

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 30 DAY OF July, 2020 .**

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 274
LOT: 274 BLOCK :
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 759 Parade Drive

PURCHASERS: Mark D. M. Teeter

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: August 5, 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: \$598,894.00
BALANCE AT CLOSING: \$548,894.00
LESS H.S.T. AMOUNT: \$551,233.63
SCHEDULE "G" DATED: July 30, 2020
TARION SCHEDULE "B" DATED: July 30, 2020

INSERT: 680 dated: October 20, 2020 in the amount of: \$19,168.94
NEW PURCHASE PRICE: \$618,062.94
NEW BALANCE AT CLOSING: \$568,062.94
NEW LESS H.S.T. AMOUNT: \$568,197.29
SCHEDULE "G" DATED: October 20, 2020
TARION SCHEDULE "B" DATED: October 20, 2020

Dated at Ottawa this 20 day of October, 2020

In the presence of:

Victoria E. Han
WITNESS

[Signature]
PURCHASER

Victoria E. Han
WITNESS

[Signature]
PURCHASER


Dated at Ottawa this 16th day of November, 2020

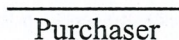
VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

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

- 8568, 197, 29
Q (u) T

Signed at Ottawa this 20 day of October , 2020


PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

PER:

DATE: _____

PROJECT: RATHWELL LANDING LOT: 274

NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASER: Mark D. M. Teeter		Printed: 16-Nov-20 1:18 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
274	2	825 THE BRADLEY 3 BED ELEV B	10-Aug-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*16 104201 22057		1 - KITCHEN - CABINETRY - UPC9-2B - BUILDER'S STANDARD CABINETRY - STANDARD LAYOUT. 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	*\$ 1,046.00 Each
17 50 26456		1 - KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - BRONZE - - KITCHEN (4) - BRONZE Note: In Kitchen and Dinette as per plan	\$ 904.00 Each
*18 57 26454		*1 - KITCHEN/DINETTE - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN (4) - . Note: Rectangular Front-to-Back as per Floor Tile Sketch and Plan	*\$ 421.00 Each
*19 57 26455		*1 - ENSUITE BATH - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - ENSUITE BATHROOM OPTIONAL - . Note: Rectangular Side-to-Side as per Floor Tile Sketch and Plan	*\$ 141.00 Each
20 22629		1 - FOYER - TILE - FLOOR - UPGRADE - BRONZE - FOYER / POWDER ROOM Note: As per Plan	\$ 392.00 Each
21 24797		1 - FOYER - TILE - FLOOR 1/3 staggered Front-to-Back install in foyer/powder room as per Floor tile Sketch and Plan Note:	\$ 180.00 Each
22 23790		1 - MAIN BATHROOM - delete item # 22 Note:	\$ 0.00 Each
23 24933		1 - KITCHEN - BACKSPLASH - REVISED KITCHEN LAYOUT C/W CHIMNEY HOOD FAN AREA - BRONZE SERIES TILE INSTALLED IN HORIZONTAL HALF BRICK PATTERN Note:	\$ 206.00 Each
24 28254 26639		1 - - CARPET - 2 COLORS OF CARPET Note:	\$ 342.00 Each
25 28848 23187		1 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 75.00 Each
26 23173		1 - KITCHEN - Delete Item #12 broan chimney hood fan Note:	-\$616.00 Each
*27 111286 23174		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. See item #23 for upgraded backsplash tiles	*\$ 535.00 Each

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASER: Mark D. M. Teeter

Printed: 16-Nov-20 1:18 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
274		2	825 THE BRADLEY 3 BED ELEV B	10-Aug-21	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
*28 28551		1 - <i>GREAT ROOM</i> - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED		*\$ 354.00	Each
23175		Note: See item #39 for Stain			
*29 29144		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE		*\$ 577.00	Each
23178		Note:			
30 23189		1 - <i>MAIN BATHROOM</i> - RELOCATE TOILET TO UNDER WINDOW AND EXTEND VANITY TO GO FROM WALL TO WALL APPROX 6FT WIDE C/W LARGER MIRROR AND 4 BULB LIGHT FIXTURE IN LIEU OF 3 BULB recentered on vanity as per plan		\$ 1,128.00	Each
		Note:			
*31 117077		1 - <i>STUDY</i> - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL MAPLE - DEN		*\$ 1,671.00	Each
24312		Note: As per plan			
32 61571		1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL MAPLE IN STANDARD AREAS		\$ 250.00	Each
24272		Note: As per plan			
33 24278		1 - <i>KITCHEN</i> - REDESIGN KITCHEN (STD SERIES CABINETRY) INCLUDING 24" D x 36" W FRIDGE UPPER, 24" D PANTRY BESIDE FRIDGE, 5FT OF CABINETRY ON EACH SIDE OF STOVE OPENING, 1 POTS/PANS DRAWER (6/12/12), MICROWAVE UPPER CABINET C/W DEDICATED OUTLET AND 6" W OPEN SHELVES		\$ 4,615.00	Each
		Note: All dimensions are approximate, as per SKETCH. Purchaser to sign off on final kitchen plan and 3D layouts			
*34 53		*1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM STANDARD - SILVER		*\$ 546.00	Each
24710		Note: As per plan. See item 19 for installation			
35 24713		1 - <i>ENSUITE BATH</i> - WALL TILE - SHOWER - UPGRADE - BRONZE		\$ 250.00	Each
		Note: As per plan. See item 43 for installation			
36 24972		1 - <i>ENSUITE BATH</i> - floor tile - tub deck&backsplash -upgrade -silver		\$ 368.00	Each
		Note: As per plan. See item 42 for installation			
*37 1101		1 - <i>ENSUITE BATH</i> - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)		*\$ 749.00	Each
25095		Note: In between sinks as per plan			
*38 90815		1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH		*\$ 475.00	Each
25096		Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes. As per plan			
39 25097		1 - - Upgrade stain for hand rails, posts, spindles, nosing and mantle to SB 202.		\$ 240.00	Each
		Note: Purchaser acknowledges and accepts the contrast of Natural Maple hardwood flooring to the dark stained Red Oak nosings and railing system as per colour chart			

Vendor Initials: 

Purchaser Initials: 

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,123-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASER: Mark D. M. Teeter			Printed: 20-Oct-20 12:27 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
274	2	825 THE BRADLEY 3 BED ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
*40 29143	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 254.25 Each
25104		Note: Estimate No#: OR4244 Rev. 01 - Dated October 9, 2020 - \$225.00 + GST \$29.25 = Total \$254.25	
*41 29142	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 2,258.87 Each
25105		Note: Estimate No#: SS3558 Rev. 03 01 Dated October 9, 2020 - \$1,999.00 + GST \$259.87 = Total \$2,258.87	\$2,258.87 \$935.69
*42 63	*1	- ENSUITE BATH - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - .	*\$ 125.00 Each
25113		Note: ** Tub Facing, Splash and Deck **	
*43 63	*1	- ENSUITE BATH - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - .	*\$ 170.00 Each
25114		Note: **horizontal brick pattern **	
*44 45	*1	- - CARPET - UPGRADE - LEVEL 2 -- MAIN STAIRCASE - LEVEL 2	*\$ 215.00 Each
25134		Note:	
*45 49	*1	- - UNDERPAD - UPGRADE - LEVEL 1 -- MAIN STAIRCASE - LEVEL 1	*\$ 90.00 Each
25135		Note:	
*46 49	*1	- - UNDERPAD - UPGRADE - LEVEL 1 -- BEDROOMS ONLY WITH LUXURY ENSUITE - LEVEL 1	*\$ 448.00 Each
25136		Note:	
*47 45	*1	- - CARPET - UPGRADE - LEVEL 2 -- BEDROOMS ONLY WITH LUXURY ENSUITE - LEVEL 2	*\$ 1,082.00 Each
25137		Note:	

Sub Total	\$19,342.12
HST	\$0.00
Total	\$19,168.94

Payment Summary	
Paid By	Amount
Total Payment:	


NON STANDARD EXTRAS (680)
Rathwell Landing - Phase 2

PURCHASER: Mark D. M. Teeter


Printed: 20-Oct-20 12:27 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
274	2	825 THE BRADLEY 3 BED ELEV B	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER: 
Mark D. M. Teeter

20-Oct-20
DATE

VENDOR: 
PER: Valecraft Homes Limited

DATE: 

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 October 20, 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 20 day of October, 2020.


Purchaser

Valecraft Homes Limited

Purchaser


Per:

November 16, 2020
Date:

Lot #: 274

Project: **Rathwell Landing**



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

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: OR4244 Rev.01

Customer Copy

Customer:

Mark Teeter

Home: 313-290-8785
Email: mattech431@gmail.com

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: 274
08/10/2021

Salesperson: Jason Thompson (OR)
Date: 10/09/2020

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 \$
Den	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 \$
Master Bedroom	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 #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 \$
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 above fire place		225.00 \$	225.00 \$

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

Customer Total: 225.00 \$
GST \$29.25
Total \$254.25

Customer Signature

October 20 2020

Date

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson (OR) - Page: 2





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

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: SS3558 Rev.03

Customer Copy

Customer:

Mark D. M. Teeter
Home: 313-290-8785
Email: mattech431@gmail.com

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: 274
08/10/2021
Salesperson: Jason Thompson
Date: 11/12/2020

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 \$
Front Out	1.00	Add Holiday soffit plug with switch	C	248.00 \$	248.00 \$
Kitchen	1.00	Relocate standard fixture and leave as keyless fixture and add 2nd fixture for future pendant lighting	D	99.00 \$	99.00 \$
Great Room	1.00	Add keyless fixture on added switch - reinforce and add 3/wire for future fan or chandelier	F	193.00 \$	193.00 \$
Kitchen	1.00	Upgrade to USB plug	G	\$	0.00 \$
Dinette	1.00	Delete standard fixture and add 4 LED Halo potlights (AFR4-0930-WH) on existing switch	H	631.00 \$	631.00 \$
Foyer	1.00	Delete standard fixture and add 2 LED Halo potlights (AFR4-0930-WH) on existing switch	I	316.00 \$	316.00 \$
Hall	1.00	Delete standard fixture and add 1 LED Halo potlights (AFR4-0930-WH) on existing switch	J	136.00 \$	136.00 \$

*** Total price does not include any applicable taxes. *To be located @ bottom of stairs as per model home LOT 236*

Customer Total: \$1,713.00
13% HST: \$222.69
TOTAL: \$1935.69

Notes:
"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."


Customer Signature

October 20, 2020
Date

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 2





Valecraft
Homes Ltd.

THE BRADLEY

MODEL 825

2161 sq.ft. or 2354 sq.ft.

Site: Rathwell Landing

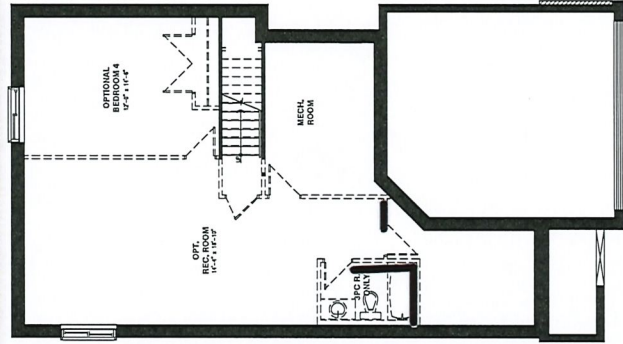
Purchaser: Mark D. M. Teeter

Plan No.: 4M-1589

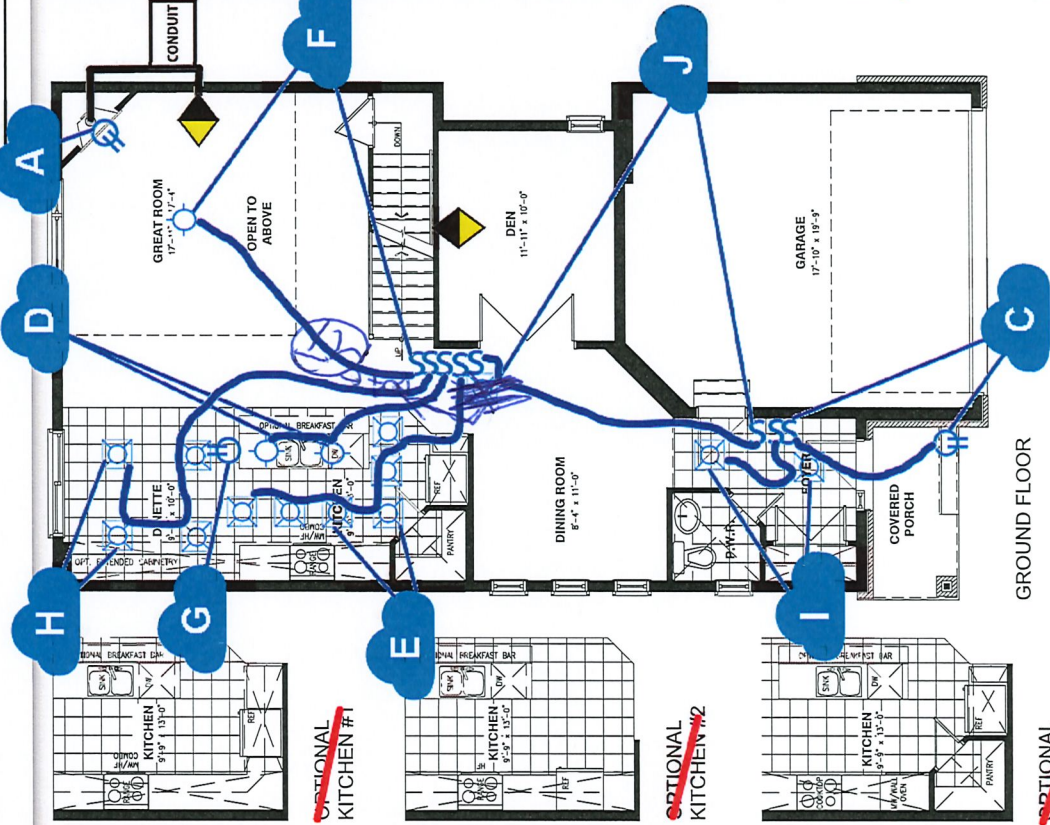
Lot: 274

Purchaser:

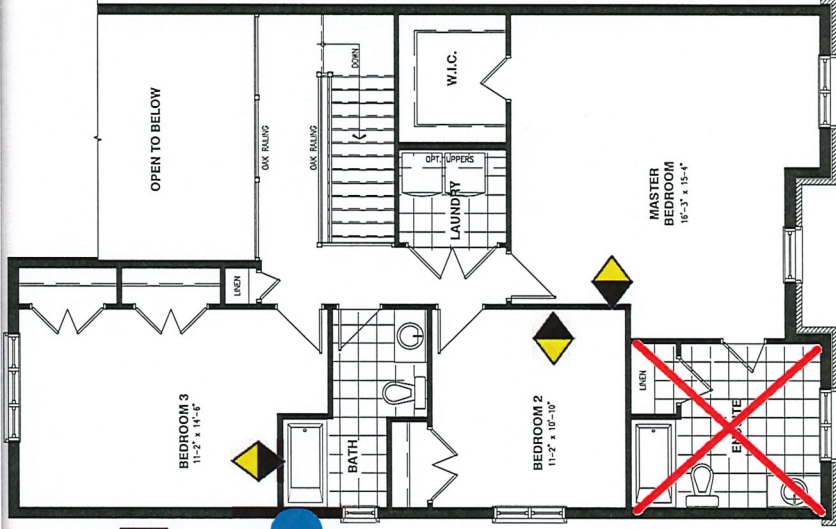
Date: November 12, 2020



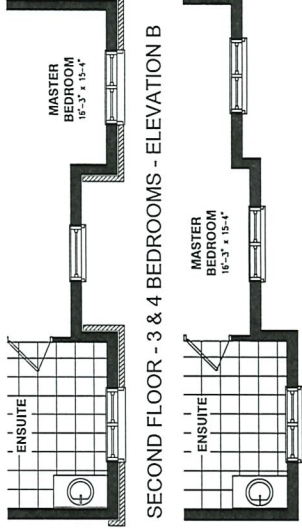
BASEMENT FLOOR



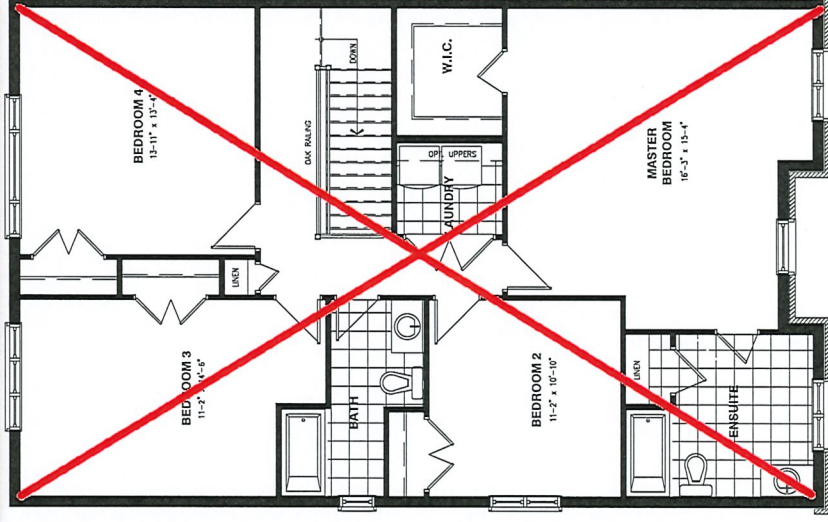
GROUND FLOOR



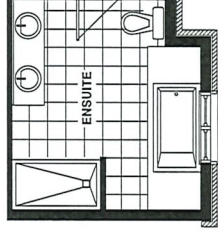
~~SECOND FLOOR - 3 BEDROOMS - ELEVATION A~~



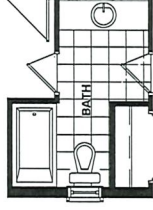
~~SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B~~



SECOND FLOOR - 4 BEDROOMS - ELEVATION A



OPTIONAL 5PC ENSUITE



~~OPTIONAL 3 & 4 BEDROOMS - ELEVATION C~~

SS-Orbital Sketch

DATE

October 20 2020

CUSTOMER ACCEPTANCE