

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

ON THE 29th DAY OF December, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : S16
LOT: S16 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 725-H Dearborn Private

PURCHASERS: Soo Ben Teh

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: January 13th, 2021

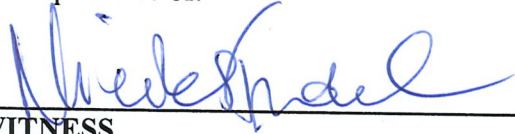
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: PURCHASE PRICE: \$421,229.00
BALANCE AT CLOSING: \$406,229.00
LESS H.S.T. AMOUNT: \$396,804.06
SCHEDULE "G" DATED: December 29th, 2020
TARION SCHEDULE "B" DATED: December 29th, 2020

INSERT: 680 dated: February 16th, 2021 in the amount of: \$800.00
NEW PURCHASE PRICE: \$422,029.00
NEW BALANCE AT CLOSING: \$407,029.00
NEW LESS H.S.T. AMOUNT: \$397,510.15
SCHEDULE "G" DATED: February 16th, 2021
TARION SCHEDULE "B" DATED: February 16th, 2021

Dated at Ottawa this 16th day of February, 2021

In the presence of:


WITNESS


PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 3rd day of March, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

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 \$397,510.15. 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 16th day of February, 2021


PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER


PER: _____

March 3, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: S16

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASER: Soo Ben Teh

Printed: 16-Feb-21 8:24 pm

LOT NUMBER S16 Level: 3	PHASE Condo	HOUSE TYPE 5312	CLOSING DATE 25-Jan-22
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
12		1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL DELTA LINDEN MONITOR 17 SERIES SHOWER TRIM WITH IN2ITION T17294-I IN LIEU OF STANDARD.	\$ 285.00	Each
30522	Note:			
13		1 - <i>MAIN BATHROOM</i> - SUPPLY AND INSTALL DELTA LINDEN MONITOR 17 SERIES TUB & SHOWER TRIM WITH IN2ITION T17494-I IN LIEU OF STANDARD.	\$ 285.00	Each
30531	Note:			
14		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 80.00	Each
127				
30617	Note:	HORIZONTALLY STACKED INSTALL, AS PER WALL TILE INSTALL SKETCH.		
*15		*1 - - UNDERPAD - UPGRADE - LEVEL 1 - - STAIRCASE - LEVEL 1	*\$ 150.00	Each
107				
30618	Note:	AS PER FLOOR PLAN SKETCH.		

Sub Total	\$800.00
HST	\$0.00
Total	\$800.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

Soo Ben Teh

16-Feb-21
DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,424-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

SCHEDULE B

Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.


1. Preparation of transfer fee by Builder's solicitor as stated in Clause #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 16th, 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 16th day of February, 2021.


Purchaser

Valecraft Homes Limited

Purchaser

Per: 

Date: March 3, 2021

Lot #: S16

Project: **Deerfield Village 2**



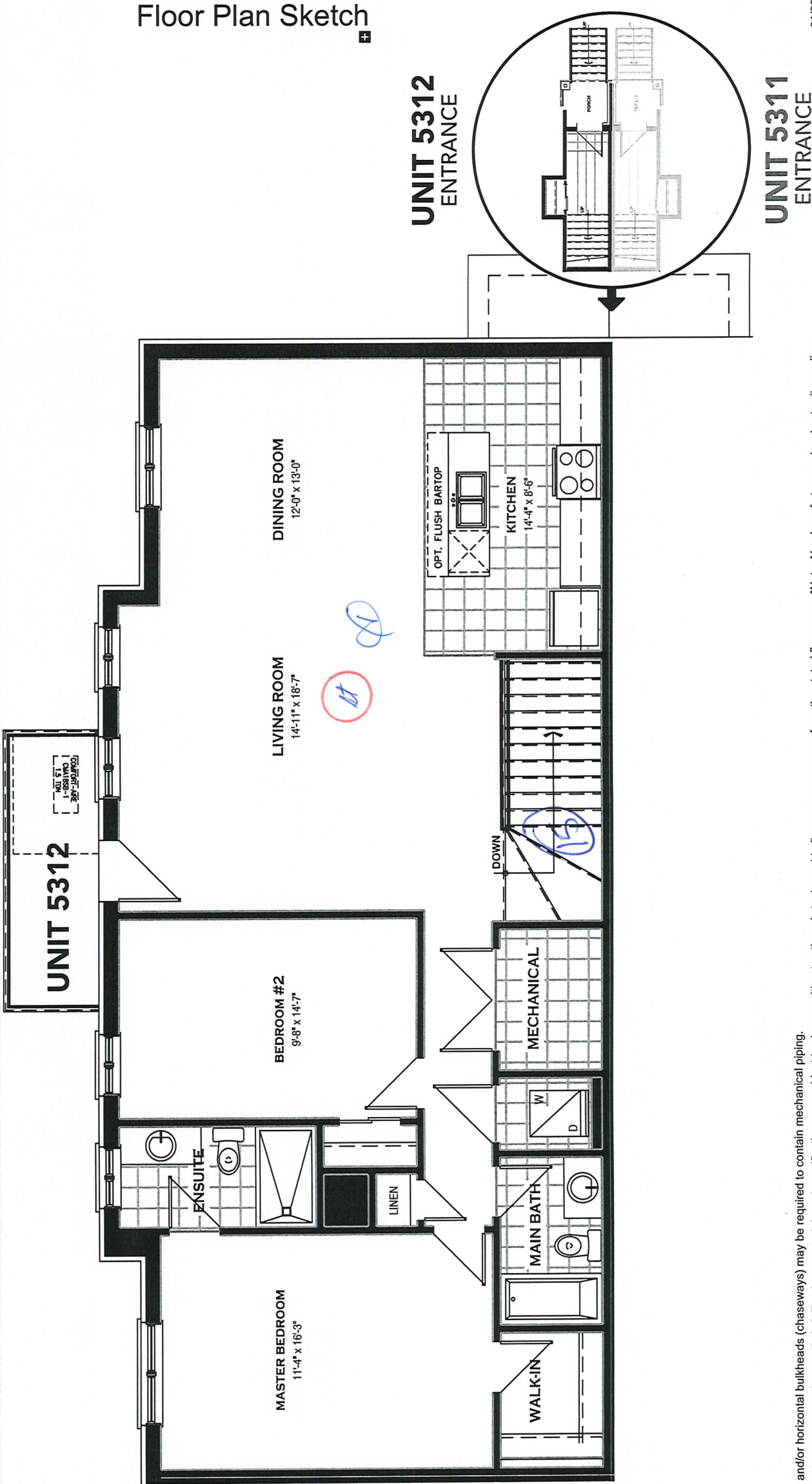
THIRD FLOOR

MODEL 5312
1400 SQ.FT

Site: DV2
Plan No.: 4M-1290
Unit: S16
Date: February 16th, 2021

Purchaser: Soo Ben Teh
Purchaser:

Floor Plan Sketch



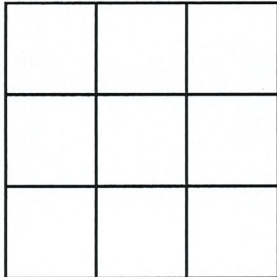
Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.



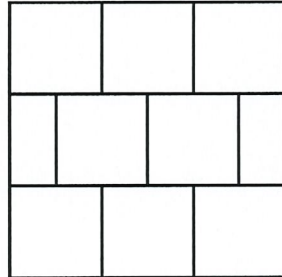
Tile Installation Options

FLOOR TILE

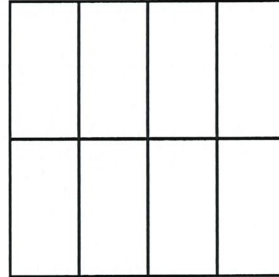
Standard square



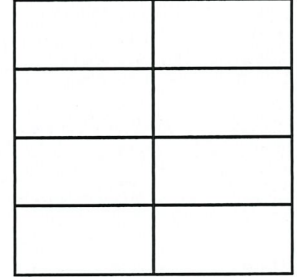
Square brick



Rectangular
front to back of the house



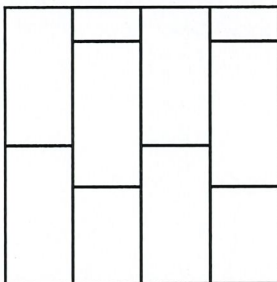
Rectangular
side to side of the house



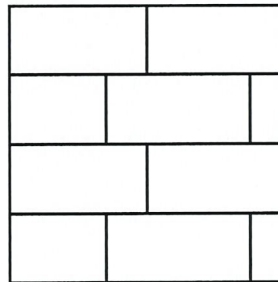
Entry, Kitchen,
Mechanical Room,
Laundry Room, Main
Bathroom, Ensuite
Bathroom



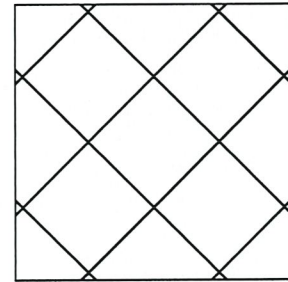
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: DV2

Plan #: 4M-1290

Lot: S16

Model: 5312

Purchaser: Soo Ben Teh

Purchaser:

Date: February 16th, 2021

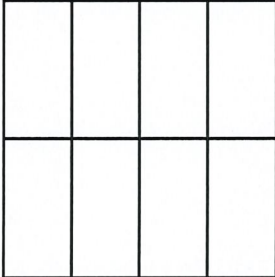
Upgrade #: Standard



Tile Installation Options

WALL TILE

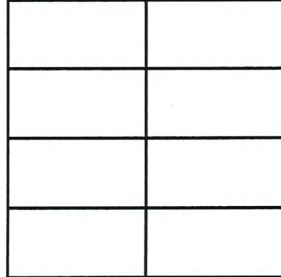
Vertical stacked



Ensuite Bathroom
Main Bathroom



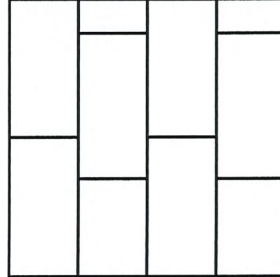
Horizontal stacked



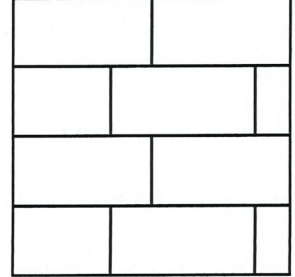
Kitchen Backsplash



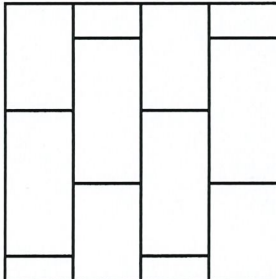
Vertical 1/3 offset brick



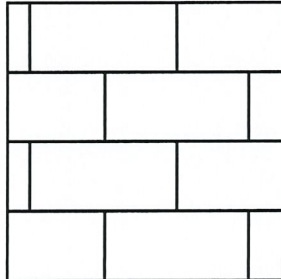
Horizontal 1/3 offset brick



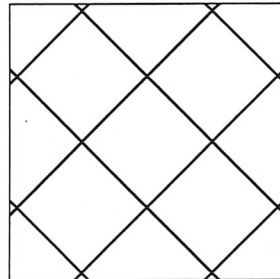
Vertical brick



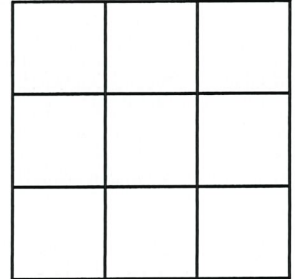
Horizontal brick



45 degree



Standard square




Project: DV2

Plan #: 4M-1290

Lot: S16


Model: 5312

Purchaser: Soo BenTeh

Purchaser: 

Date: February 16th, 2021


Upgrade #: 14

	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S16	Civic Address:	725-H Dearborn Private		
	Purchaser(s):	Soo Ben Teh			Model Name/#:	5312
	Purchaser(s):				Closing Date:	Jan 25-2022

INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE	Standard Nivaga Baseboards and Casings	STD
DOOR STYLE	Standard Cambridge Style Passage Doors	STD
INTERIOR HARDWARE	Standard Satin Chrome	STD
INTERIOR LIGHTING PACKAGE	Roma Lighting Package	STD 10
BATHROOM ACCESSORIES	Standard Infinity Series in Chrome	STD

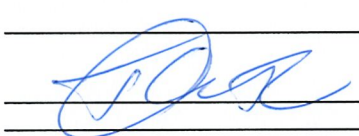
PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 Simply White	STD	N/A	N/A
FOYER	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
STAIRWAY	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
LAUNDRY ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	NN
PANTRY	N/A	N/A	N/A	N/A
LIVING ROOM / DINING 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) :

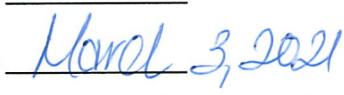


Date: February 16th, 2021

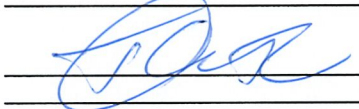
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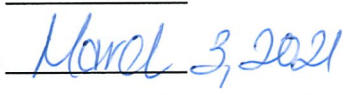
Date:




Approved By :



Date:



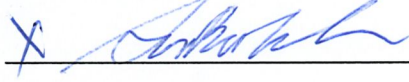
Subject to change by Valecraft Homes in the event of unavailability of materials.
 Prices, terms and specifications are subject to change without notice E/O.E
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CONDOMINIUM HOME COLOUR CHART					
Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	S16	Civic Address:	725-H Dearborn Private		
Purchaser(s):	Soo Ben Teh			Model Name/#:	5312
Purchaser(s):				Closing Date:	Jan 25-2022

CABINETRY					
ROOM	SELECTION			LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Lastra Winter Fun TA-M2004			STD 6
	HARDWARE CODE	5923-195	TYPE	Knobs	STD STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD STD
MAIN BATHROOM	STYLE AND COLOUR	Lastra White Fleetwood H3450			STD STD
	HARDWARE CODE	5923-195	TYPE	Knobs	STD STD
	COUNTERTOP	RK7002-T	COUNTERTOP EDGE PROFILE	Standard	STD STD
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra White Fleetwood H3450			STD STD
	HARDWARE CODE	5923-195	TYPE	Knobs	STD STD
	COUNTERTOP	RK7002-T	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

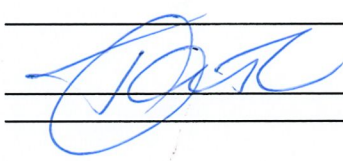
APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Standard	STD	Basic Stainless Steel	2
RANGE	Standard	STD	Basic Stainless Steel	2
DISHWASHER	Standard	STD	Basic Stainless Steel	2
MICROWAVE HOODFAN	Standard	STD	Basic Stainless Steel	2
WASHING MACHINE/DRYER	Standard	STD	Front Load Stackable Basic White	2

Purchaser's Signature(s) : 


Date: February 16th, 2021

Purchaser's Signature(s) : _____


Date: _____

Approved By : 

Date: April 3, 2021

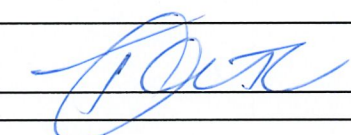
 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S16	Civic Address:	725-H Dearborn Private		
	Purchaser(s):	Soo Ben Teh			Model Name/#:	5312
	Purchaser(s):				Closing Date:	Jan 25-2022
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)		934 DeLorean Gray	STD Floor Tile + STD Grout	STD
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	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)		934 DeLorean Gray	STD Floor Tile + STD Grout	STD
LAUNDRY ROOM	FLOOR	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)		934 DeLorean Gray	STD Floor Tile + STD Grout	STD
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)		934 DeLorean Gray	STD Floor Tile + STD Grout	STD
	BACKSPLASH	Olympia C.D.C. 2"x16" Bright Arctic White QT.CD.ARW.0216.BR (Horizontal stacked install)		931 Standard White	Bronze Wall tile + STD Grout	14
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	N/A		N/A	N/A	N/A
MAIN BATHROOM	FLOOR	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)		934 DeLorean Gray	STD Floor Tile + STD Grout	STD
	WALL	Centura Vitra Linen Series 8"x10" Cream K933344 (Vertical stacked install)		931 Standard White	STD Wall Tile + STD Grout	STD
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)		934 DeLorean Gray	STD Floor Tile + STD Grout	STD
	WALL	Centura Vitra Linen Series 8"x10" Cream K933344 (Vertical stacked install)		931 Standard White	STD Wall Tile + STD Grout	STD
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :



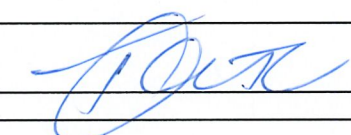
Date: February 16th, 2021

Purchaser's Signature(s) :




Date:

Approved By :





Date:



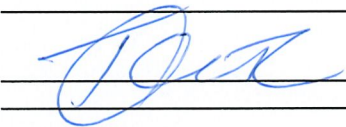
3, 2021

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Prices, terms and specifications are subject to change without notice E/O.E
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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:	S16	Civic Address:	725-H Dearborn Private		
	Purchaser(s):	Soo Ben Teh			Model Name/#:	5312
	Purchaser(s):				Closing Date:	Jan 25-2022
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 Expert Hardwood Essential Collection Red Oak Natural Tradition Grade Matte 3-1/8" wide			STD	9	
LIVING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Natural Tradition Grade Matte 3-1/8" wide			STD	9	
MAIN STAIRS	N/A			N/A	N/A	
BEDROOM HALLWAY	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Natural Tradition Grade Matte 3-1/8" wide			STD	9	
MASTER BEDROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Natural Tradition Grade Matte 3-1/8" wide			UPG	8	
BEDROOM # 2	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Natural Tradition Grade Matte 3-1/8" wide			UPG	7	
STAIRS FROM FOYER	Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad			STD Carpet + L1 Underpad	15	

Purchaser's Signature(s) :



Purchaser's Signature(s) :

Approved By :


Date: February 16th, 2021


Date:

Date: April 3, 2021

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S16	Civic Address:	725-H Dearborn Private		
	Purchaser(s):	Soo Ben Teh			Model Name/#:	5312
	Purchaser(s):				Closing Date:	Jan 25-2022

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 w/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	Delta Linden Monitor 17 Series Shower Trim with In2ition T17294-I	Chrome	12
MAIN BATHROOM	SINK	Standard	White	STD
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	TUB/SHOWER	Standard	White	STD
	TUB/SHOWER FAUCET	Delta Linden Monitor 17 Series Tub & Shower Trim with In2ition T17494-I	Chrome	13
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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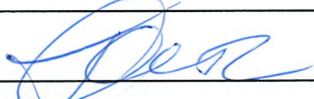
INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Natural	STD
BRACKET (if applicable)	Red Oak	Colonial	Natural	STD
SPINDLES	Red Oak	Colonial	Natural	STD
POSTS	Red Oak	Colonial	Natural	STD
NOSINGS	Red Oak	N/A	Natural	STD
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

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Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
\\192.168.2.3\Valecraft Homes\Sales\Sales Legal Docs\Site - Deerfield\Block S\S16\DV2 S16 Colour