

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

ON THE 24 DAY OF May, 20 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: 302
LOT: 302 BLOCK:
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 149 Hickstead Way

PURCHASERS: Aleksei Pronin and Oksana Prosvirina

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: June 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: \$659,947.00
BALANCE AT CLOSING: \$609,947.00
LESS H.S.T. AMOUNT: \$605,262.83
SCHEDULE "G" DATED: May 24, 2020
TARION SCHEDULE "B" DATED: July 8, 2020 May 24, 2020 OP. AP. OP.

INSERT: 680 dated: July 8, 2020 in the amount of: \$12,521.15
NEW PURCHASE PRICE: \$672,468.15
NEW BALANCE AT CLOSING: \$622,468.15
NEW LESS H.S.T. AMOUNT: \$616,343.50
SCHEDULE "G" DATED: July 8, 2020
TARION SCHEDULE "B" DATED: July 8, 2020

DATED at ottawa this 8 day of July 20 20

In the presence of:

Victor - S
WITNESS

OP.
PURCHASER

Victor - S
WITNESS

OP.
PURCHASER

DATED at Ottawa this 16th day of July 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: OP.

SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

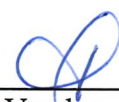
1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation 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 \$616,343.50. 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 8th day of July, 20 20


PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER


PER:

July 16, 2020
DATE:

PROJECT: RATHWELL LANDING LOT: 302

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Aleksei Pronin and Oksana Prosvirina

Printed: 8-Jul-20 3:12 pm

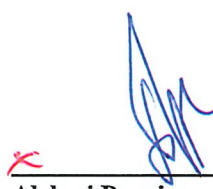
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
302	2	1046 THE HAZELWOOD ELEV B	6-Jul-21

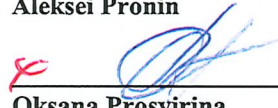
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
24 19943	1	GREAT ROOM - Relocate the existing fireplace from the rear wall to the side wall (garage side) and frame into the room approx 12". Delete the 2 std windows on each side of the fireplace and install a 3 panel casment picture window with one operator approx 95" wide Note:	\$ 2,375.00	Each
25 19944	1	KITCHEN - INCREASE WINDOW ABOVE KITCHEN SINK TO APPROX 52" HIGH Note:	\$ 220.00	Each
26 99655 20382	1	GARAGE DOOR - UPGRADE TO 16 x 8 OLYMPUS 500 INSULATED BLACK DOOR WITH THERMAL INSERTS AND WEATHERSTRIPPING Note:	\$ 1,754.00	Each
*27 29143 20383	1	ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: estimate No# OR3971 Rev 02 dated 06/25/2020 225x1.13%= 254.25	* \$ 254.25	Each
*28 29142 20384	1	S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate no# SS3322 REV 04 dated 06/26/2020 7007.00X1.13 -7917.90	* \$ 7,917.90	Each


Sub Total	\$12,521.15
HST	\$0.00
Total	\$12,521.15

Payment Summary

Paid By	Amount
Total Payment:	

PURCHASER:  08-Jul-20
Aleksei Pronin DATE

PURCHASER:  08-Jul-20
Oksana Prosvirina DATE

VENDOR:  PER: Valecraft Homes Limited

DATE: July 16, 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 July 8, 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 8 day of July, 2020.


Purchaser

Valecraft Homes Limited


Purchaser


Per:

July 16, 2020
Date:

Lot #: 302

Project: **Rathwell Landing**



ELECTRIC - ÉLECTRIQUE

Tel: (613) 748-0432
Fax: (613) 748-0355

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Estimate No#: SS3322 Rev.04

Customer Copy

Customer:

Aleksei Pronin & Oksana Prosvirina

Home: 343-998-8504
Cell: 343-998-8504
Email: sunnymantle@gmail.com
redmaplecountry@gmail.com

Builder:
Project:
Lot:
Closing Date:

VALECRAFT HOMES LTD.
Rathwell Landing Singles Ph 2 -
200amp included
302
05/13/2021

Salesperson: Jason Thompson
Date: 06/26/2020



Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	90.00 \$	90.00 \$
Kitchen	1.00	Relocate standard fixture and leave as keyless - add 1 keyless fixture (2 in total) on existing switch for future pendant lighting	B	98.00 \$	98.00 \$
Kitchen	1.00	Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	C	1,023.00 \$	1,023.00 \$
Great Room	1.00	Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	D	1,023.00 \$	1,023.00 \$
Dining	1.00	Delete standard fixture and add 6 LED Halo potlights (AFR4-0930-WH) on added switch - Price includes fixture credit	E	924.00 \$	924.00 \$
Dinette	1.00	Delete standard fixture and add 2 LED Halo potlights (AFR4-0930-WH) on added switch - Price includes fixture credit	F	316.00 \$	316.00 \$
Foyer	1.00	Delete standard fixture and add 1 LED Halo potlights (AFR4-0930-WH) on added switch - Price includes fixture credit	G	136.00 \$	136.00 \$
Hall	2.00	Delete standard fixtures and add 2 LED Halo potlights (AFR4-0930-WH) on added switch - Price includes fixture credit	H	136.00 \$	272.00 \$
Mudroom	1.00	Delete standard fixture and add 3 LED Halo potlights (AFR4-0930-WH) on added switch - Price includes fixture credit	I	466.00 \$	466.00 \$
Loft	1.00	Delete standard fixture and add 4 LED Halo potlights (AFR4-0930-WH) on added switch - Price includes fixture credit	J	631.00 \$	631.00 \$
Master Bedroom	1.00	Delete standard fixture and add 6 LED Halo potlights (AFR4-0930-WH) on added switch - Price includes fixture credit	K	924.00 \$	924.00 \$
2nd Floor Ceiling	1.00	Delete standard fixtures and add 3 LED Halo potlights (AFR4-0930-WH) on added 3/way switch - Price includes fixture credit	L	486.00 \$	486.00 \$
Ensuite Bath	2.00	Add 2 LED Halo potlights (AFR4-0930-WH) on existing switch	M	180.00 \$	360.00 \$

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Ensuite Bath	1.00	Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	N	258.00 \$	258.00 \$

*** Total price does not include any applicable taxes.

Customer Total: 7,007.00 \$

Prosvirina Olegana
Pronin Aleksei

Customer Signature

June 26, 2020
Date

O.P. *S.S.*



Tel: (613) 748-0432
Fax: (613) 748-0355

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Estimate No#: OR3971 Rev.02

Customer Copy

Customer:

Aleksei Pronin & Oksana Prosvirna

Home: 343-998-8504
Cell: 343-998-8504
Email: sunnymantle@gmail.com
redmaplecountry@gmail.com

Builder:
Project:
Lot:
Closing Date:

VALECRAFT HOMES LTD.
Rathwell Landing Singles Ph 2 -
200amp included
302
05/13/2021

Salesperson: Jason Thompson (OR)
Date: 06/25/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Basement	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan near electric panel		\$	0.00 \$
Bedroom #3	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #2	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #4	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	0.00 \$
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	0.00 \$
Great Room	1.00	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor		225.00 \$	225.00 \$

*** Total price does not include any applicable taxes.

Customer Total: 225.00 \$

Customer Signature

Date

June 25, 2020

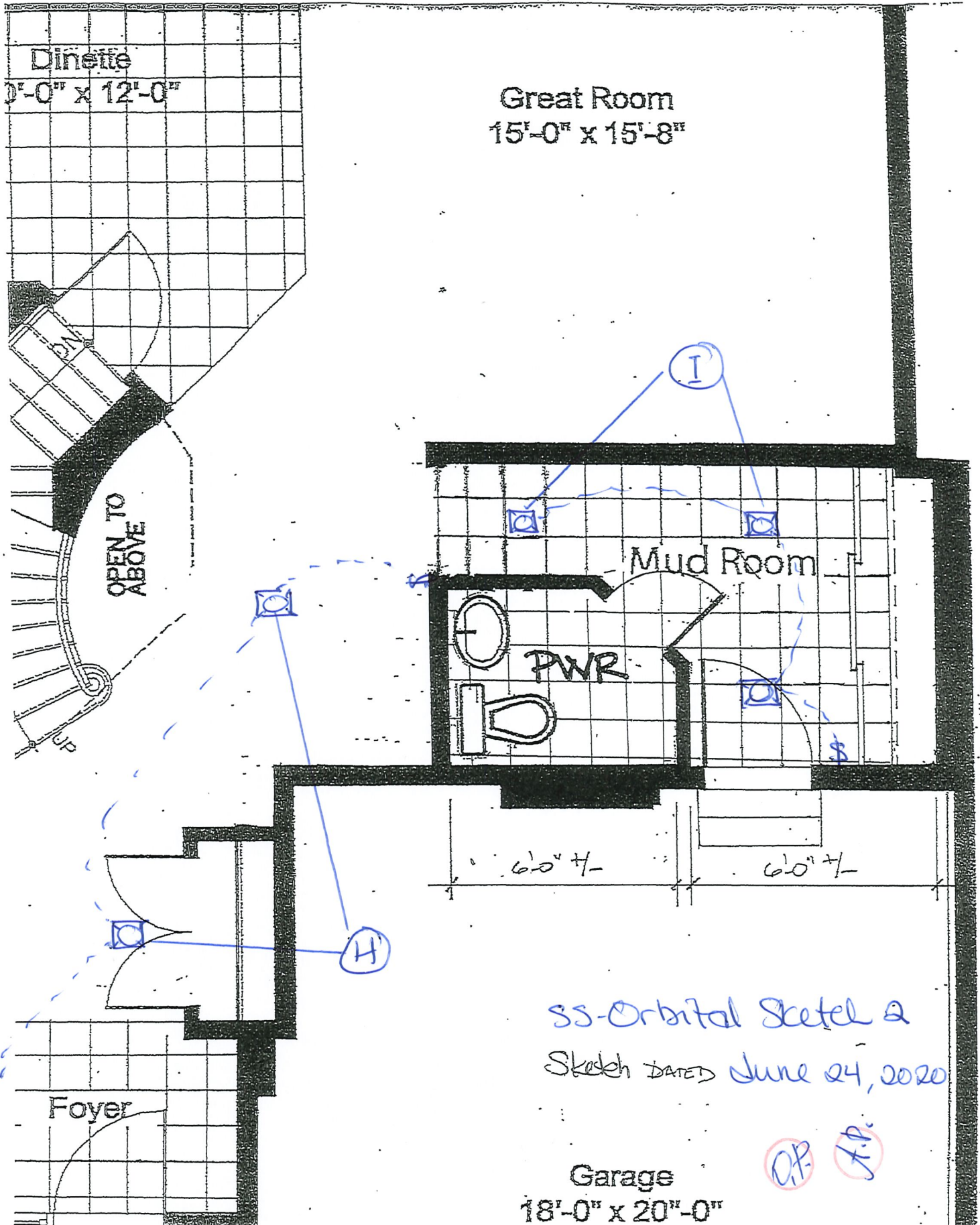
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RL 302

SS3322 Rev. 04



RL 302

INV # 1009

ITEM #24

OP ~~SP~~ (V)

