

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

ON THE 14th DAY OF January, 2021.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : S24
LOT: S24 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 725-D Dearborn Private

PURCHASERS: Akoua Ines Komoe and Zogbo Charles Serele

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: January 14th, 2021

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: \$367,396.00
BALANCE AT CLOSING: \$352,396.00
LESS H.S.T. AMOUNT: \$349,235.74
SCHEDULE "G" DATED: January 5, 2021
TARION SCHEDULE "B" DATED: January 5, 2021

INSERT: 680 dated: February 22, 2021 in the amount of: \$2,045.03
a combination of invoice 1361 an 1402
NEW PURCHASE PRICE: \$369,441.03
NEW BALANCE AT CLOSING: \$354,441.03
NEW LESS H.S.T. AMOUNT: \$351,095.35
SCHEDULE "G" DATED: February 22, 2021
TARION SCHEDULE "B" DATED: February 22, 2021

Dated at Ottawa this 22nd day of February, 2021

In the presence of:

WITNESS

DocuSigned by:
PURCHASER

WITNESS

DocuSigned by:
PURCHASER

Dated at Ottawa this 23rd day of February, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: Vicia Oliver
REV: September 3, 2020

SCHEDULE "G"

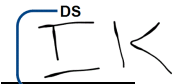
HARMONIZED SALES TAX AND NEW HOUSING REBATE

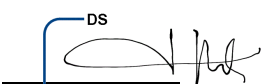
1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation 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.

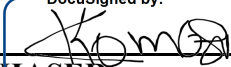

Purchaser


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 **\$351,095.35** . 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 22nd day of February , 2021

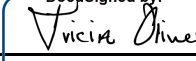
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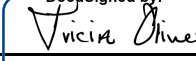
PURCHASER

VALECRAFT HOMES LIMITED

DocuSigned by:


PURCHASER

DocuSigned by:


PER: 

February 23, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: S24



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASERS: Akoua Ines Komoe and Zogbo Charles Serele			Printed: 22-Feb-21 2:32 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
S24 Level: 1	Condo	5102	18-Jan-22
ITEM	QTY	EXTRA / CHANGE	PRICE
25	1 -	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$75.00
88508			Each
29068	Note:		
26	1 -	KITCHEN - DELETE ITEM # 15 IN B1A's RE: DISHWASHER ESTAR LEVEL 2 - 24 BUILT IN W/TARGET CLEAN OPTION- STAINLESS STEEL IN LIEU OF BONUS.	-\$465.00
29069	Note:		Each
27	1 -	KITCHEN - DISHWASHER - ESTAR - LEVEL 4 - 24IN BUILT IN W/ HIDDEN CONTROLS & 3rd LEVEL RACK - STAINLESS IN LIEU OF BONUS STAINLESS	\$675.00
111264	Note:		Each
29070	Note:		
28	1 -	KITCHEN - SUPPLY AND INSTALL CABINETRY HANDLES 305-96-195 IN KITCHEN AND PENINSULA, IN LIEU OF STANDARD (NOTE: KITCHEN LAYOUT INCLUDES CHIMNEY HOOD FAN AND LOWER CABINET)	\$150.00
29071	Note:		Each
29	1 -	MAIN BATHROOM - SUPPLY AND INSTALL CABINETRY HANDLES 305-96-195 IN MAIN BATHROOM, IN LIEU OF STANDARD.	\$20.00
29072	Note:		Each
30	1 -	ENSUITE BATH - SUPPLY AND INSTALL CABINETRY HANDLES 305-96-195 IN ENSUITE BATHROOM, IN LIEU OF STANDARD	\$20.00
29073	Note:		Each
31	1 -	- TILE - FLOOR - UPGRADE - BRONZE - - MECHANICAL ROOM - BRONZE	\$165.00
108	Note:	AS PER FLOOR PLAN SKETCH, Installed Rectangular side-to-side AND AS PER FLOOR TILE INSTALL SKETCH	Each
29074	Note:		
32	1 -	ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATHROOM - BRONZE	\$150.00
108	Note:	AS PER FLOOR PLAN SKETCH, Installed Rectangular side-to-side AND AS PER FLOOR TILE INSTALL SKETCH	Each
29075	Note:		
33	1 -	ENSUITE BATH - TILE - WALL - UPGRADE - BRONZE - - ENSUITE BATHROOM - BRONZE	\$315.00
119	Note:	Vertically Stacked AS PER WALL TILE INSTALL SKETCH	Each
29077	Note:		
34	1 -	MAIN BATHROOM - TILE - WALL - UPGRADE - BRONZE - - MAIN BATHROOM - BRONZE	\$265.00
119	Note:	Vertically Stacked AS PER WALL TILE INSTALL SKETCH	Each
29078	Note:		
35	1 -	KITCHEN - RE: ITEM # 21 & #22 IN B1A'S KITCHEN BACKSPLASH IN STANDARD AREAS AND BEHIND CHIMNEY STYLE HOOD FAN TO BE HORIZONTAL 1/2 BRICK INSTALL, AS PER WALL TILE INSTALL SKETCH.	\$75.00
29079	Note:		Each

Sub Total	\$1,445.00
HST	\$0.00
Total	\$1,445.00

Vendor Initials:

DS

Purchaser Initials:

DS

DS

PREPARED BY: Nicole Trudel
LOCKED BY: Tricia Oliver
PE 1,361-1

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)				
Deerfield 2 - Phase Condo				
PURCHASERS: Akoua Ines Komoe and Zogbo Charles Serele			Printed: 22-Feb-21 2:32 pm	
LOT NUMBER S24 Level: 1		PHASE Condo	HOUSE TYPE 5102	CLOSING DATE 18-Jan-22
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Amendment	\$1,445.00
<u>Total Payment:</u>	<u>\$1,445.00</u>

PURCHASER:

DocuSigned by:

22-Feb-21

DATE

Akoua Ines Komoe

PURCHASER:

DocuSigned by:

22-Feb-21

DATE

Zogbo Charles Serele

VENDOR:

DocuSigned by:

B66AFC94F0B9401...

PER: Valecraft Homes Limited

DATE: February 23, 2021

PREPARED BY: Nicole Trudel
LOCKED BY: Tricia Oliver
PE 1,361-2
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASERS: Akoua Ines Komoe and Zogbo Charles Serele			Printed: 22-Feb-21 2:36 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
S24 Level: 1	Condo	5102	18-Jan-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*36 88294	1	- - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$183.06
30070	Note:	QUOTE #OR5427 REV. 01 DATED 02/08/2021	Each
*37 88287	1	- - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$416.97
30071	Note:	QUOTE #SS4310 REV.01 DATED 02/08/2021	Each

Sub Total	\$600.03
HST	\$0.00
Total	\$600.03

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Amendment	\$600.03
Total Payment:	\$600.03

PURCHASER:

DocuSigned by:

22-Feb-21

Akoua Ines Komoe

DATE

PURCHASER:

DocuSigned by:

22-Feb-21

Zogbo Charles Serele

DATE

VENDOR:

DocuSigned by:

B66AFC94F0B9401...

PER: Valecraft Homes Limited

DATE:

February 23, 2021

PREPARED BY: Nicole Trudel
LOCKED BY: Tricia Oliver
PE 1,402-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



**Condominium Form
(Tentative Occupancy 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.

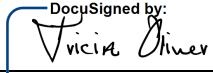
- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #8(g) of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #8(a) of the Agreement of Purchase & Sale.
- 3. Maximum GST/HST rebate based on final purchase price 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 #8(b) 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 February 22nd, 2021.
- 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 # 48 of the Agreement of Purchase & Sale.

Signed at Ottawa, **this** 22nd **day of** February, **20**21.

DocuSigned by:

Purchaser

Valecraft Homes Limited

DocuSigned by:

Purchaser

DocuSigned by:

Per: B66AFC94F0B9401...

February 23, 2021
Date:

Lot #: S24

Project: Deerfield Village 2



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

Estimate No#: OR5427 Rev.01

Customer Copy

Customer:

Akoua Ines Komoe & Zogbo Charles Serele

Home: 613-818-9833
Cell: (secondary) 819-568-5368 ext. 7031056
Email: komoeines@yahoo.fr

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S24
Closing Date: - January 18, 2022

Salesperson: Jason Thompson (OR)
Date: 02/08/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
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
Living 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
Living Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$162.00
HST:	\$21.06
Total:	\$183.06

DocuSigned by:

CE9BD31D1C... Customer Signature

February 22, 2021

Date

DocuSigned by:

95422BC8D2B5437...

DS



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

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

Estimate No#: SS4310 Rev.01

Customer Copy

Customer:

Akoua Ines Komoe & Zogbo Charles Serele

Home: 613-818-9833
Cell: (secondary) 819-568-5368 ext. 7031056
Email: komoeines@yahoo.fr

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S24
Closing Date: January 18, 2022

Salesperson: Jason Thompson
Date: 02/08/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Living Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	A	\$120.00	\$120.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor	B	\$120.00	\$120.00
Kitchen	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	C	\$129.00	\$129.00
Kitchen	1.00	20 Amp USB Charger Receptacle 20 Amp USB Charger Receptacle (standard)	H	\$	\$0.00

Customer Subtotal: **\$369.00**

HST: **\$47.97**

Total: \$416.97

*** 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:

CE9BD31D11AB41C...

Customer Signature

February 22, 2021

Date

DocuSigned by:

95422BC8D2B5437...

DS

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.

FIRST FLOOR

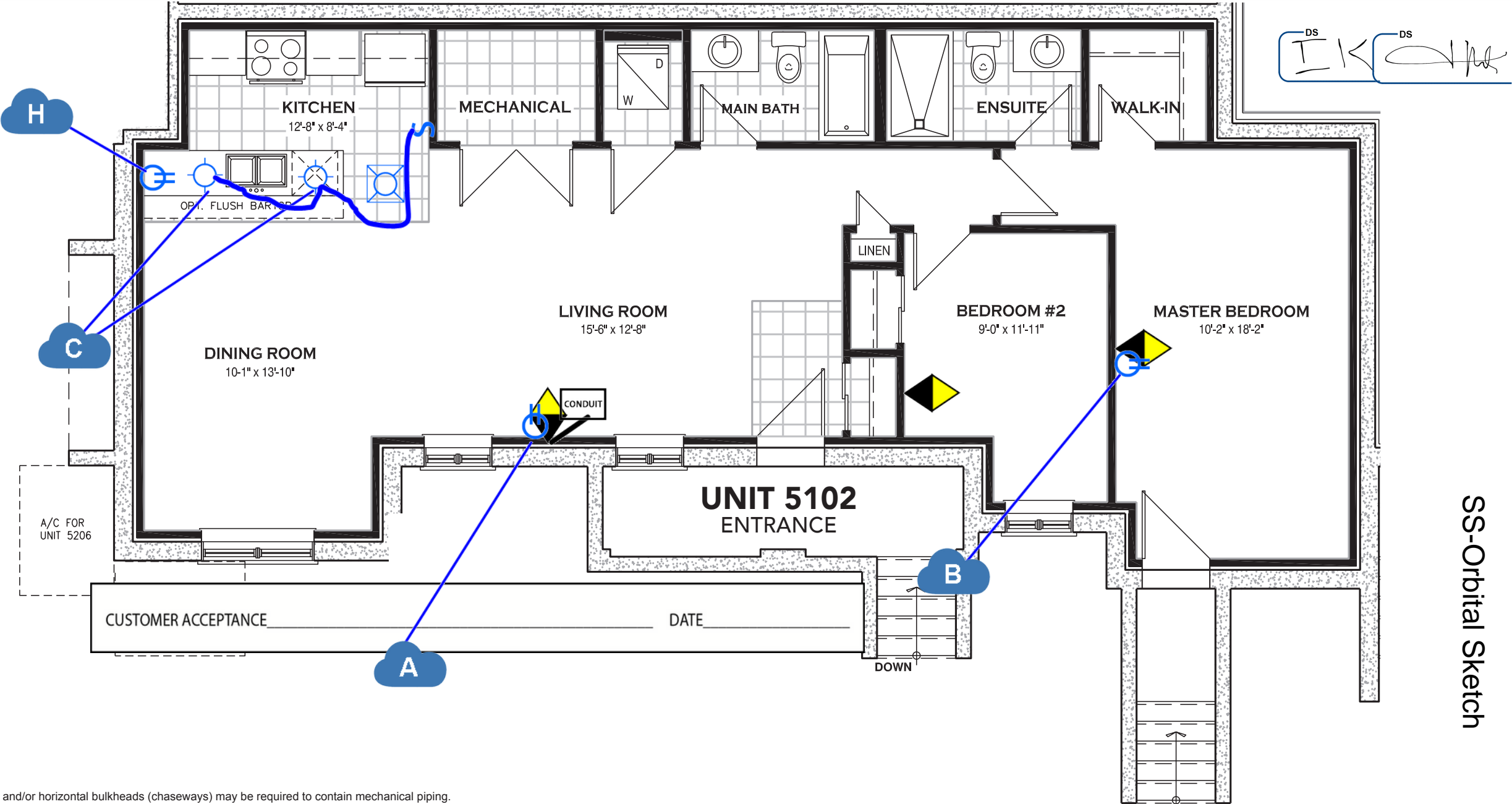
MODEL 5102
1209 SQ.FT

Site: Deerfield Village Purchaser: Akoua Ines Komoe

Plan No.: 4M-1290

Unit: S24 Purchaser: Zogbo Charles Serele

Date: February 8, 2021



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.



FIRST FLOOR

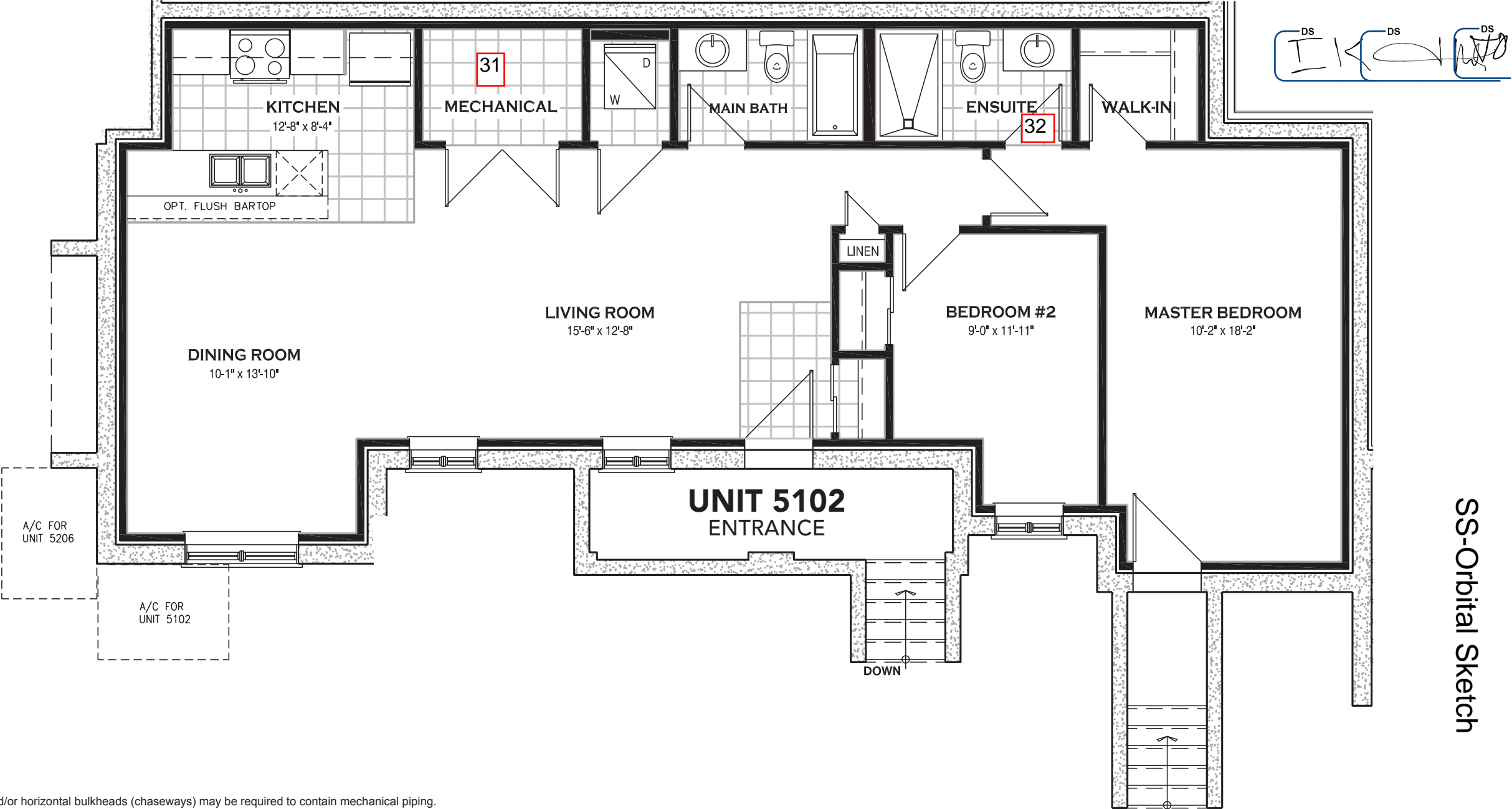
MODEL 5102
1209 SQ.FT

Site: Deerfield Village Purchaser: Akoua Ines Komoe

Plan No.: 4M-1290

Unit: S24 Purchaser: Zogbo Charles Serele

Date: February 8, 2021



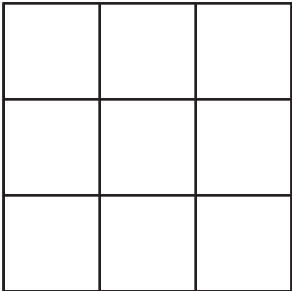


Valecraft
Homes Ltd.

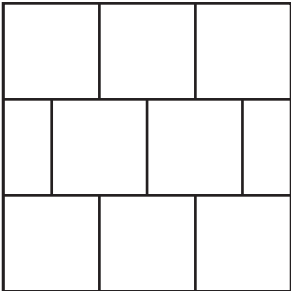
Tile Installation Options

FLOOR TILE

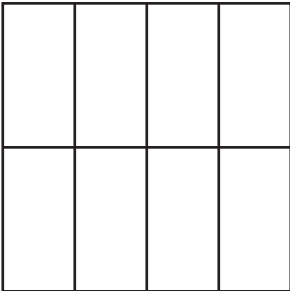
Standard square



Square brick

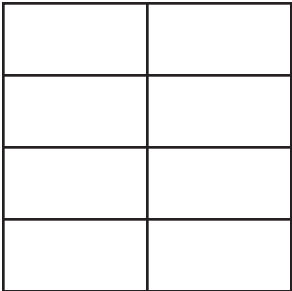


Rectangular
front to back of the house



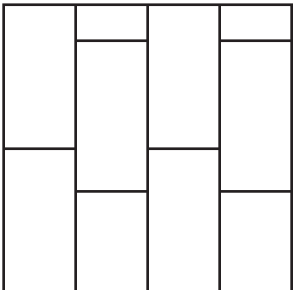
FOYER

Rectangular
side to side of the house

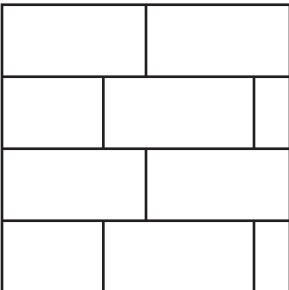


MECHANICAL ROOM
LAUNDRY ROOM
KITCHEN
MAIN BATHROOM
ENSUITE BATHROOM

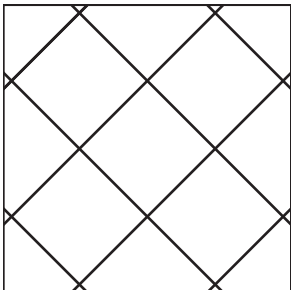
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



DS DS DS
IKOM

Project: DV2

Plan #: 4M-1290

Lot: S24

Model: 5102

Purchaser: Akoua Ines Komoe

Purchaser: Zogbo Charles Serele

Date: February 8, 2021

Upgrade #: 17, 18, 19, 20, 31, 32

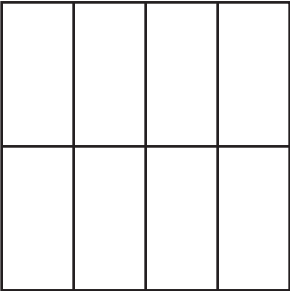


Valecraft
Homes Ltd.

Tile Installation Options

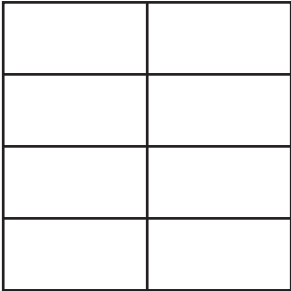
WALL TILE

Vertical stacked

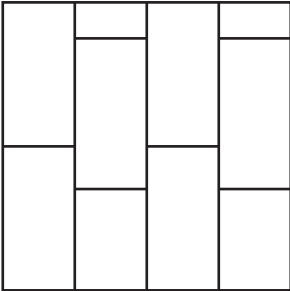


MAIN BATHROOM
ENSUITE BATHROOM

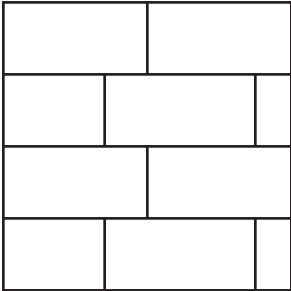
Horizontal stacked



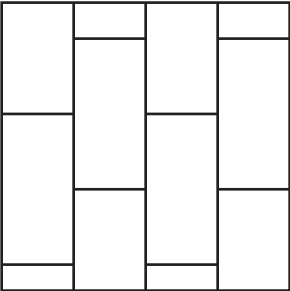
Vertical 1/3 offset brick



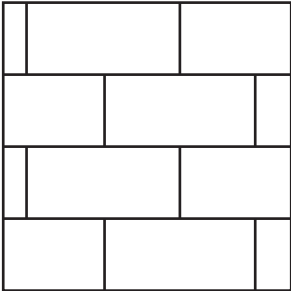
Horizontal 1/3 offset brick



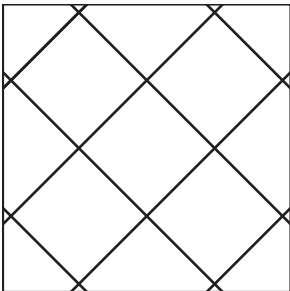
Vertical brick



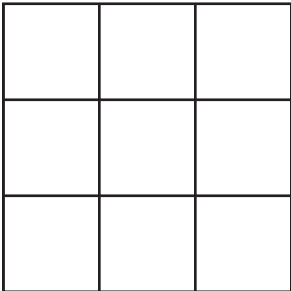
Horizontal brick



45 degree



Standard square




KITCHEN
BACKSPLASH IN
STANDARD AREA &
BEHIND CHIMNEY
STYLE HOOD FAN

DS IK DS DS

Project: DV2
Plan #: 4M-1290
Lot: S24
Model: 5102

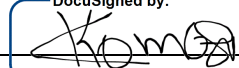
Purchaser: Akoua Ines Komoe
Purchaser: Zogbo Charles Serele
Date: February 8, 2021
Upgrade #: 17, 18, 19, 20, 31, 32

	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S24	Civic Address:	725-D Dearborn Private		
	Purchaser(s):	Akoua Ines Komoe			Model Name/#:	5102
	Purchaser(s):	Zogbo Charles Serele			Closing Date:	Jan 18-2022
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE	Standard Nivaga Baseboards & Casings					STD
DOOR STYLE	Standard Cambridge Style Passage Doors					STD
INTERIOR HARDWARE	Standard Satin Chrome					STD
INTERIOR LIGHTING PACKAGE	Roma Lighting Package					37
BATHROOM ACCESSORIES	Standard Infinity Series Chrome					STD

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 Simply White	STD	N/A	N/A
FOYER	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
STORAGE ROOM	N/A	N/A	N/A	N/A
LAUNDRY ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
PANTRY	N/A	N/A	N/A	N/A
LIVING ROOM / DINING ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
KITCHEN	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
MECHANICAL ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
BEDROOM HALLWAY	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
MASTER BEDROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
BEDROOM #2	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
ENSUITE BATHROOM	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
MAIN BATHROOM	Semi Gloss OC-30 Gray Mist	STD	N/A	N/A
NOTES:				

Purchaser's Signature(s) :

DocuSigned by:




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Date: February 22, 2021

Purchaser's Signature(s) :

DocuSigned by:

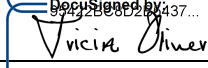


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Date: February 22, 2021


Approved By :

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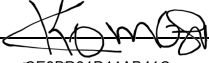
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	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S24	Civic Address:	725-D Dearborn Private		
	Purchaser(s):	Akoua Ines Komoe			Model Name/#:	5102
	Purchaser(s):	Zogbo Charles Serele			Closing Date:	Jan 18-2022

CABINETRY					
ROOM	SELECTION			LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Cape Cod Birch Graphite Rustic		Level 1	6, 7, 8, 12
	HARDWARE CODE	305-96-195	TYPE Pulls	UPG	12, 28
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE Standard	STD	STD
MAIN BATHROOM	STYLE AND COLOUR	Cape Cod Birch Graphite Rustic		Level 1	10
	HARDWARE CODE	305-96-195	TYPE Pulls	UPG	29
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE Standard	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	Cape Cod Birch Graphite Rustic		Level 1	11
	HARDWARE CODE	305-96-195	TYPE Pulls	UPG	30
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE Standard	STD	STD
POWDER ROOM	STYLE AND COLOUR	N/A		N/A	N/A
	HARDWARE CODE	N/A	N/A N/A	N/A	N/A
	COUNTERTOP	N/A	N/A N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Standard	STD	Water Line + Level 3 Whirlpool Stainless Steel French Door Refrigerator with bottom drawer freezer with exterior water dispenser	2, 9, 14
RANGE	Standard	STD	Level 1 Whirlpool Slide-In Range Stainless Steel	2, 16
DISHWASHER	Standard	STD	Level 4 Whirlpool Dishwasher Stainless Steel Tub	2, 27
CHIMNEY HOODFAN	Standard	STD	Whirlpool Stainless Steel 300CFM Chimney Hoodfan	2, 13
WASHING MACHINE/DRYER	Standard	STD	Basic White Stacked Front Loaders	2


Purchaser's Signature(s) :

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DocuSigned by: 41C...

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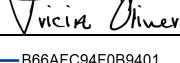
Purchaser's Signature(s) :

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Date: February 22, 2021

Approved By :

DocuSigned by: 

DocuSigned by: B66AFC94F0B9401...

Date: February 23, 2021

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S24	Civic Address:	725-D Dearborn Private		
	Purchaser(s):	Akoua Ines Komoe			Model Name/#:	5102
	Purchaser(s):	Zogbo Charles Serele			Closing Date:	Jan 18-2022
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Ceratec Rimini Graniser 11.8"x 23.6" Bianco (Rectangular Front to back install)	949 Silverado	Bronze + UPG Grout	17, 25	
STORAGE ROOM	FLOOR	N/A	N/A	N/A	N/A	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
MECHANICAL ROOM	FLOOR	Ceratec Rimini Graniser 11.8"x 23.6" Bianco (Rectangular side to side install)	949 Silverado	Bronze + UPG Grout	25, 31	
LAUNDRY ROOM	FLOOR	Ceratec Rimini Graniser 11.8"x 23.6" Bianco (Rectangular side to side install)	949 Silverado	Bronze + UPG Grout	19, 25	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Ceratec Rimini Graniser 11.8"x 23.6" Bianco (Rectangular Side to Side install)	949 Silverado	Bronze + UPG Grout	18, 25	
	BACKSPLASH	Ceratec Essential Glossy Bianco 4"x 7.9" White Beveled (Horizontal 1/2 brick install)	931 Standard White	Bronze + UPG Install + STD Grout	21, 22, 35	
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	N/A	N/A	N/A	N/A	
MAIN BATHROOM	FLOOR	Ceratec Rimini Graniser 11.8"x 23.6" Bianco (Rectangular side to side install)	949 Silverado	Bronze + UPG Grout	20, 25	
	WALL	Olympia New Serenity 8"x16" Bright Finish Arctic White QT.SR.ARW.0816- BR (Vertical stacked install)	931 Standard White	Bronze + STD Grout	25, 34	
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Ceratec Rimini Graniser 11.8"x 23.6" Bianco (Rectangular side to side install)	949 Silverado	Bronze + UPG Grout	25, 32	
	WALL	Olympia New Serenity 8"x16" Bright Finish Arctic White QT.SR.ARW.0816- BR (Vertical stacked install)	931 Standard White	Bronze + STD Grout	25, 33	
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :

DocuSigned by: Akoua Ines Komoe

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Purchaser's Signature(s) :

DocuSigned by: Zogbo Charles Serele

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Approved By :


DocuSigned by: Victoria Oliver

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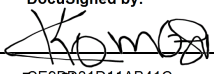
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 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S24	Civic Address:	725-D Dearborn Private		
	Purchaser(s):	Akoua Ines Komoe			Model Name/#:	5102
	Purchaser(s):	Zogbo Charles Serele			Closing Date:	Jan 18-2022
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	N/A			N/A	N/A	
KITCHEN	N/A			N/A	N/A	
DINING ROOM	Lauzon Engineered Hardwood Essential Collection Red Oak Chocolate Tradition Grade Matte 3-1/8" Wide			UPG	23	
LIVING ROOM	Lauzon Engineered Hardwood Essential Collection Red Oak Chocolate Tradition Grade Matte 3-1/8" Wide			UPG	23	
MAIN STAIRS	N/A			N/A	N/A	
BEDROOM HALLWAY	Lauzon Engineered Hardwood Essential Collection Red Oak Chocolate Tradition Grade Matte 3-1/8" Wide			UPG	23	
MASTER BEDROOM	Coronet A4531 Spartacus 87354 Overcast + Standard Underpad			STD Carpet + STD Underpad	STD	
BEDROOM # 2	Coronet A4531 Spartacus 87354 Overcast + Standard Underpad			STD Carpet + STD Underpad	STD	
STAIRS FROM FOYER	N/A			N/A	N/A	

Purchaser's Signature(s) :


DocuSigned by:



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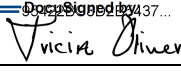
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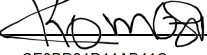
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	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S24	Civic Address:	725-D Dearborn Private		
	Purchaser(s):	Akoua Ines Komoe			Model Name/#:	5102
	Purchaser(s):	Zogbo Charles Serele			Closing Date:	Jan 18-2022
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Standard Kindered Double Bowl Stainless Steel Sink RDL 2031		Stainless Steel	STD	
	FAUCET	Standard Delta Kitchen Faucet with Spray		Chrome	STD	
ENSUITE BATHROOM	SINK	Standard		White	STD	
	VANITY FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
	SHOWER	Standard		White/ Chrome Clear Glass	STD	
	SHOWER 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	
POWDER ROOM	PEDESTAL	N/A		N/A	N/A	
	SINK FAUCET	N/A		N/A	N/A	
	WATER CLOSET	N/A		N/A	N/A	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

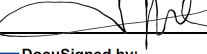
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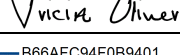
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