

Firm up cheque processed to
Christine Sept 17/20

EMELYN MENDOZA & MARLON MENDOZA
601 PARADE DR.
STITTSTVILLE, ON K2S 0Y5
890-3023

005

DATE 2020-09-18
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes Limited

\$31,962.25

THIRTY ONE THOUSAND NINE HUNDRED SIXTY TWO AND 25/100 DOLLARS

Security features
included.
Details on back.



CANADIAN IMPERIAL BANK OF COMMERCE
CENTRUM BANKING CENTRE
445 KANATA AVE.
KANATA, ON K2T 1K5

MEMO

FINAL DEPOSIT.

RL 276

MP

⑈005⑈ ⑆00486⑈010⑆ 20⑈06634⑈

EMELYN MENDOZA & MARLON MENDOZA
601 PARADE DR.
STITTSTVILLE, ON K2S 0Y5
890-3023

006

DATE 2020-09-18
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes Limited

\$6,667.00

SIX THOUSAND SIX HUNDRED SIXTY SEVEN 7/100 DOLLARS

Security features
included.
Details on back.



CANADIAN IMPERIAL BANK OF COMMERCE
CENTRUM BANKING CENTRE
445 KANATA AVE.
KANATA, ON K2T 1K5

MEMO

RL 276

MP

⑈006⑈ ⑆00486⑈010⑆ 20⑈06634⑈

RL 276 - Mendoza
Additional deposit

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 12 DAY OF July, 2020.**

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 276
LOT: 276 BLOCK :
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 763 Parade Dr

PURCHASERS: Marlon G.Mendoza and Emelyn Humbe Mendoza

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: July 29,2020

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: \$661,638.00
BALANCE AT CLOSING: \$597,713.00
LESS H.S.T. AMOUNT: \$606,759.24
SCHEDULE "G" DATED: July 12,2020
TARION SCHEDULE "B" DATED: July 12,2020

INSERT: 680 dated: September 15, 2020 in the amount of: \$13,405.78
NEW PURCHASE PRICE: \$675,043.78
ADDITIONAL DEPOSIT DATED SEPT. 18-20 OF: \$6,667.00
NEW BALANCE AT CLOSING: \$604,451.78
NEW LESS H.S.T. AMOUNT: \$618,622.81
SCHEDULE "G" DATED: September 15, 2020
TARION SCHEDULE "B" DATED: September 15, 2020

Dated at Ottawa this 15th day of September, 2020

In the presence of:

Vickson S Hu
WITNESS

[Signature]
PURCHASER

Vickson S Hu
WITNESS

[Signature]
PURCHASER

Dated at Ottawa this 1st day of October, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature] REV: 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

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 \$618,622.81 ~~\$618,560.87~~. 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.

MM EM A

Signed at Ottawa this 15 day of September, 2020

[Signature]
PURCHASER

VALECRAFT HOMES LIMITED


[Signature]
PURCHASER



PER: [Signature]

DATE: October 1, 2020

PROJECT: Rothwell Landing LOT: 276

NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Marlon G. Mendoza and Emelyn Humbe Mendoza			Printed: 1-Oct-20 3:49 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
276	2	830 THE BUTLER ELEV B	29-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
37 41491 22655	1 -	- TRIM - TRANSITIONAL TRIM PACKAGE - ADD CROWN MOULDING 5180 TO CLASSIC PACKAGE IN MAIN FLOOR LIVING AREAS ONLY Note: Does not include Bathrooms, Den, Mudroom, or closets see sketch attached	\$ 1,850.00 Each
38 22047	1 -	KITCHEN - RELOCATE FRIDGE FROM BESIDE WALK IN PANTRY TO BESIDE GREAT ROOM AND TURN FRAMING STUDS BEHIND FRIDGE ON THEIR SIDE CREATING A DEEPER FRIDGE SPACE (NOTE WALL IS ONLY A 2X4 WALL SO WILL ONLY BE GAINING APPROX 1 1/2" TO 1 3/4") AS PER KITCHEN SKETCH Note:	\$ 150.00 Each
39 22048	1 -	KITCHEN - DELETE ITEM #11 FROM B-1A (RE: Optional Extended Pantry 2...) Note:	-\$7,517.00 Each
40 22049	1 -	KITCHEN/DINETTE - DELETE ITEM #27 FROM B-1A (RE: Wall Oven/Microwave Cabinet...) Note:	-\$1,620.00 Each
41 22050	1 -	KITCHEN/DINETTE - ADD WALL/OVEN MICRO CABINET IN STD SERIES CABINETRY AT END OF CABINETS AS PER KITCHEN SKETCH. Includes electrical for future appliance Note:	\$ 3,745.00 Each
42 22767	1 -	KITCHEN/DINETTE - ADD EXTENDED PANTRY C/W STD SERIES COUNTERTOP, AND BACKSPLASH, NOTE EXISTING ELECTRICAL OUTLET TO BE RELOCATED TO COUNTER HEIGHT AND UPGRADED TO DEDICATED OUTLET, AS PER KITCHEN SKETCH Note:	\$ 5,233.00 Each
*43 41419 22417	1 -	KITCHEN/DINETTE - CABINETRY ACCESSORIES - UPGRADE CABINETRY HARDWARE IN KITCHEN ONLY AS PER SAMPLE BOARD Note: See Item #42 - cabinetry hardware in kitchen and extended pantry to POI-V53-192-ZM2	*\$ 846.00 Each
*44 41407 22376	1 -	ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES Note: As per plan	*\$ 5,118.00 Each
45 112252 22379	2 -	STUDY - DOOR - INTERIOR - SINGLE PANEL PAINTED FRENCH DOOR - 1 LITE - CLEAR - PRICE PER DOOR IN LIEU OF STANDARD SWING DOOR Note: Den as per plan	\$ 1,756.00
46 22382	1 -	GREAT ROOM - Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace causing Potential Damage To Electronics/Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Installation of a mantle Note: See item #17	\$ 0.00 Each
47 57396 22391	1 -	ENSUITE BATH - COUNTERTOP - GRANITE - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC Note: Granite is 3cm thick. Pencil top with Square bottom as per Edge Profile Sketch and plan	\$ 1,122.00 Each
48 57400 22392	1 -	MAIN BATHROOM - COUNTERTOP - GRANITE - LEVEL 1 - MAIN BATHROOM Note: Granite is 3cm thick. Pencil top with Square bottom as per Edge Profile Sketch and plan	\$ 1,047.00 Each

Vendor Initials: 

Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Marlon G. Mendoza and Emelyn Humbe Mendoza

Printed: 15-Sep-20 3:08 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
276		2	830 THE BUTLER ELEV B	29-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
49 29144 22393	1 -	PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note:	\$ 577.00	Each
50 22394	1 -	KITCHEN - DELETE ITEM # 9 (RE: Chimney hood fan 290 cfm) Note:	-\$616.00	Each
*51 111286 22396	1 -	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS 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	*\$ 616.00	Each
52 22770	1 -	FOYER/POWDER ROOM/ MUDROOM - TILE - FLOOR - UPGRADE - BRONZE Note:	\$ 802.00	Each
53 22771	1 -	KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - BRONZE Note:	\$ 985.00	Each
54 22403	1 -	KITCHEN/DINETTE - BACKSPLASH - UPGRADE - BRONZE - 1/3 STAGGERED PATTERN (INCLUDES STD KITCHEN, HOOD FAN AREA AND EXTENDED PANTRY AREA) Note: As per Wall Tile Sketch.	\$ 263.00	Each
55 28848 22406	1 -	CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 75.00	Each
*56 65367 22773	1 -	HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3-1/8" WIRE BRUSHED - STANDARD AREAS Note:	*\$ 1,723.00	Each
*57 65228 22772	1 -	STUDY - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3-1/8" WIRE BRUSHED - STUDY (10B) Note:	*\$ 2,040.00	Each
58 56185 23805	1 -	KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK Note: Only available with Solid Surface Countertops	\$ 128.00	Each
59 28811 22411	2 -	ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD OVALYN UNDERMOUNT 0497 - 221 Note: Only available with Solid Surface Countertops	\$ 324.00	
60 28811 22412	1 -	MAIN BATHROOM - BATHROOM SINK - AMERICAN STANDARD OVALYN UNDERMOUNT 0497 - 221 Note: Only available with Solid Surface Countertops	\$ 162.00	Each


Vendor Initials: Purchaser Initials:



CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Marlon G. Mendoza and Emelyn Humbe Mendoza			Printed: 1-Oct-20 3:49 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
276	2	830 THE BUTLER ELEV B	29-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*61 117057 23314		1 - KITCHEN/DINETTE - CABINETRY - UPC9-2B - BUILDER'S STANDARD CABINETRY - EXTENDED PANTRY AREA - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: As per UPC Sketch. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style	*\$ 816.00 Each
62 116515 23039		1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W GABLE - STD SERIES CABINETRY Note: As per Kitchen Sketch	\$ 531.00 Each
*63 41487 23316		1 - - STAIRS - LOWER DOWN TO LANDING - 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 and To ensure product stability proper humidity levels are to be maintained. Door on the landing to be deleted (reference #12)	*\$ 2,978.00 Each
64 23684		1 - GREAT ROOM - PROVIDE STD FLOOR TILE 13"X13" AROUND FIREPLACE FROM FLOOR TO CEILING AND IN BETWEEN 2 WINDOWS (APPROX 6FTWIDE X 9FT HIGH) Note:	\$ 1,236.00 Each
65 23760		1 - KITCHEN/DINETTE - countertop -kitchen opt#1 layout c/w flush breakfast bar and custom extended pantry area Quartz Level#1see attached sketch Note: Quartz is 3cm thick. Pencil top 2ith square bottom as per Edge Profile Sketch	\$ 5,968.00 Each
66 23806		1 - KITCHEN/DINETTE - Delete # 15 (RE: Quartz level 2 in kitchen...) Note:	-\$7,306.00 Each
67 23807		1 - GREAT ROOM - Delete # 16 (RE: Conduit for audio/cable...) Note:	-\$278.00 Each
68 23808		1 - KITCHEN - Delete item 18 (RE: 4 potlights...) Note:	-\$776.00 Each
69 23809		1 - ENSUITE BATH - Delete # 23 (RE: Additional sink in std ensuite...) Note:	-\$779.00 Each
70 23810		1 - ENSUITE BATH - Delete item 24 (RE: Increase vanity 3ft,add sink ,mirrors and centered the light over vanity...) Note:	-\$1,800.00 Each
71 29014 23811		1 - KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL Note: Does not include venting changes or connection. A Make-up system may be required if a larger CFM hoodfan is required	\$ 353.00 Each
72 23812		1 - - Delete # 19 (RE: 20 conmore style doors...) Note:	-\$700.00 Each

Vendor Initials: 

Purchaser Initials:  


CONSTRUCTION SCHEDULING APPROVAL

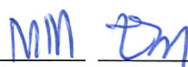
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DATE: _____

NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Marlon G. Mendoza and Emelyn Humbe Mendoza			Printed: 1-Oct-20 4:05 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
276	2	830 THE BUTLER ELEV B	29-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE
73	16	- 16 doors interior -conmore style door thoughtout	\$ 560.00
23813	Note:		
*74	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 254.25
29143			Each
23814	Note:	Estimate No# OR4209 REV 3 Dated 08/19/2020	
*75	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 2,012.53
29142			Each
23815	Note:	Estimate No # SS3510 Rev.03 dated 08/24/2020	
76	1	- Delete # 3 (RE: Hardwood 3-1/8" stained in std areas...)	-\$1,287.00
23919	Note:		Each
77	1	- Delete Item #2 (RE: 4 exterior potlights...)	-\$1,192.00
23920	Note:		Each
78	1	- Delete item #4 (RE: Hardwood stained 3-1/8" in den...)	-\$1,996.00
23921	Note:		Each
79	1	- Delete # 8 (RE: Lc pots and pans c/w 3 drawer front 6/12/12...)	-\$832.00
23922	Note:		Each
80	1	- Delete # 10 (RE: Cabinetry -extend fridge upper to approx 2 ft deep...)	-\$166.00
23923	Note:		Each
81	1	- Loyalty bonus has been applied in full to the purchase price	-\$3,000.00
24040	Note:		Each

Sub Total	\$13,405.78
HST	\$0.00
Total	\$13,405.78

Vendor Initials: 

Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Marlon G. Mendoza and Emelyn Humbe Mendoza

Printed: 15-Sep-20 3:08 pm

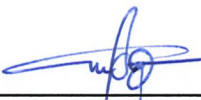
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
276	2	830 THE BUTLER ELEV B	29-Jul-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

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

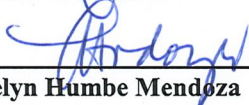
PURCHASER:



Marlon G. Mendoza

15-Sep-20
DATE


PURCHASER:



Emelyn Humbe Mendoza

15-Sep-20
DATE

VENDOR:



PER: Valecraft Homes Limited

DATE: October 1, 2020

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

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 #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 September 15, 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 15th day of September, 2020.


Purchaser

Valecraft Homes Limited


Purchaser


Per:

October 1, 2020
Date:

Lot #: 276

Project: **Rathwell Landing**