

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 6 DAY OF September , 2020 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 267
LOT: 267 BLOCK :
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 745 Parade Dr.

PURCHASERS: Youssef Araj

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: October 7, 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: \$635,400.00
BALANCE AT CLOSING: \$585,400.00
LESS H.S.T. AMOUNT: \$583,539.82
SCHEDULE "G" DATED: September 6, 2020
TARION SCHEDULE "B" DATED: September 6, 2020

INSERT: 680 dated: December 17, 2020 in the amount of: \$10,482.59
NEW PURCHASE PRICE: \$645,882.59
NEW BALANCE AT CLOSING: \$595,882.59
NEW LESS H.S.T. AMOUNT: \$592,816.45
SCHEDULE "G" DATED: December 17, 2020
TARION SCHEDULE "B" DATED: December 17, 2020

Dated at Ottawa this 17th day of December , 2020

In the presence of:

WITNESS DocuSigned by: Youssef Araj PURCHASER

WITNESS PURCHASER

Dated at Ottawa this 18th day of December , 2020

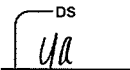
VALECRAFT HOMES LIMITED (VENDOR)

PER: DocuSigned by: Vicia Oliver REV: September 3, 2020

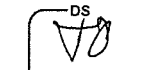
SCHEDULE "G"

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.


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 \$592,816.45 . 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 17th day of December , 2020

DocuSigned by:
Moussa F. Arapi
PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

DocuSigned by:
Vicilia Oliver
PER: B66AFC94F0B9401...

December 18, 2020
DATE:

PROJECT: RATHWELL LANDING LOT: 267



NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASER: Youssef Araj			Printed: 17-Dec-20 3:34 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
267	2	830 THE BUTLER ELEV B	14-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE
11		1 - KITCHEN - DO NOT INSTALL ANY BACKSPLASH TILE IN KITCHEN	Each
26216	Note:	Purchasers acknowledge and accept that the vendor does not recommend the deletion of the backsplash and that the vendor will not be liable for any damage to the drywall, paint, cabinets or countertops resulting from the deletion	
12		1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES	Each
93098	Note:	Posts include routed top	
26162			
*13		1 - KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	Each
111286	Note:	See item 15 for new microwave location and item 11 to delete backsplash	
26212			
14		1 - KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD CABINETS AND BACKSPLASH	Each
111581	Note:	As per Kitchen Sketch and plan	
26398			
15		1 - KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (STD SERIES CABINETS)	Each
104294	Note:	Beside Fridge as per Kitchen Sketch	
26408			
16		1 - KITCHEN - CABINETS - ADJUST KITCHEN CABINETS TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	Each
29015	Note:	Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinets to accommodate. As per Kitchen Sketch	
26218			
17		1 - KITCHEN - CABINETS - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W GABLE - STD SERIES CABINETS	Each
116515	Note:		
26410			
18		1 - - STAIRS - LOWER DOWN TO LANDING - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING	Each
41487	Note:	As per plan. The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained.	
26229			
19		1 - - FLOORING - HARDWOOD - OAK LAUZON - 6 1/4" ESTATE STAINED - STD AREAS	Each
26230	Note:	As per plan	
20		1 - GREAT ROOM - DELETE FIREPLACE TILE SURROUND AND JUST LEAVE PAINTED DRYWALL	Each
26233	Note:	As per plan	
21		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	
28848	Note:		
26235			
22		1 - - PROVIDE FLAT CEILINGS ON GROUND FLOOR	Each
118266	Note:		
26387			

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1,238-1

InvoiceSQL.rpt 16May20

Vendor Initials

DS

V8

Purchaser Initials

DS

ya

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASER: Youssef Araj

Printed: 17-Dec-20 3:34 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
267	2	830 THE BUTLER ELEV B	14-Dec-21

ITEM	QTY	EXTRA/CHANGE	PRICE	INTERNAL USE
23		1 - KITCHEN - DELETE ITEM # 6 - GAS PIPING	-\$475.00	Each
27004		Note:		
24		1 - KITCHEN - PROVIDE FOR GAS LINE AND ELECTRICAL OUTLET TO STOVE LOCATION FOR FUTURE GAS STOVE	\$475.00	Each
26420		Note:		
25		1 - - BONUS - DECOR CENTER CREDIT OF \$5,069.00	-\$5,069.00	Each
27005		Note: Remaining Decor Center Bonus has been applied in full		
*26		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$593.25	Each
29143				
27630		Note: Quote OR5036 Rev.02 dated December 3, 2020		
*27		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$1,037.34	Each
29142				
27631		Note: Quote SS3739 Rev.02 dated December 14, 2020		

Sub Total	\$10,482.59
HST	\$0.00
Total	\$10,482.59

Payment Summary

Paid By

Amount

Total Payment:

PURCHASER:

DocuSigned by:

Youssef Araj

Youssef Araj

17-Dec-20

DATE

VENDOR:

DocuSigned by:

Vicinia Oliver

B66AFC94F0B9401...

PER: Valecraft Homes Limited

DATE:

December 18, 2020

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1,238-2

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CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



**Freehold Form
(Tentative Closing 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 December 17, 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 17th day of December, 2020.

DocuSigned by:
Youssef Araji
Purchaser BA4A439...

Valecraft Homes Limited

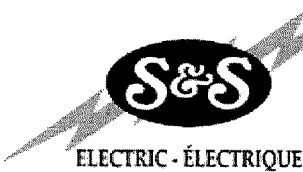
Purchaser

DocuSigned by:
Vicinia Oliver
Per: B66AFC94F0B9401...

December 18, 2020
Date:

Lot #: 267 - 4M-1589

Project: **Rathwell Landing**



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

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www.ssbolton.com

Estimate No#: SS3739 Rev.02

Customer Copy

Customer:

Youssef Araji
Home: 343-987-0064
Email: iamyouworldwide@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: RL267
12/14/2021

Salesperson: Jason Thompson
Date: 11/24/2020

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 fixture and add 2nd keyless fixture for future pendant lighting	E	\$99.00	\$99.00
Kitchen	1.00	Add 1 LED Halo potlight1 (AFR4-0930-WH) on added switch	F	\$243.00	\$243.00
Great Room	1.00	Add 1 LED Halo potlight1 (AFR4-0930-WH) on added switch	G	\$243.00	\$243.00
Kitchen	1.00	Upgrade to USB plug (standard)	H	\$	\$0.00
Dining	1.00	Add 1 LED Halo potlight1 (AFR4-0930-WH) on added switch	I	\$243.00	\$243.00
Customer Subtotal:					\$918.00
HST:					\$119.34
Total:					\$1037.34

*** Total price includes all applicable taxes

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."

DocuSigned by:

9D08A28651646 Customer Signature

December 17, 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



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

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www.ssbolton.com

Estimate No#: OR5036 Rev.02

Customer Copy

Customer:

Youssef Araji

Home: 343-987-0064

Email: iamyouworldwide@hotmail.com

Builder: VALECRAFT HOMES LTD.

Project: Rathwell Landing Singles Ph 2 -

Lot: 200amp included

Closing Date: RL267

12/14/2021

Salesperson: Jason Thompson (OR)

Date: 12/03/2020

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
Rec 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
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
Various Locations	10.00	Upgrade Standard Data CAT5e to Data CAT6 Outlet Upgrade Standard Data CAT5e to Data CAT6 Outlet		\$30.00	\$300.00

www.orbitalti.com

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ya

DS

VJ

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

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

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*** Total price includes all applicable taxes

Customer Subtotal:	\$525.00
HST:	\$68.25
Total:	\$593.25

DocuSigned by:
Houssef Araj
9D08A2866B56307 Customer Signature

December 17, 2020
Date



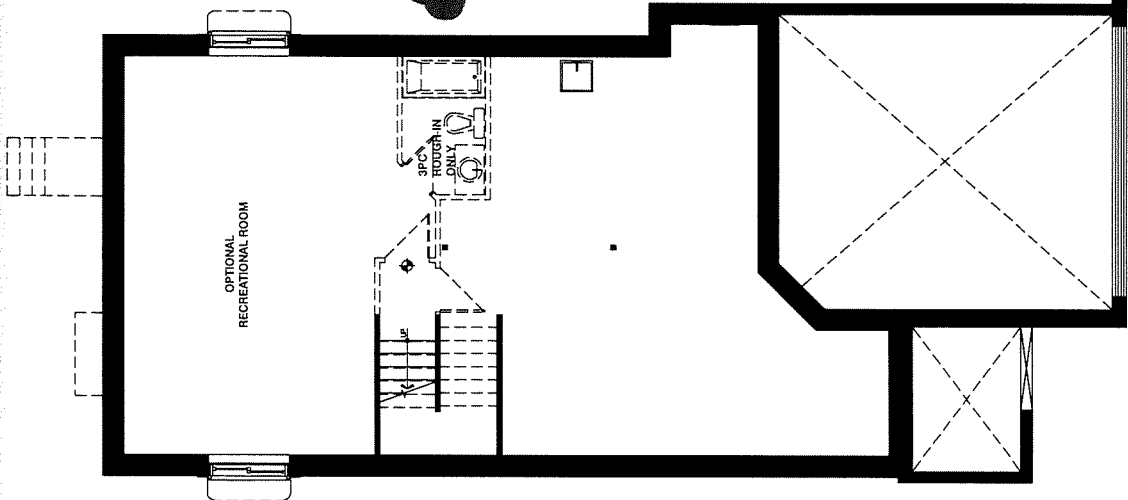


THE BUTLER

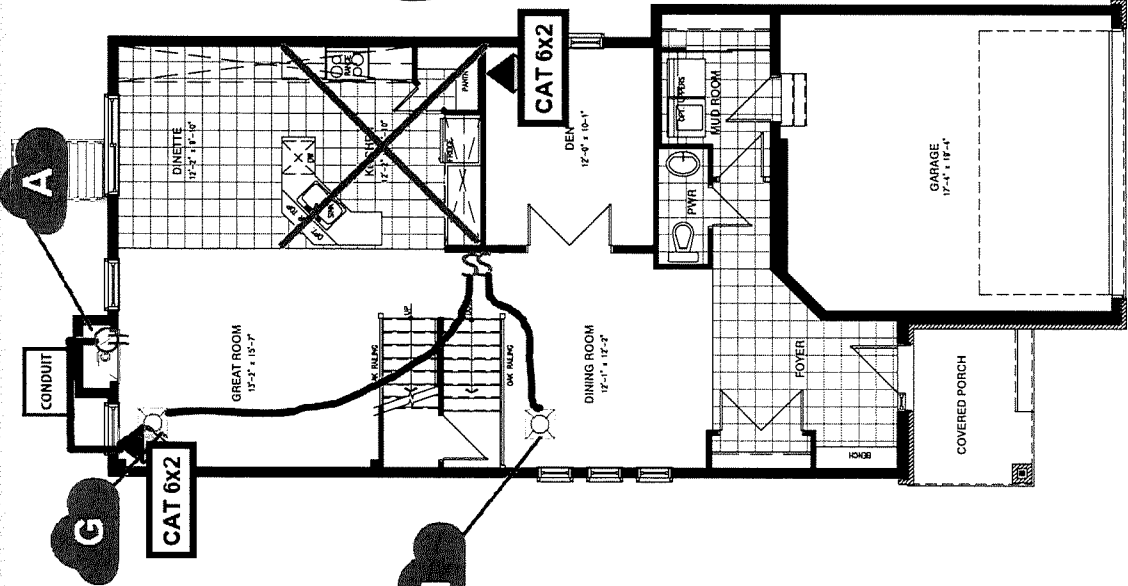
MODEL 830
2411 sq.ft.

Site: Rathwell Landing
Plan No.: 4M-1589
Lot: 267
Date: December 17, 2020

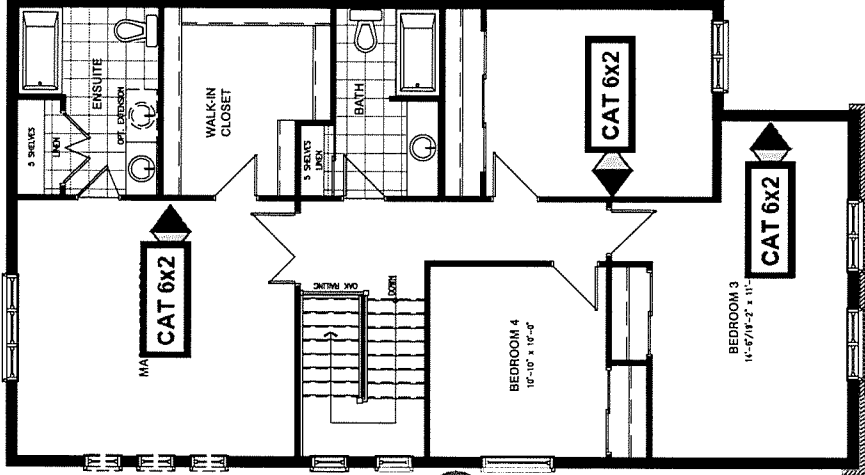
Purchaser: Youssef Araj
Purchaser:



BASEMENT FLOOR



GROUND FLOOR



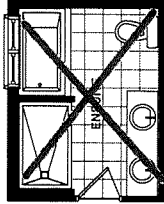
SECOND FLOOR ELEVATION A



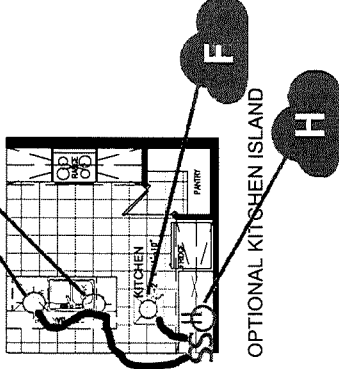
SECOND FLOOR - ELEVATION B



SECOND FLOOR ELEVATION C



OPTIONAL 4PC ENSUITE

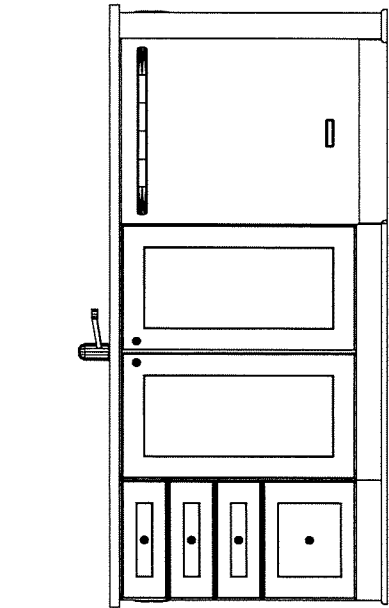
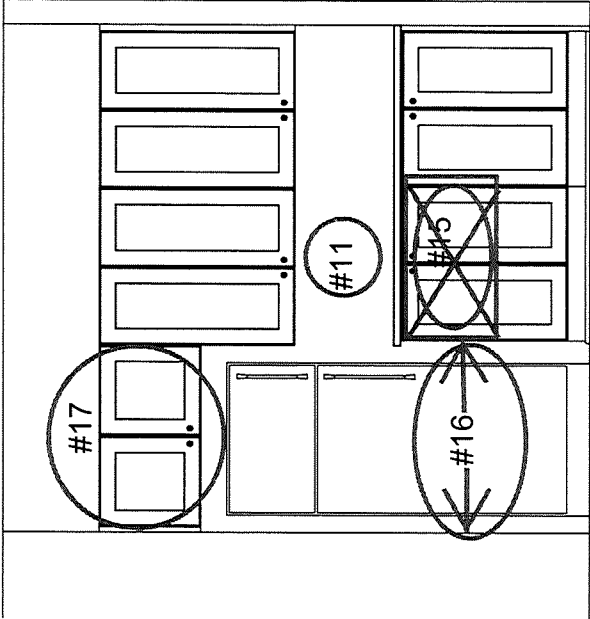
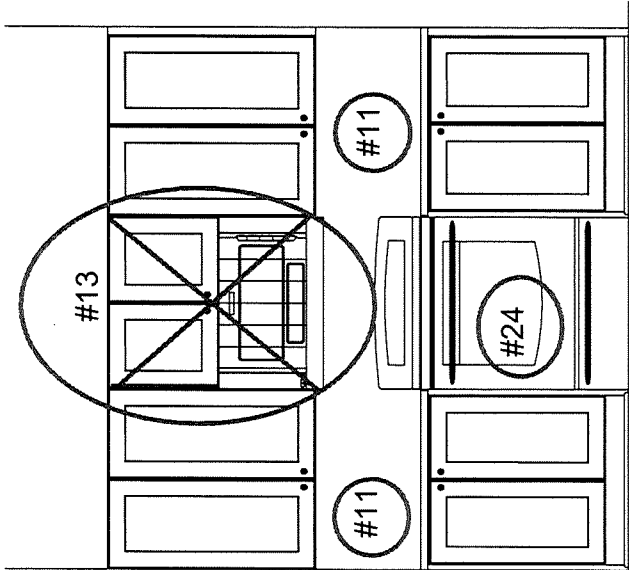


OPTIONAL KITCHEN ISLAND

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Plan Sketch

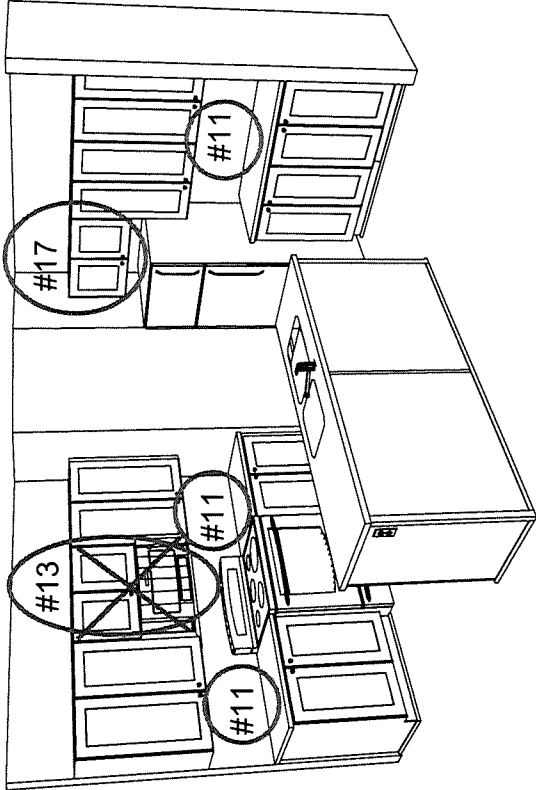
<div><div><div></div></div><div><div>potvin</div><div>KITCHENS & CABINETS</div></div></div>	BUILDER: VALECRAFT	PROJECT:	Youssef Araj
	REDESIGN NUMBER:	MODEL: 830 BUTLER STND	LOT: 267 - #14
	DONE BY:	DATE: 27/05/20	



KITCHEN OPT.1

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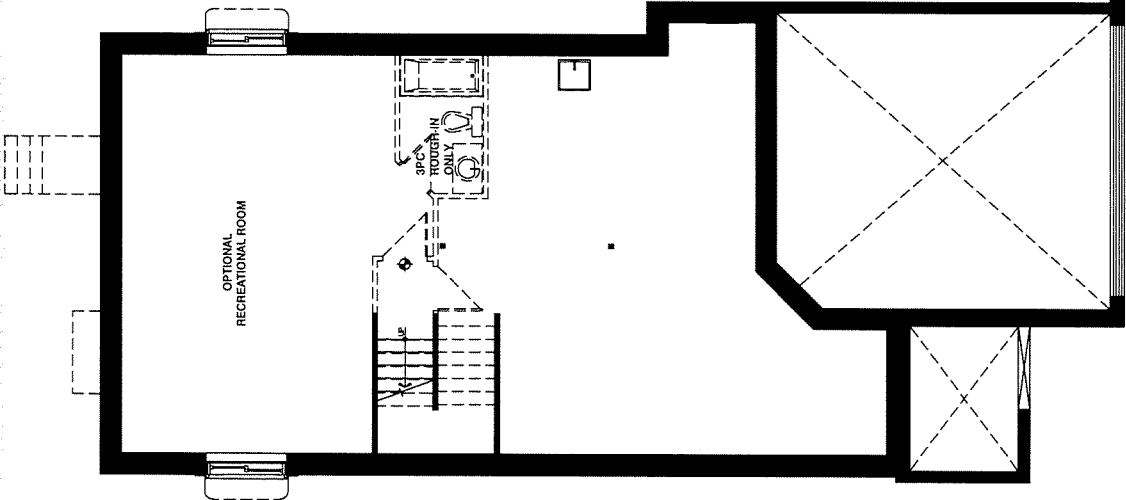


THE BUTLER

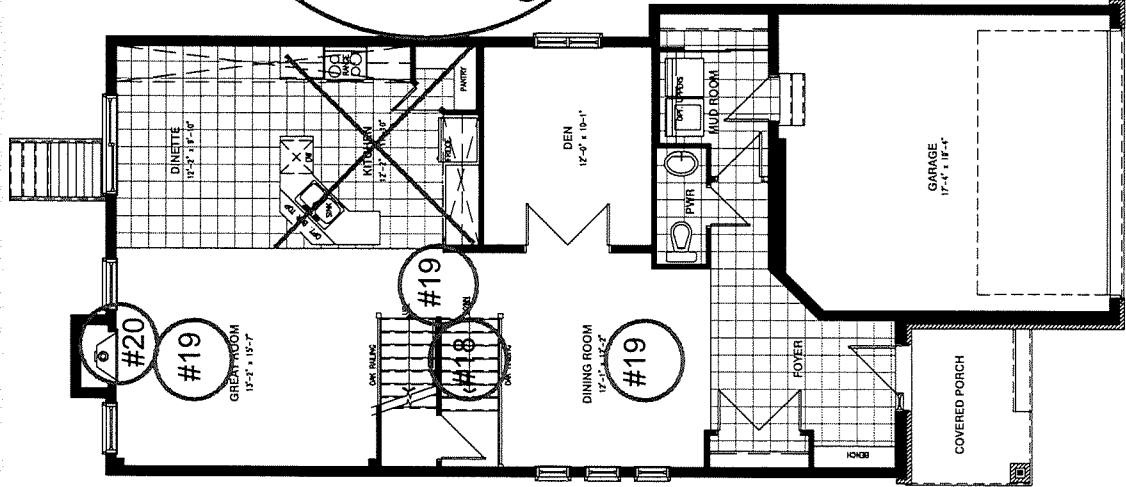
MODEL 830
2411 sq.ft.

Site: Rathwell Landing
Plan No.: 4M-1589
Lot: 267
Date: December 17, 2020

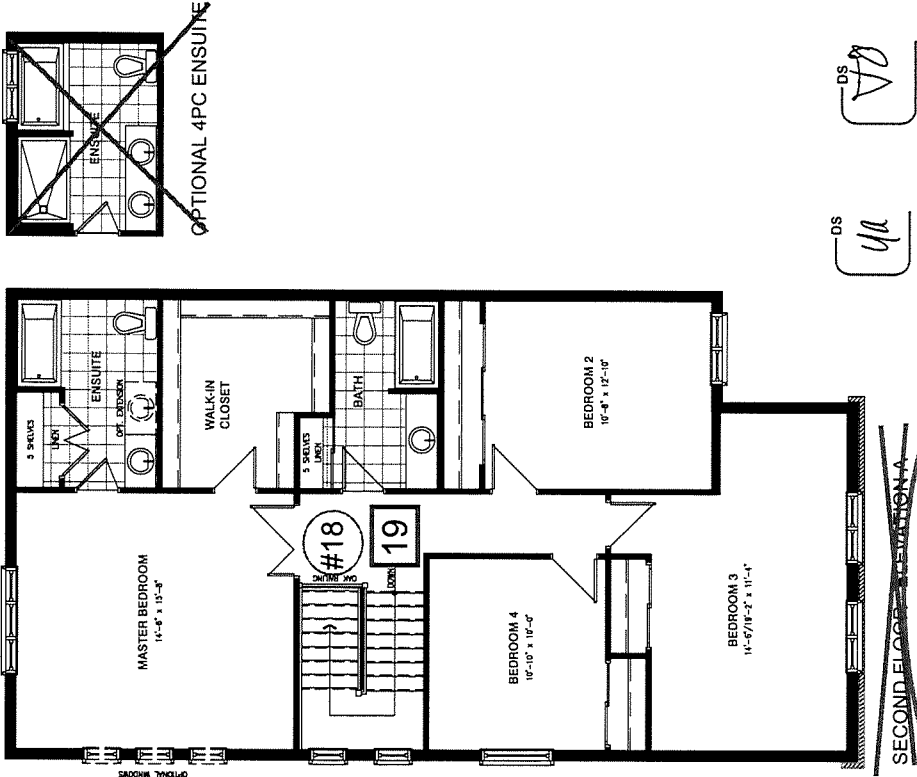
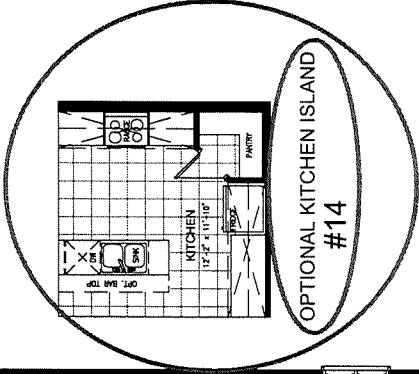
Purchaser: Youssef Araj
Purchaser:



BASEMENT FLOOR

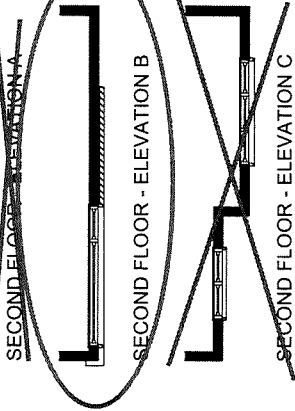


GROUND FLOOR



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4a

DS
4b



Plan Sketch

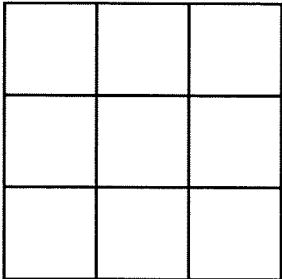


Valecraft
Homes Ltd.

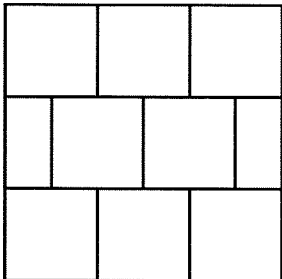
Tile Installation Options

FLOOR TILE

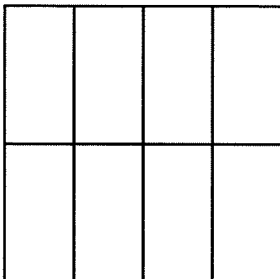
Standard square



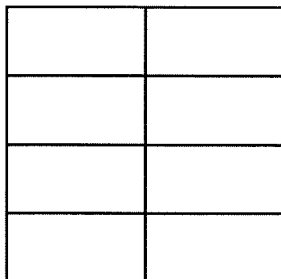
Square brick



Rectangular
front to back of the house

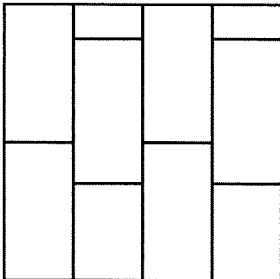


Rectangular
side to side of the house

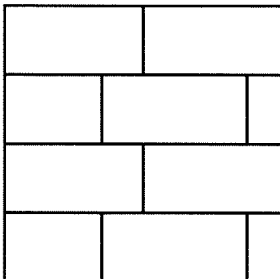


- Foyer
- Powder Room
- Mud Room
- Main Bath Room
- En Suite Bath Room

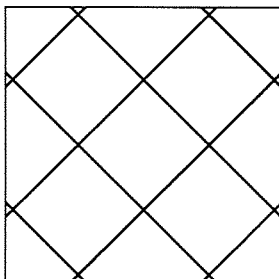
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



DS
ya

DS
VJ

Project: Rathwell Landing

Purchaser: Youssef Araj

Plan #: 4M-1589

Purchaser:

Lot: 267

Date: December 17, 2020

Model: 830 Butler "B"STD

Upgrade #: Standard

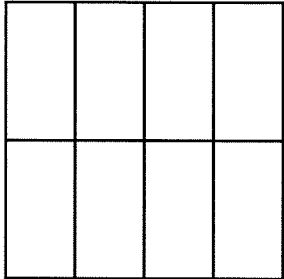


Valecraft
Homes Ltd.

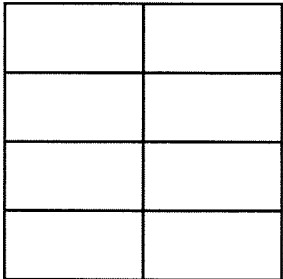
Tile Installation Options

WALL TILE

Vertical stacked

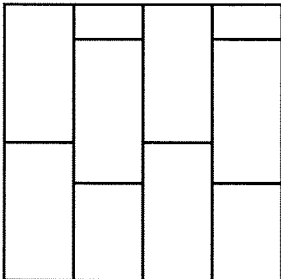


Horizontal stacked

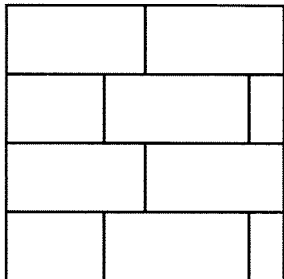


- Main Bathroom
- En suite Washroom

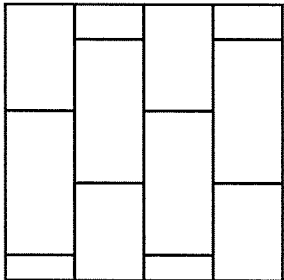
Vertical 1/3 offset brick



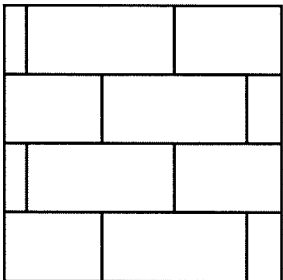
Horizontal 1/3 offset brick



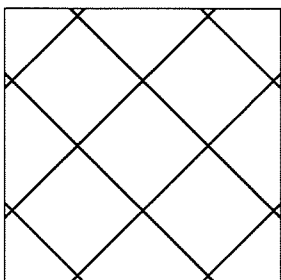
Vertical brick



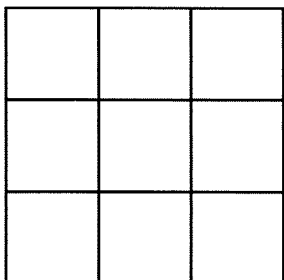
Horizontal brick



45 degree



Standard square

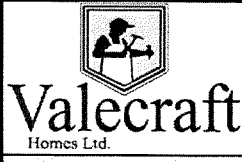


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Project: Rathwell Landing
Plan #: 4M-1589
Lot: 267
Model: 830 Butler "B"STD"

Purchaser: Youssef Araj
Purchaser: _____
Date: December 17, 2020
Upgrade #: Standard

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	267	Civic Address:	745 Parade Dr.		
	Purchaser(s):	Youssef Araj			Model Name/#:	The Butler / 830
	Purchaser(s):				Closing Date:	14-Dec-21

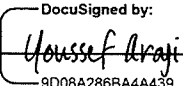
INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE	Standard	STD
DOOR STYLE	Standard	STD
INTERIOR HARDWARE	Standard	STD
INTERIOR LIGHTING PACKAGE	Roma Collection + electrical quote	27
BATHROOM ACCESSORIES	Standard	STD
FIREPLACE MANTLE	Standard	STD

INTERIOR HANDRAILS AND SPINDLES				
	MATERIAL	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	12, 19
BRACKET (If applicable)	Metal	N/A	Wrinkled Black	upg#12
SPINDLES	Metal	Square	Wrinkled Black	upg#12
POSTS	Red Oak	3-1/2" Modern Routed Posts	SB 200	12, 19
NOSINGS	Red Oak	N/A	SB 200	12, 19
HARDWOOD STAIRCASE (WHERE APPLICABLE)	Red Oak	N/A	SB 200	upg#8,18

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Opening to be approx 37" wide	#16	Rough In For Future Waterline	7
RANGE	Standard for gas	24	/	/
DISHWASHER	Standard	STD	/	/
CHIMNEY HOODFAN	Standard	STD	Whirlpool 300CFM Stainless Steel Chimney Hoodfan 30" wide	upg#13
WASHING MACHINE/DRYER	Standard	STD	/	/

Purchaser's Signature(s) :

DocuSigned by:

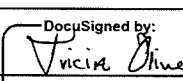


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Date: December 17, 2020

Purchaser's Signature(s) :

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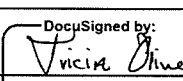


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Date: December 18, 2020

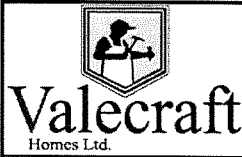
Approved By :

DocuSigned by:



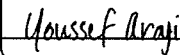
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Date: December 18, 2020

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	267	Civic Address:	745 Parade Dr.		
	Purchaser(s):	Youssef Araj			Model Name/#:	The Butler / 830
	Purchaser(s):				Closing Date:	14-Dec-21
CABINETRY						
ROOM	SELECTION			LEVEL	STD/UPG #	
KITCHEN	STYLE AND COLOUR	Lastra -Quartz Lava			Std	#13, 14, 15, 16, 17
	HARDWARE CODE	5923-900	TYPE	knobs	Std	13, 14, 15
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	14
MAIN BATHROOM	STYLE AND COLOUR	Lastra -Quartz Lava			STD	STD
	HARDWARE CODE	7814-900	TYPE	Handles	STD	STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra -Quartz Lava			STD	STD
	HARDWARE CODE	7814-900	TYPE	Handles	STD	STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD
POWDER ROOM	STYLE AND COLOUR	Pedestal			/	STD
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) :

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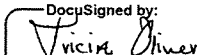


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Date: December 17, 2020

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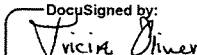


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Date: December 18, 2020


Approved By :

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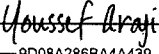
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Date: December 18, 2020

 Valecraft Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	267	Civic Address:	745 Parade Dr.		
	Purchaser(s):	Youssef Araj			Model Name/#:	The Butler / 830
	Purchaser(s):				Closing Date:	14-Dec-21
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss OC-117 Simply White		STD	/		/
FOYER	Low Luster OC- 30 Grey mist		STD	/		/
POWDER ROOM	Semi Gloss OC-30 Grey Mist		Std	/		/
MAIN FLOOR HALLWAY	Low luster OC-30 GreyMist		STD	/		/
DINING ROOM	Low luster OC-30 GreyMist		STD	/		/
DEN	Low luster OC-30 GreyMist		STD	/		/
GREAT ROOM	Low luster OC-30 GreyMist		STD	/		/
FAMILY ROOM	/		/	/		/
OTHER	/		/	/		/
KITCHEN/DINETTE/ BREAKFAST	Semi Gloss OC-30 Grey Mist		STD	/		/
LAUNDRY/MUDROOM	Low luster OC-30 GreyMist		STD	/		/
2nd FLOOR HALLWAY	Low luster OC-30 GreyMist		STD	/		/
MAIN BATH	Semi Gloss OC-30 GreyMist		STD	/		/
BEDROOM #2	Low luster OC-30 GreyMist		STD	/		/
BEDROOM #3	Low luster OC-30 GreyMist		STD	/		/
BEDROOM #4	Low luster OC-30 GreyMist		STD	/		/
MASTER BEDROOM	Low luster OC-30 GreyMist		STD	/		/
MASTER BEDROOM WALK-IN CLOSET	Low luster OC-30 GreyMist		STD	/		/
MASTER BEDROOM ENSUITE	Semi Gloss OC-30 Grey mist		STD	/		/
FINISHED BASEMENT RECREATION ROOM	/		/	/		/
BASEMENT BATHROOM	/		/	/		/

Purchaser's Signature(s) :

DocuSigned by:



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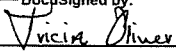
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Purchaser's Signature(s) :

Date:

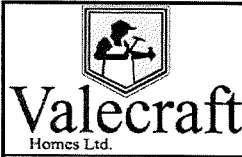
Approved By :

DocuSigned by:



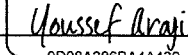
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Date: December 18, 2020

	SINGLES AND TOWNS COLOUR CHART						
	Community:		Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:		267	Civic Address:		745 Parade Dr.	
	Purchaser(s):		Youssef Araji			Model Name/#:	The Butler / 830
	Purchaser(s):					Closing Date:	14-Dec-21
CERAMIC & GROUT SELECTIONS (1)							
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Euro tile 13"x13" Pasha Nexus Mica pas nex mic (Standard Square Install)		934 Delorean Grey	STD	STD	
POWDER ROOM	FLOOR	Euro tile 13"x13" Pasha Nexus Mica pas nex mic (Standard Square Install)		934 Delorean Grey	STD	STD	
	WALL	/		/	/	/	
	INSERT OR BORDER	/					
MUDROOM	FLOOR	Euro tile 13"x13" Pasha Nexus Mica pas nex mic (Standard Square Install)		934 Delorean Grey	STD	STD	
	WALL	/		/	/	/	
	INSERT OR BORDER	/					
LAUNDRY ROOM	FLOOR	/		/	/	/	
	WALL	/					
	INSERT OR BORDER	/					
KITCHEN	FLOOR	Euro tile 13"x13" Pasha Nexus Mica pas nex mic (Standard Square Install)		934 Delorean Grey	STD	14	
	BACKSPLASH	Delete		/	/	11	
	INSERT OR BORDER	/					
BREAKFAST AREA/DINETTE	FLOOR	Euro tile 13"x13" Pasha Nexus Mica pas nex mic (Standard Square Install)		934 Delorean Grey	STD	14	
FIREPLACE	HEARTH	/		/	/		
	SURROUND	Delete and continue drywall		/	/	#20	
BASEMENT FIREPLACE	HEARTH	/		/	/	/	
	SURROUND	/		/	/	/	

Purchaser's Signature(s) :

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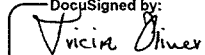


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Date: December 17, 2020

Purchaser's Signature(s) :

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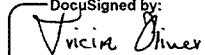


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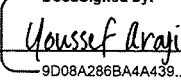
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Date: December 18, 2020

 Valecraft Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	267	Civic Address:	745 Parade Dr.		
	Purchaser(s):	Youssef Araj			Model Name/#:	The Butler / 830
	Purchaser(s):				Closing Date:	14-Dec-21
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Euro 13"x13" Pasha Regency Carbon 63-508 (Standard Square Install)	934 Delorean Grey	Std + std Grout	STD	
	WALL	Olympia Construct 8"x12" Glossy Dark grey TH.CT.DGR.0812.GL (Horizontally Stacked)	934 Delorean Grey	tSTD +upg grout	UPG#21	
	INSERT OR BORDER	/				
3PC ENSUITE BATHROOM	FLOOR	Euro 13"x13" Pasha Regency Carbon 63-508 (Standard Square Install)	934 Delorean Grey	STD + std Grout	STD	
	WALL	Olympia Construct 8"x12" Glossy Black TH.CT.BLK.0812.GL (Horizontally Stacked)	941 Raven	STD+ UPG Grout	9, 21	
	INSERT OR BORDER	/				
5PC ENSUITE BATHROOM	FLOOR	/	/	/	/	
	TUB DECK	/	/	/	/	
	TUB BACKSPLASH	/	/	/	/	
	INSERT OR BORDER	/	/	/	/	
	SHOWER WALLS	/	/	/	/	
BASEMENT BATHROOM	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				

Purchaser's Signature(s) :

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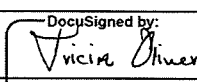
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December 17, 2020

Purchaser's Signature(s) :

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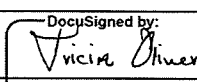
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December 18, 2020

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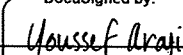
Date:

December 18, 2020

 Valecraft Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	267	Civic Address:	745 Parade Dr.		
	Purchaser(s):	Youssef Araj			Model Name/#:	The Butler / 830
	Purchaser(s):				Closing Date:	14-Dec-21
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"			UPG	upg#19	
DINING ROOM	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"			UPG	upg#19	
DEN	Coronet A4531 Spartacus 89418 Black Ice +standard underpad			STD carpet + STD underpad	STD	
FAMILY ROOM	/			/	/	
GREAT ROOM	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"			UPG	upg#19	
OTHER	/			/	/	
REAR HALLWAY	/			/	/	
KITCHEN	cceramic			/	STD	
BREAKFAST AREA/DINETTE	Ceramic			/	STD	
MAIN STAIRS TO BEDROOMS (INCLUDING LANDING(S))	Red Oak Stained SB 200			UPG	upg#8	
UPPER HALLWAY	Lauzon Engineered Hardwood Designer Collection Estate Series White Oak Yorkshire Character Grade Ultra-Matte 6-1/4"			UPG	upg#19	
BEDROOM # 2	Coronet A4531 Spartacus 89418 Black Ice + Standard Underpad			STD carpet + STD underpad	STD	
BEDROOM # 3	Coronet A4531 Spartacus 89418 Black Ice + Standard Underpad			STD carpet + STD underpad	STD	
BEDROOM # 4	Coronet A4531 Spartacus 89418 Black Ice + Standard Underpad			STD carpet + STD underpad	STD	
MASTER BEDROOM	Coronet A4531 Spartacus 89418 Black Ice + Standard Underpad			STD carpet + STD underpad	STD	
MASTER BEDROOM WALK-IN CLOSET	Coronet A4531 Spartacus 89418 Black Ice + Standard Underpad			STD carpet + STD underpad	STD	
STAIRS TO BASEMENT (INCLUDING LANDING)	Red Oak Stained SB 200			UPG	upg#18	
FINISHED BASEMENT RECREATION ROOM	/			/	/	

Purchaser's Signature(s) :

DocuSigned by:



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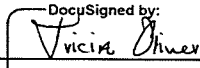
Date: December 17, 2020

Purchaser's Signature(s) :

Date:


Approved By :

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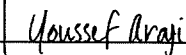
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Date: December 18, 2020

 Valecraft Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	267	Civic Address:	745 Parade Dr.		
	Purchaser(s):	Youssef Araj			Model Name/#:	The Butler / 830
	Purchaser(s):				Closing Date:	14-Dec-21
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Standard		Stainless Steel	STD	
	FAUCET	Standard		Chrome	STD	
MAIN BATHROOM	SINK	Standard		White	STD	
	VANITY FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
	TUB/SHOWER	Standard		White	STD	
	TUB/SHOWER FAUCET	Standard		Chrome	STD	
ENSUITE BATHROOM	SINK	Standard		White	STD	
	VANITY FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
	SHOWER	Acrylic Base + Slidding Soft Close Kamelcon Clear Glass Shower Doors with Chrome Trim and Standard Towel Bar		White / Clear Glass / Chrome	upg#9, 10	
	SHOWER FAUCET	Standard		Chrome	STD	
	BATHTUB	/		/	/	
	BATHTUB FAUCET	/		/	/	
POWDER ROOM	PEDESTAL	Standard		White	STD	
	SINK FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
BASEMENT BATHROOM	SINK	/		/	/	
	VANITY FAUCET	/		/	/	
	WATER CLOSET	/		/	/	
	TUB/SHOWER	/		/	/	
	TUB/SHOWER FAUCET	/		/	/	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

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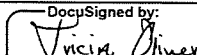
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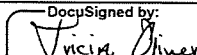
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