

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

ON THE 9th DAY OF August, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : O83
LOT: O83 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 620 Tranquil Stream Private

PURCHASERS: Jennifer Brenda Segal and Marc-Andre Boudreault

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: August 25th, 2020

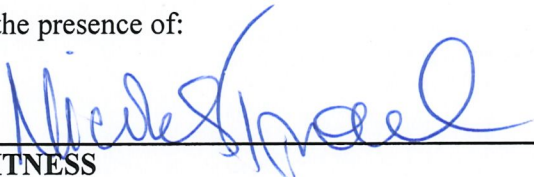
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: PURCHASE PRICE: \$574,597.17
BALANCE AT CLOSING: \$525,764.17
LESS H.S.T. AMOUNT: \$529,732.01
SCHEDULE "G" DATED: September 30th, 2020
TARION SCHEDULE "B" DATED: September 30th, 2020

INSERT: 680 dated: October 26th, 2020 in the amount of: \$3,072.00
NEW PURCHASE PRICE: \$577,669.17
NEW BALANCE AT CLOSING: \$528,836.17
NEW LESS H.S.T. AMOUNT: \$532,450.59
SCHEDULE "G" DATED: October 26th, 2020
TARION SCHEDULE "B" DATED: October 26th, 2020

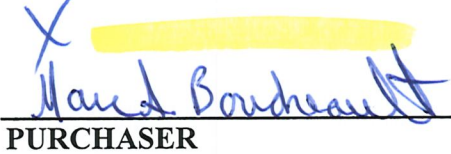
Dated at Ottawa **this** 26th **day of** October, 2020

In the presence of:


WITNESS


PURCHASER


WITNESS


PURCHASER

Dated at Ottawa **this** 5th **day of** November, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

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

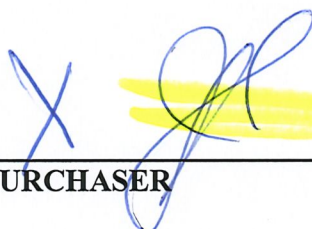
Vendor

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.

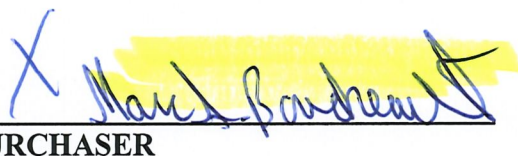
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$532,450.59. The Purchaser is 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 26th day of October, 2020


 PURCHASER

VALECRAFT HOMES LIMITED


 PURCHASER


 PER:

November 5, 2020
 DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: O83

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASERS: Jennifer Brenda Segal and Marc-Andre Boudreault

Printed: 26-Oct-20 6:00 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O83	2	160 THE STANLEY 2	20-Jul-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
118		1 - - REVISION #1 TO COLOUR SHEET DUE TO DISCONTINUED PLUMBING COLLECTION. NEW COLOUR SHEET DATED OCTOBER 21st, 2020		Each
25229		Note:		
119		1 - MAIN BATHROOM - DELETE ITEM #112 RE: SUPPLY AND INSTALL TUB/SHOWER HEAD, DELTA VERO MONITOR 17 SERIES TUB AND SHOWER TRIM T17453-SS STAINLESS IN MAIN BATHROOM.	-\$585.00	Each
25230		Note:		
120		1 - ENSUITE BATH - DELETE ITEM# 111 IN B1A's RE: DELTA VERO SHOWER FAUCET T17253-SS IN BRILLANCE STAINLESS IN ENSUITE BATHROOM	-\$712.00	Each
25231		Note:		
121		1 - ENSUITE BATH - BATHROOMS - DELTA ARA SHOWER ONLY FAUCET T17267-BL (WITH H20) WITH 6"" RAINCAN MATTE BLACK	\$ 390.00	Each
104487				
25232		Note:		
122		1 - ENSUITE BATH - SUPPLY AND INSTALL DELTA ARA ROMAN TUB TRIM WITH HAND HELD SHOWER T4767BL, MATTE BLACK FINISH TO BE INSTALLED IN ENSUITE, AS PER SKETCH.	\$ 1,317.00	Each
25233		Note:		
123		2 - ENSUITE BATH - SUPPLY AND INSTALL DELTA ARA SINGLE HANDLE BATHROOM FAUCET, QUANTITY OF 2, 567LF-BLLPU, MATTE BLACK, IN ENSUITE BATHROOM, AS PER SKETCH.	\$ 1,086.00	
25234		Note:		
124		1 - POWDER ROOM - SUPPLY AND INSTALL DELTA ARA SINGLE HANDLE BATHROOM FAUCET 567LF-BLLPU, MATTE BLACK, IN POWDER ROOM, AS PER SKETCH.	\$ 543.00	Each
25235		Note:		
125		1 - MAIN BATHROOM - SUPPLY AND INSTALL DELTA ARA SINGLE HANDLE BATHROOM FAUCET 567LF-BLLPU, MATTE BLACK, IN MAIN BATHROOM, AS PER SKETCH.	\$ 543.00	Each
25236		Note: includes Hoteling drain and overflow.		
126		1 - MAIN BATHROOM - SUPPLY AND INSTALL DELTA ARA MONITOR 17 SERIES H20 KINETIC TUB AND SHOWER TRIM T17467 BL, MATTE BLACK, IN MAIN BATHROOM, AS PER SKETCH.	\$ 490.00	Each
25237		Note:		

Sub Total	\$3,072.00
HST	\$0.00
Total	\$3,072.00

Vendor Initials: 

Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL


PER: _____

DATE: _____

NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase 2			
PURCHASERS: Jennifer Brenda Segal and Marc-Andre Boudreault			Printed: 26-Oct-20 6:00 pm
LOT NUMBER O83	PHASE 2	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 20-Jul-21
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE

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

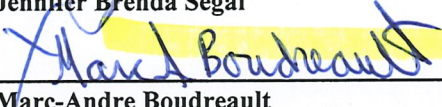
PURCHASER:



Jennifer Brenda Segal

26-Oct-20
DATE


PURCHASER:



Marc-Andre Boudreault

26-Oct-20
DATE

VENDOR:



PER: Valecraft Homes Limited

DATE: November 5, 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 #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

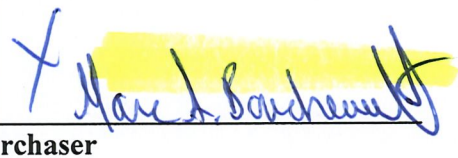
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

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 October 26th, 2020.
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 26th day of October, 2020.


Purchaser

Valecraft Homes Limited


Purchaser

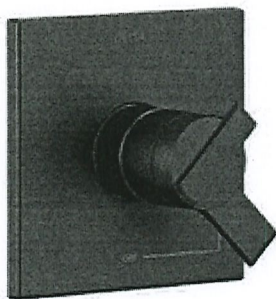
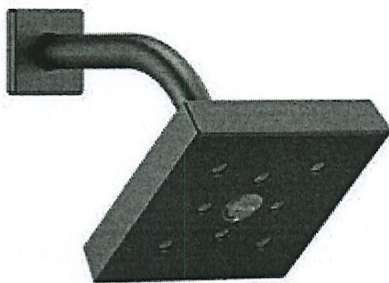

Per:

November 5, 2020
Date:

Lot #: O83

Project: **Deerfield Village II**

Ensuite Shower le item # 121



T17267-BL Ara® Monitor 17 Series
H₂Okinetic Shower Tri...

Visit

Project: DV2

Plan No. 4M-1290

Lot: 083

Model: 160-2 Stanley 2 Rev

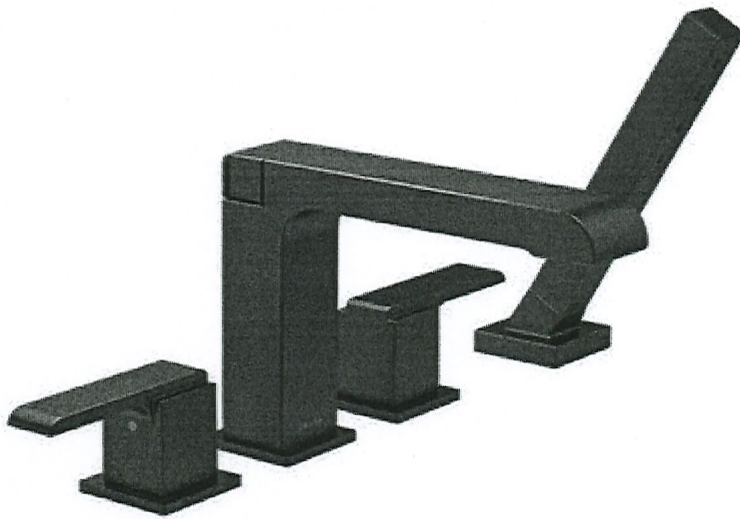
Purchaser: Marc - Andre Boudreau

Jennifer Brenda Segal
Oct 24, 2020



Q

Item # 122
Ensuite Bathroom on Roman tub.



Delta Faucet

Visit

T4767-BL Ara® Roman Tub Trim with
Hand Shower : Bath Products ...

Project:

D12

Plan No.

Am-1290

Lot:

083

Model:

160-2 Stanley 2 Rev.

Purchaser:

Marc Andre-Bouchéault &

Jennifer Brenda Segal

Oct. 26, 2020.



①

Items# 123-125 & 124
ENsuite Bathroom x2
MAIN BATH ROOM x1
POWder Room x1



Delta Faucet

Visit

567LF-BLLPU Ara® Single Handle
Bathroom Faucet : Bath Products ...

Project:

DV2

Plan No.

4M-1290

Lot:

083

Model:

160-2 Stanley 2 Rev.

Purchaser:

Marc Andre Boudreau
Jennifer Brenda Segal
Oct. 26, 2020



Main Bathroom. Reitem # 126



Ara Monitor 17 Series H2Okinetic Tub & Shower Trim

Model Number: T17467-BL (MATTE BLACK)



Features & Benefits

- H2Okinetic Shower technology sculpts water into a unique wave pattern, forming a powerful drench spray
- Gives you the feeling of more water without using more water
- Control volume and water temperature independently with two separate handles for more refined control of your shower experience
- Monitor pressure balance valve keeps water temperature within a safe +/-3degrees F (+/-1.6degrees C), helping to protect you from sudden changes in hot or cold water pressure
- Spray settings include: H2OKinetic spray
- H2OKinetic spray creates a shower with more warmth, coverage and intensity
- Trim kit only, must order MultiChoice Universal Valve separately to complete the unit
- ADA Compliant
- WaterSense labeled shower heads use at

Smart Features

- ADA Compliant
 - H2Okinetic® Technology
 - WaterSense® Labeled Product
 - MultiChoice® Universal Valve
 - With Volume Control
 - Monitor
 - Water-Efficient
- This product meets EPA criteria for WaterSense.

Project: DV2
Plan No. 4M-1290
Lot: 083
Model: 160-2 Stanley 2 Per.
Purchaser: Marc-André Bouchéault
Jennifer Brenda Segal
Oct. 26, 2020

Sketch



THE STANLEY 2

MODEL 160-2

2177 sq.ft.
(412 sq.ft. Basement)

Site: DV2

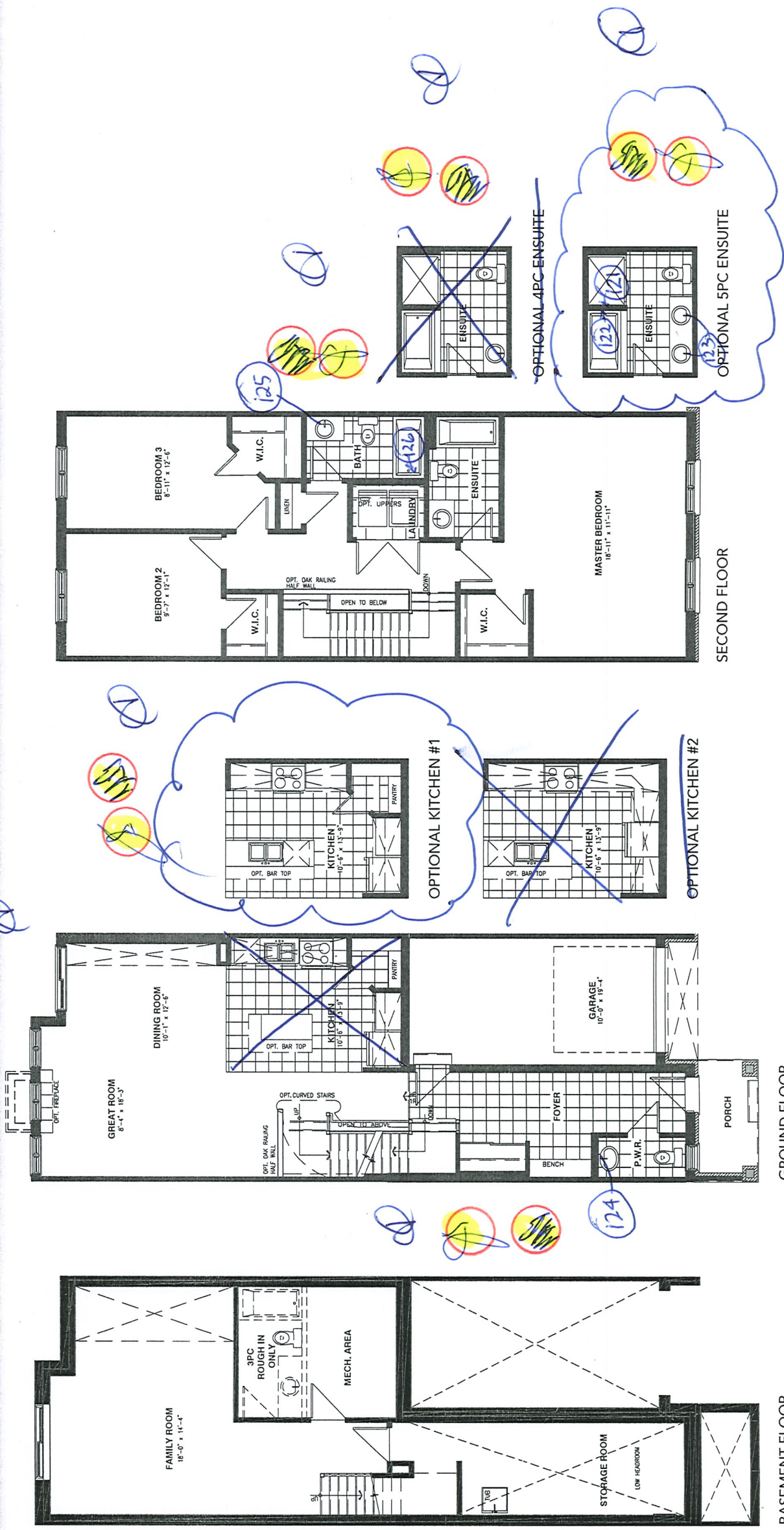
Plan No.: 4M-1290

Lot: O83

Date: October 26th 2020

Purchaser: Jennifer Brenda Segal

Purchaser: Marc-Andre Boudreault



BASEMENT FLOOR

GROUND FLOOR

SECOND FLOOR

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.
All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.



SINGLES AND TOWNS COLOUR CHART - REVISION #1					
Community:	DV2	Reg'd Plan #:	4M-1290	Sales Rep:	N. Trudel
Lot No:	O83	Civic Address:	620 Tranquil Stream Private		
Purchaser(s):	Marc-Andre Boudreault			Model Name/#:	160-2 Stanley-2 Reverse
Purchaser(s):	Jennifer Brenda Segal			Closing Date:	July 20th, 2021

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Franke Techna Double Bowl Undermount TCX120-29	Stainless Steel	94
	FAUCET	Delta Essa Single Handle Pull-Down Kitchen Faucet 9113-BL-DST	Matte Black	96
MAIN BATHROOM	SINK	American Standard Boxe Undermount 0315.000	White	90
	VANITY FAUCET	Delta ARA Single Handle Lavatory Faucet 567 LF-BLLPU	Matte Black	125
	WATER CLOSET	American Standard Studio 2795-004 2 piece Elongated Dual Flush with Soft Close Seat	White	110
	TUB/SHOWER	Approx. 32" wide x 60" long	White	34
	TUB/SHOWER FAUCET	Delta ARA Monitor 17 Series H2O Kinetic Tub & Shower Trim T17467 BL with 6" Raincan, matching drain and overflow	Matte Black	126
5 PC ENSUITE BATHROOM	SINKS	American Standard Boxe Undermount 0315.000	White	2, 9, 90
	VANITY FAUCETS	Delta ARA Single Handle Lavatory Faucet 567LF-BLLPU	Matte Black	2, 9, 123
	WATER CLOSET	American Standard Studio 2795-004 2 piece Elongated Dual Flush with Soft Close Seat	White	110
	SHOWER	Standard with Zitta Niche 16" x 12"	White + Chrome/Clear Glass + Polished Stainless	2, 9, 50, 117
	SHOWER FAUCET	Delta ARA Monitor 17 Series H2O Kinetic Shower Trim T17267-BL with 6" Raincan	Matte Black	2, 9, 121
	BATHTUB	Standard	White	2, 9
	BATHTUB FAUCET	Delta ARA Roman Tub Trim with Hand Hand Shower T4767BL	Matte Black	2, 9, 122
POWDER ROOM	SINK	American Standard Boxe Undermount 0315.000	White	26, 90
	SINK FAUCET	Delta ARA Single Handle Lavatory Faucet 567 LF-BLLPU	Matte Black	124
	WATER CLOSET	American Standard Studio 2795-004 2 piece Elongated Dual Flush with Soft Close Seat	White	110
BASEMENT/OTHER BATHROOM	SINK	N/A	N/A	N/A
	VANITY FAUCET	N/A	N/A	N/A
	WATER CLOSET	N/A	N/A	N/A
	TUB/SHOWER	N/A	N/A	N/A
	TUB/SHOWER FAUCET	N/A	N/A	N/A

NOTE: All fixtures are white as standard

Purchaser's Signature(s) : _____
Purchaser's Signature(s) : _____
Approved By : _____

Date: October 21st, 2020
Date: October 21st, 2020
Date: November 5, 2020