

The Toronto-Dominion Bank

92768833

2940 BANK STREET
OTTAWA, ON K1T 1N8

DATE

2020-09-14

YYYYMMDD

Transit-Serial No.

3243-92768833

Pay to the Order of valecraft Homes

\$ *****571.94

FIVE HUNDRED SEVENTY ONE**94/100

Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Number

Countersigned

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈92768833⑈ ⑆09612⑈004⑆

⑈3808⑈

DV2 082

Additional deposit



AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 8th DAY OF August, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: O82
LOT: O82 BLOCK:
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 622 Tranquil Stream Private
PURCHASERS: Mohammad Imad Ismail & Taha Ismail

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: August 12th, 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: \$489,401.61
BALANCE AT CLOSING: \$474,401.61
LESS H.S.T. AMOUNT: \$454,337.71
SCHEDULE "G" DATED: August 8th, 2020
TARION SCHEDULE "B" DATED: August 8th, 2020

INSERT: 680 dated: September 7th, 2020 in the amount of: \$21,642.27
NEW PURCHASE PRICE: \$511,043.88
ADDITIONAL DEPOSIT OF: \$571.94
NEW BALANCE AT CLOSING: \$495,471.94
NEW LESS H.S.T. AMOUNT: \$473,490.16
SCHEDULE "G" DATED: September 7th, 2020
TARION SCHEDULE "B" DATED: September 7th, 2020

Dated at Ottawa this 7th day of September 2020

In the presence of:

Nick Spade
WITNESS

Taha
PURCHASER

Nick Spade
WITNESS

Mohammad
PURCHASER

Dated at Ottawa this 24th day of September 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature] REX: September 3, 2020

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

REV: September 3, 2020

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 \$473,490.16. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

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

Signed at Ottawa this 7th day of September, 2020


PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER


PER:

September 24, 2020
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: O82

NON STANDARD EXTRAS (680)				
Deerfield 2 - Phase 2				
PURCHASERS: Mohammad Imad Ismail and Taha Ismail			Printed: 13-Sep-20 1:17 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
O82	2	160 THE STANLEY 2	22-Jul-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
23 87984	1	KITCHEN - RANGE 30IN - LEVEL 2 - CERAN SELF CLEAN AQUALIFT CONVECTION - STAINLESS	\$ 1,262.00	Each
23300	Note:	Appliances are delivered after closing		
24 88514	1	KITCHEN - REFRIDGERATOR - LEVEL 6 - 36" FRENCH DOOR 25 CU.FT. EXTERNAL WATER DISPENSER FRIDGE DRAWER (NOT COUNTER DEPTH) - STAINLESS	\$ 2,814.00	Each
23303	Note:	Does not include waterline rough-in or connection. Appliances are delivered after closing		
25 88343	1	KITCHEN - DISHWASHER - ESTAR - LEVEL 2 - 24IN BUILT IN W/ TARGET CLEAN OPTION - STAINLESS	\$ 950.00	Each
23307	Note:	Appliances are delivered after closing		
26 88347	1	LAUNDRY ROOM - LAUNDRY - LEVEL 1 FRONT LOAD - DRYER - WHIRLPOOL 7.4 C/F ELECTRIC DRYER STEAM CHROME SHADOW - STACKING KIT W1029818RP INCLUDED	\$ 1,140.00	Each
23311	Note:	Appliances are delivered after closing		
27 87981	1	LAUNDRY ROOM - LAUNDRY - ESTAR - LEVEL 1 FRONT LOAD - WASHER - WHIRLPOOL 5.2 CU.FT FRONT WASHER CHROME SHADOW	\$ 1,458.00	Each
23312	Note:	Appliances are delivered after closing		
28 88469	1	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE. DOES NOT INCLUDE CONNECTION	\$ 255.00	Each
23313	Note:			
*29 104336	1	GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 WH. EACH - INCLUDES T REMOTE CONTROL AND 1 SENSOR KIT	*\$ 0.00	Each
23322	Note:	DELETE ITEM #29 Not available through retail outlets/professionally installed to MNF Specs		
*30 88300	1	GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	*\$ 0.00	Each
23323	Note:	DELETE ITEM #30		
*31 88293	1	GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	*\$ 0.00	Each
23324	Note:	DELETE ITEM# 31		
*32 109	*1	ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATH 4PC - GOLD	*\$ 463.00	Each
23325	Note:	Glamour Calacatta Polished Stone 11.6 x 23.6. RECTANGULAR SIDE TO SIDE INSTALLATION, AS PER SKETCH.		
*33 109	*1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - GOLD - - MAIN BATH - GOLD	*\$ 350.00	Each
23326	Note:	Glamour Calacatta Polished Stone 11.6 x 23.6. TO BE RECTANGULAR, FRONT TO BACK INSTALLATION, AS PER SKETCH.		
34 138	1	ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - GOLD	\$ 821.00	Each
23329	Note:	Glamour Calacatta Polished Stone 11.6 x 23.6. VERTICAL STACKED INSTALL. AS PER SKETCH.		

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,160-1

InvoiceSQL.rpt 16May20

Vendor Initials:



Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Deerfield 2 - Phase 2			
PURCHASERS: Mohammad Imad Ismail and Taha Ismail			Printed: 7-Sep-20 6:31 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O82	2	160 THE STANLEY 2	22-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE
35 138	1	ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD - - TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - GOLD	\$ 246.00
23330	Note:	including Deck TUB AND TUB BACKSPLASH - Glamour Calacatta Polished Stone 11.6 x 23.6, HORIZONTAL STACKED INSTALLATION, AS PER SKETCH. (Dial & Wall tiles)	Each
*36 100751	1	KITCHEN - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - KITCHEN	*\$ 817.00
23336	Note:	AS PER SKETCH.	Each
37 88103	1	KITCHEN - LOWER CABINETS - RECYCLE BIN (300MM - 600MM)	\$ 817.00
23337	Note:	MODEL #461450100, TO BE INSTALLED ON LOWER CABINETRY IMMEDIATELY BESIDE KITCHEN SINK, TOWARDS DINING ROOM SIDE, AS PER SKETCH.	Each
38	1	- COUNTERTOPS IN 4 PCE LUXURY ENSUITE, MAIN BATHROOM AND KITCHEN TO BE PENCIL TOP AND BOTTOM EDGE DETAIL, AS PER SKETCH	\$ 0.00
23338	Note:		Each
39 119	1	MAIN BATHROOM - TILE - WALL - UPGRADE - BRONZE - - MAIN BATHROOM (18) - BRONZE	\$ 209.00
23340	Note:	BRIGHT FINISH ARCTIC WHITE QT.SR.AR.W.0816.BR (8X16) OPTION #2 IN MAIN BATHROOM, TO BE INSTALLED VERTICALLY STACKED, AS PER SKETCH	Each
40 88508	2	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00
23341	Note:		
41 89605	1	MAIN BATHROOM - CABINETRY ACCESSORIES - UPGRADE CABINETRY HARDWARE IN BATHROOM ONLY AS PER SAMPLE BOARD, PER BATHROOM	\$ 75.00
23342	Note:	TO BE UPGRADED TO #305-96-195 - UP TO 6 - EACH ABOVE \$15/PER	Each
42 89607	1	ENSUITE BATH - CABINETRY ACCESSORIES - UPGRADE CABINETRY HARDWARE IN LUXURY BATHROOM ONLY AS PER SAMPLE BOARD, PER BATHROOM	\$ 75.00
23343	Note:	TO BE UPGRADED TO #305-96-195 - UP TO 6 - EACH ABOVE \$15/PER	Each
*43 89606	1	KITCHEN - CABINETRY ACCESSORIES - UPGRADE CABINETRY HARDWARE IN KITCHEN ONLY AS PER SAMPLE BOARD	*\$ 250.00
23344	Note:	TO BE UPGRADED TO #305-96-195	Each
44 116999	1	MAIN BATHROOM - LC 2 DRAWERS UNDER SINK SPECIAL CONFIGURATION WITH TOP DUMMY FACADE BUILDERS STANDARD	\$ 855.00
23345	Note:	TOP DRAWER IS A DUMMY DRAWER, MIDDLE DRAWER APPROX 10" DEEP, BOTTOM DRAWER FULL DEPTH WITH NOTCHED BACK, AS PER SKETCH.	Each
45 116999	1	ENSUITE BATH - LC 2 DRAWERS UNDER SINK SPECIAL CONFIGURATION WITH TOP DUMMY FACADE BUILDERS STANDARD	\$ 855.00
23346	Note:	TOP DRAWER IS A DUMMY DRAWER, MIDDLE DRAWER APPROX 10" DEEP, BOTTOM DRAWER FULL DEPTH WITH NOTCHED BACK, AS PER SKETCH.	Each
*46 92073	1	- RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & MODERN SPINDLES	*\$ 1,607.00
23397	Note:	IN ALL STANDARD AREAS, AS PER SKETCH.	Each




Vendor Initials:  Purchaser Initials: 

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1.160-2
Invoice# 08-09-16346670

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: _____

Internal B1A Deerfield 2 - Phase 2				
PURCHASERS: Mohammad Imad Ismail and Taha Ismail			Printed: 7-Sep-20 2:42 pm	
LOT NUMBER O82		PHASE 2	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 22-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*47 91541 23400	1	UPPER HALL - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY Note: AS PER SKETCH.	*\$ 2,642.00	Each
*48 91552 23402	1	GREAT ROOM - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS Note: AS PER SKETCH.	*\$ 1,266.00	Each
49 23350	1	UPPER HALL - DELETE ITEM #13 IN B1A'S RE: UPPER HALL-RAILING-OAK COLONIAL POSTS, COLONIAL HANDRAIL & COLONIAL SPINDLES IN LIEU OF HALL WALL IN THE SECOND FLOOR HALLWAY Note:	-\$1,840.00	Each
50 23351	1	GREAT ROOM - DELETE ITEM #14 IN B1A'S RE: GREAT ROOM- RAILING-OAK COLONIAL POSTS, COLONIAL HANDRAIL & COLONIAL SPINDLES IN LIEU OF HALL WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS. Note: AS PER SKETCH.	-\$1,266.00	Each
*51 88294 23352	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: QUOTE # OR4110 REV. 02 DATED SEPT. 03-2020.	*\$ 1,491.60	Each
52 89784 23354	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 4PC Note: PENCIL TOP AND BOTTOM EDGE DETAIL, AS PER SKETCH	\$ 584.00	Each
53 89783 23355	1	MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM Note: PENCIL TOP AND BOTTOM EDGE DETAIL, AS PER SKETCH	\$ 584.00	Each
54 127 23356	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE Note: IN OPTIONAL KITCHEN #1	\$ 80.00	Each
55 126 23357	1	KITCHEN - TILE - WALL - BACKSPLASH - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN - Note: IN OPTIONAL KITCHEN #1, AS PER SKETCH.	\$ 55.00	Each
*56 108 23358	*1	FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER / POWDER ROOM - BRONZE Note: RECTANGULAR FRONT TO BACK INSTALL, AS PER SKETCH	*\$ 642.00	Each
57 88571 23359	1	MAIN BATHROOM - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000 Note: Only available with Solid Surface Countertops, TO BE INSTALLED IN MAIN BATHROOM, AS PER SKETCH	\$ 255.00	Each
58 88571 23360	1	ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000 Note: Only available with Solid Surface Countertops, TO BE INSTALLED IN ENSUITE, AS PER SKETCH.	\$ 255.00	Each

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1.160-3
InvoiceSQ1.rpt 16May20

Vendor Initials:  Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

PER: _____




DATE: _____

NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase 2			
PURCHASERS: Mohammad Imad Ismail and Taha Ismail		Printed: 13-Sep-20 1:17 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
Q82	2	160 THE STANLEY 2	22-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE
59	1	MAIN BATHROOM - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC	\$ 255.00
88217		LAVATORY FAUCET 559HA - DST	
23361	Note:	TO BE INSTALLED IN MAIN BATHROOM, AS PER SKETCH.	Each
60	1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC	\$ 255.00
88217		LAVATORY FAUCET 559HA - DST	
23362	Note:	TO BE INSTALLED IN ENSUITE, AS PER SKETCH.	Each
61	1	MAIN BATHROOM - SUPPLY AND INSTALL SHOWER /TUB FAUCET, LINDEN MONITOR	\$ 238.00
		17 SERIES TUB & SHOWER TRIM WITH IN2ITION T17494-1	
23363	Note:	TO BE INSTALLED IN MAIN BATHROOM, AS PER SKETCH.	Each
62	1	ENSUITE BATH - SUPPLY AND INSTALL SHOWER FAUCET, LINDEN MONITOR 17	\$ 238.00
		SERIES SHOWER TRIM WITH IN2ITION T17294-1	
23364	Note:	IN ENSUITE BATHROOM, AS PER SKETCH.	Each
*63	*1	- UNDERPAD - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1	*\$ 824.00
107			
23367	Note:		Each
64	1	KITCHEN - RELOCATE CUTLERY DRAWERS TO BE IMMEDIATELY BESIDE RANGE,	\$ 0.00
		TOWARDS PANTRY SIDE.AS PER SKETCH.	
23563	Note:		Each
65	1	- DELETE ITEM #21 IN B1A'S RE: ORBITAL QUOTE # OR4110 REV. 01 DATED JULY 31ST,	-\$385.33
		2020	
23564	Note:		Each

Sub Total	\$21,642.27
HST	\$0.00
Total	\$21,642.27

Payment Summary	
Paid By	Amount
Total Payment:	

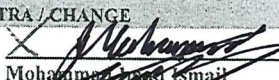


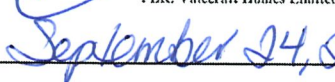
PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1.160-4
InvoiceSQL.rpt 16May20

Vendor Initials:  Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Deerfield 2 - Phase 2			
PURCHASERS: Mohammad Imad Ismail and Taha Ismail		Printed: 7-Sep-20 2:42 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O82	2	160 THE STANLEY 2	22-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
PURCHASER:	<input checked="" type="checkbox"/>		07-Sep-20 DATE
		Mohammad Imad Ismail	VENDOR:  PER: Valecraft Homes Limited
PURCHASER:	<input checked="" type="checkbox"/>		07-Sep-20 DATE
		Taha Ismail	DATE: 

PREPARED BY: Nicole Trudel
LOCKED BY:
PE 1,160-5
InvoiceSQL.rpt 16May20

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, Mohammad Imad Ismail & Taha Ismail 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: DEERFIELD VILLAGE 2

LOT NO: 082

Taha
(Signature)

September 7th, 2020
(Date)

Mohammad
(Signature)

September 7th, 2020
(Date)

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 #17 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 #17 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #7 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 #7 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated N/A.
6. Any increase in existing or newly imposed levies, development charges, education development any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 33 of the Agreement of Purchase & Sale.

Signed at OTTAWA, this 7th day of September, 2020.


Purchaser

Valecraft Homes Limited


Purchaser


Per:

September 24, 2020
Date:

Lot #: O82

Project: **Deerfield Village II**