

EVAN O'FLAHERTY  
DANIEL WAUGH

VJP

016

DATE 2020-11-21  
Y Y Y Y M M D D

PAY TO THE  
ORDER OF

Valecraft Homes (2019) Ltd

\$ 1000 <sup>00</sup>/<sub>100</sub>

One Thousand

100 DOLLARS

Security features  
included.  
Details on back.



ROYAL BANK OF CANADA  
QC-VAUDREUIL-DORION BRANCH  
585 SAINT-CHARLES AVE., STE. 30  
VAUDREUIL - DORION, QC J7V 8P9

MEMO

Deposit Lot 4

*[Signature]*

MP

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Project: Place St. Thomas 5  
Plan No: 50M-348 Lot No: 4- Phase 5  
Model: 1035 "A" Rev Date: Nov 21, 2020  
Purchaser: Evan O'Flaherty  
Purchaser: Daniel Waugh

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 21 DAY OF November, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 4  
LOT: 4 BLOCK :  
50M-348 PLACE ST THOMAS 5  
CIVIC ADDRESS: 928 Lucerne Drive  
PURCHASERS: Evan O'Flaherty & Daniel Waugh

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: November 27, 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: SCHEDULE(S): C-1

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.

CLOSING DATE OF: November 30, 2021.

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by December 11, 2020 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by January 2, 2021 in order to maintain the closing date.

Dated at Embrun this 5 day of December 2020

In the presence of:

[Signature]  
WITNESS

X [Signature]  
PURCHASER

[Signature]  
WITNESS

X [Signature]  
PURCHASER

Dated at OTAWA this 8<sup>th</sup> day of December, 2020

VALECRAFT HOMES (2019) LIMITED

Per: [Signature]

Name: Frank Nieuwkool

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION





## EXTERIOR COLOUR CHART

Community:	PLACE ST THOMAS	Reg'd Plan #:	50M-348	Sales Rep:	Adam
Lot No:	4 - Phase 5	Civic Address:	928 Lucerne Drive, Embrun ON K0A 1W0		
Purchaser(s):	Evan O'Flaherty			Model Name/#:	Morrow #1035
Purchaser(s):	Daniel Waugh			Elevation:	"A"
				Closing Date:	30-Nov-21

## EXTERIOR PACKAGE NUMBER:

314

STONE: (IF APPLICABLE)	Permacon range Newport grey
STONE DOOR & WINDOW HEADER & SILL:	Permacon Block SMOOTH FACE Bestway White
BRICK: (IF APPLICABLE)	Permacon range Newport grey
SIDING: (KAYCAN)	Gris Pierre CORNERS: Gris Pierre
NOVI SHAKE: (IF APPLICABLE)	Canyon Blend 208
FACIA: (MITTEN - ALUMINIUM)	Black 125
SOFFIT & BEAM WRAPS: (MITTEN - ALUMINIUM)	Black 125
ALUMINIUM ROOF/WINDOW TRIM: (MITTEN - IF APPLICABLE)	Stratus 054
ACCENT SIDING: (KPW ENGINEERED WOOD - IF APPLICABLE)	Cactus
ROOFING SHINGLES: (IKO)	Dual Black
EXTERIOR POSTS: (PAINT)	SW 6258 Tricorn Black
EXTERIOR ROOF DETAILS: (PAINT- IF APPLICABLE)	SW 6258 Tricorn Black
EXTERIOR FRONT DOOR: (PAINT)	SW 7018 Dovetail
GARAGE DOOR TRIM: (PAINT)	SW 7018 Dovetail
EXTERIOR WINDOWS:	Smoke
GARAGE DOOR: (DOOR COMPANY)	Dark Sand (Garaga)
EXTERIOR VENT/PIPE:	White
ALUMINIUM RAILING: (IF APPLICABLE)	Charcoal Grey
NOTES:	

Purchaser's Signature(s):

Date: 05/12/2020

Purchaser's Signature(s):

Date: 05/12/2020

Approved By:

Date: December 8, 2020