

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 16 DAY OF October , 20 20 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 2
LOT: 2 BLOCK :
50M-348 PLACE ST THOMAS 5
CIVIC ADDRESS: 920 Lucerne Drive
PURCHASERS: Patrick Gorman, Siyan Bin & Brian Gorman

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: October 16, 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: \$485,426.00
BALANCE AT CLOSING: \$460,426.00
LESS H.S.T. AMOUNT: \$450,819.47
SCHEDULE "G" DATED: October 16, 2020
TARION SCHEDULE "B" DATED: October 16, 2020

INSERT: 680 dated: December 3, 2020 in the amount of: \$2,768.50
NEW PURCHASE PRICE: \$488,194.50
NEW BALANCE AT CLOSING: \$463,194.50
NEW LESS H.S.T. AMOUNT: \$453,269.47
SCHEDULE "G" DATED: December 3, 2020
TARION SCHEDULE "B" DATED: December 3, 2020

Dated at Ottawa this 3rd day of December , 2020

In the presence of:

Witness signatures
WITNESS
WITNESS

DocuSigned by:
Patrick Gorman
Siyan Bin
Brian Gorman
PURCHASER

Dated at Ottawa this 4th day of December , 2020

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
A04F827301214EE...

Name: Frank Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION
REV: September 17, 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.

DS

PG

Purchaser

DS

SB

DS

BG

Purchaser

DS

FN

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 \$453,269.47 . 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.

Dated at Ottawa this 3rd day of December , 2020

DocuSigned by:

Patrick Gorman

PERCIPASER

B2716EFABAF74FC...

DocuSigned by:

Siyan Bin

B2716EFABAF74FC...

DocuSigned by:

Brian Gorman

BBC5AD2806EC445...

PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:

Frank Nieuwkoop

PER: A04F827301214EE...

December 4, 2020

DATE:

PROJECT: PLACE ST THOMAS 5 LOT: 2



NON STANDARD EXTRAS (680)
Place St. Thomas - Phase 5

PURCHASERS: Patrick Gorman, Siyan Bin and Brian Gorman Printed: 3-Dec-20 10:12 am

LOT NUMBER 2		PHASE 5	HOUSE TYPE 1015 THE MURRY ELEV C	CLOSING DATE	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
*21 999	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.			*\$ 1,087.06	Each
27130	Note: ORBITAL Estimate # OR4809 Rev.05 dated 11/24/2020.				
*22 998	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.			*\$ 1,681.44	Each
27131	Note: S&S Electric Estimate # SS3856 Rev.05 dated 11/24/2020.				

Sub Total	\$2,768.50
HST	\$0.00
Total	\$2,768.50

Payment Summary

Paid By	Amount
Amendment	\$2,768.50
Total Payment:	\$2,768.50

PURCHASER:

DocuSigned by:

Patrick Gorman

06E994B2D420488...

Patrick Gorman, Siyan Bin

DocuSigned by:

Siyan Bin

B2718EFABAF74FC...

03-Dec-20

DATE

PURCHASER:

DocuSigned by:

Brian Gorman

8BC5AD2808EC445...

Brian Gorman

03-Dec-20

DATE

VENDOR:

DocuSigned by:

Frank Nieuwkoop

A04F827301214E8...

PER: Valecraft Homes (2019) Limited

DATE: December 3, 2020

PREPARED BY: Adam Bowman
LOCKED BY: Emma Cooper
PE 1,274-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Freehold Form (Tentative Closing Date)

PART I Stipulated Amounts/Adjustments

1. Preparation of transfer fee by Builder's solicitor as stated in Clause #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 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.
8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated December 3, 2020

Signed at Ottawa, this 3 day of December, 20 20.

Patrick Gorman

~~06E994B2D420480...~~

Purchased by:

Siyah Bin

—B2716EFABAF74FC...

DocuSigned by:

Brian Gorman

BBC5AD2806EC445.

Purchaser

Valecraft Homes (2019) Limited

Frank Nieuwkoop

Per: A04F827301214EE...

December 3, 2020

Date:

Lot #: 2 - Phase 5

Project: Place St. Thomas 5



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

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

Estimate No#: OR4809 Rev.05

Customer Copy

Customer:

Patrick Gorman, Siyan Bin & Brian Gorman

Home: 613-700-3169
Cell: 613-879-3282
Email: pclgorman@live.ca bincecilia@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Embrun-Place St Thomas Singles
Lot: Ph 5
Closing Date: PST2
10/21/2021

Salesperson: Jason Thompson (OR)
Date: 11/24/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT6 & (2) Data CAT6 & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT6 & (2) Data CAT6 & (1) Cable RG6 Outlets - Location as shown on floor plan		\$62.00	\$62.00
Rec Room	1.00	(4) Port Plate - (1) Phone CAT6 & (2) Data CAT6 & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT6 & (2) Data CAT6 & (1) Cable RG6 Outlets - Location as shown on floor plan		\$62.00	\$62.00
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT6 & (2) Data CAT6 & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT6 & (2) Data CAT6 & (1) Cable RG6 Outlets - Location as shown on floor plan		\$62.00	\$62.00
Bedroom #2	1.00	(4) Port Plate - (1) Phone CAT6 & (2) Data CAT6 & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT6 & (2) Data CAT6 & (1) Cable RG6 Outlets - Location as shown on floor plan		\$62.00	\$62.00
Den	1.00	(4) Port Plate - (1) Phone CAT6 & (2) Data CAT6 & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT6 & (2) Data CAT6 & (1) Cable RG6 Outlets - Location as shown on floor plan		\$62.00	\$62.00
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		\$235.00	\$235.00
Great Room	1.00	32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) 32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) - Location as shown on floor plan - Includes installation of wall bracket		\$157.00	\$157.00
Basement Bedroom #1	1.00	(2) Port Plate - (1) Data CAT6 & (1) Cable RG6 Outlet (2) Port Plate - (1) Data CAT6 & (1) Cable RG6 Outlet - Location as shown on floor plan	 	\$260.00	\$260.00

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

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3



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

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

*** Total price includes all applicable taxes

Customer Subtotal:	\$962.00
HST:	\$125.06
Total:	\$1,087.06

DocuSigned by:
Patrick Gorman
06E994B2D420406...
DocuSigned by: Customer Signature
Siyan Bin
B2716EFABAF74FC...
DocuSigned by:
Brian Gorman
BBC5AD2806EC445...

December 3, 2020

Date



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

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

Estimate No#: SS3856 Rev.05

Customer Copy

Customer:

Patrick Gorman, Siyan Bin & Brian Gorman

Home: 613-700-3169
Cell: 613-879-3282
Email: pclgorman@live.ca bincecilia@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Embrun-Place St Thomas Singles
Lot: Ph 5
Closing Date: PST2 10/21/2021

Salesperson: Jason Thompson
Date: 11/24/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Misc. Product Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	\$94.00	\$94.00
Ensuite Bath	1.00	Misc. Product Add GFI plug	D	\$110.00	\$110.00
Great Room	1.00	Misc. Product Add fixture A3012-11 on added switch	G	\$239.00	\$239.00
Kitchen	1.00	Misc. Product Upgrade to USB plug (standard)	H	\$	\$0.00
Dining	1.00	Misc. Product Upgrade to dimmer switch	I	\$86.00	\$86.00
Kitchen	1.00	Misc. Product Add LED under cabinet stick lighting on added switch	J	\$571.00	\$571.00
Kitchen	1.00	Misc. Product Add 3 keyless fixtures on added switch	K	\$388.00	\$388.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$1,488.00
HST:	\$193.44
Total:	\$1,681.44

DS PG DS SB DS BG

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

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3



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

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

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."

<div>DocuSigned by: <i>Patrick Gorman</i> 06E994B2D420498... DocuSigned by: <i>Siyan Bin</i> B2716EFABAF74FC... DocuSigned by: <i>Brian Gorman</i> BBC5AD2806EC445...</div>	<div>December 3, 2020</div> <div>Date</div>
Customer Signature	



THE MURRY

MODEL 1015
1517 SQ. FT.

Site: PST PHASE 5

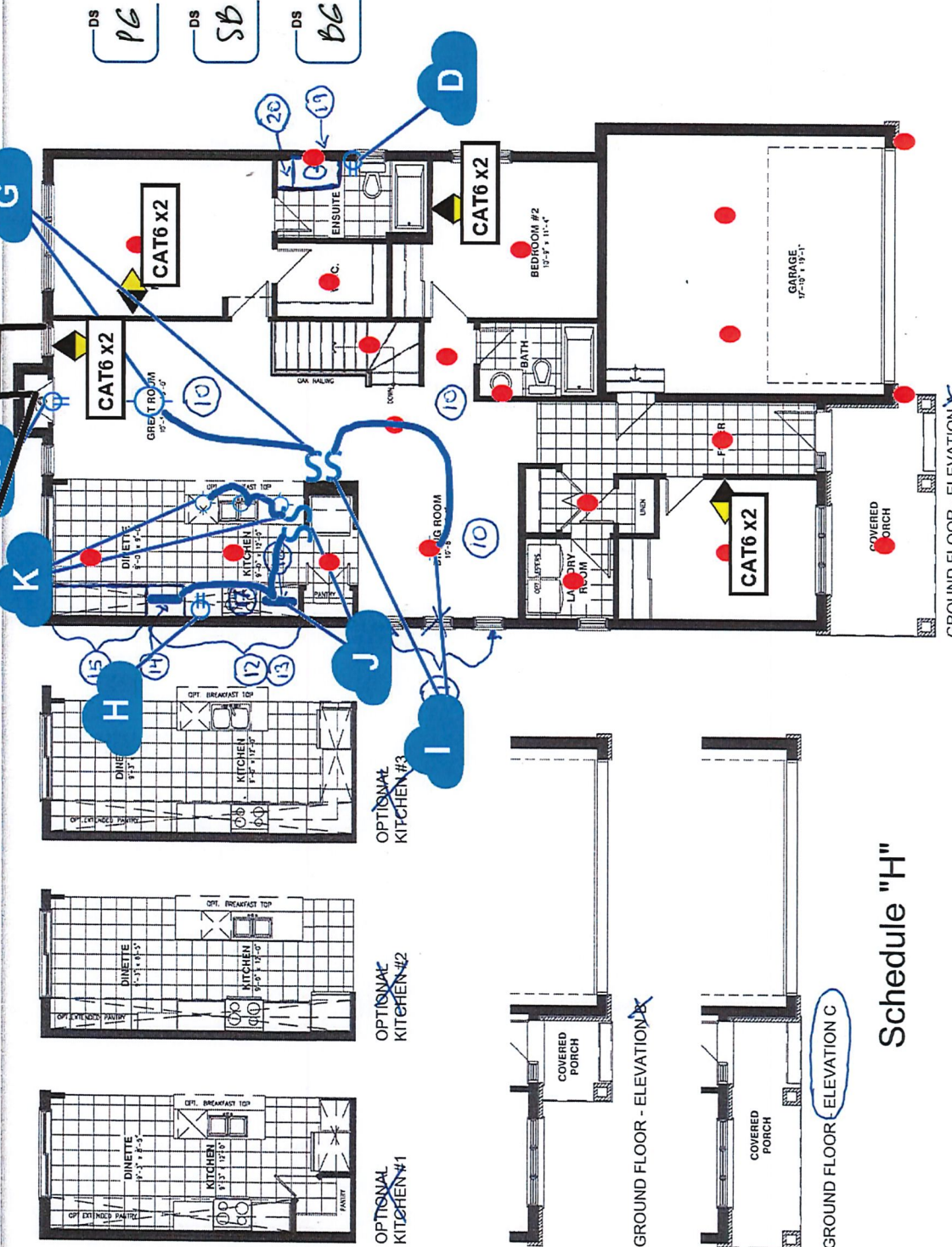
Plan No.: 50M-xxx

Lot: 2 - Phase 5

Date:

Purchaser: Patrick Gorman, Siyan Bin

Purchaser: Brian Gorman



Schedule "H"

All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, 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.

CUSTOMER ACCEPTANCE

DATE

E & OE. 06/03/2019