each
23201			
49	1	KITCHEN - REVISION TO INTERIOR COLOUR CHART DATED MAY 12, 2020	
23202	Note:	Revision to Interior Colour Chart Dated May 12, 2020	Each
		Sub Total	\$-46.00
		HST	\$0.00
		Total	\$-46.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: 
Derek Brown
01-Sep-20
DATE

VENDOR: 
PER: Valecraft Homes (2019) Limited
DATE: 

PURCHASER: 
Karine Renaud
01-Sep-20
DATE

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

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 #22 of the Agreement of Purchase & Sale. **\$275.00 + HST= \$310.75**

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 #22 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 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.
8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and

Sale dated September 1, 2020

Signed at Ottawa, ON, this 1 day of September, 2020.

[Signature]
Purchaser

Valecraft Homes (2019) Limited


[Signature]
Purchaser

Per: [Signature]

Date: Sept 11/20

Lot #: 10 - Phase 3


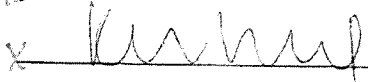
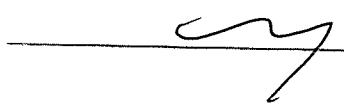
Project: PLACE ST. THOMAS

	SINGLES AND TOWNS COLOUR CHART				
	Community:	Place St. Thomas 3	Reg'd Plan #:	50M-338	Sales Rep: A. Bowman
	Lot No:	10 - Phase 3	Civic Address:	537 Strasbourg Street, Embrun ON K0A 1W0	
	Purchaser(s):	Derek Brown			Model Name/ #: The Bradley 825
	Purchaser(s):	Karine Renaud			Closing Date: Jan 28-21

INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE		
DOOR STYLE		
INTERIOR HARDWARE		
INTERIOR LIGHTING PACKAGE		
BATHROOM ACCESSORIES		
FIREPLACE MANTLE		

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL				
BRACKET				
SPINDLES				
POSTS				
NOSINGS				
HARDWOOD STAIRCASE <small>(WHERE APPLICABLE)</small>				

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 32" x 70 7/8")</small>				
RANGE				
DISHWASHER				
CHIMNEY HOODFAN	Chimney Hood Fan Opening	48	Whirlpool 30" Stainless Steel Chimney Hoodfan 300 CFM	48
WASHING MACHINE/DRYER				

Purchaser's Signature(s) :		Date: 1-Sep-20
Purchaser's Signature(s) :		Date: 1-Sep-20
Approved By :		Date: Sep 16/20

Subject to change by Valecraft Homes in the event of unavailability of materials.
 Prices, terms and specifications are subject to change without notice E/O E
 C:\Users\psti\OneDrive - VALECRAFT HOMES LIMITED\Desktop\LOTS FOR SALE\Phase 3 - Strasbourg Stree