

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

ON THE 10th DAY OF January, 2021.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : S22
LOT: S22 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 725-B Dearborn Private

PURCHASERS: Michael Del Giudice

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: \$395,900.00
BALANCE AT CLOSING: \$380,900.00
LESS H.S.T. AMOUNT: \$374,448.37
SCHEDULE "G" DATED: January 10th, 2021
TARION SCHEDULE "B" DATED: January 10th, 2021

Remaining credit of \$245.00 Applied in full
INSERT: 680 dated: February 17th, 2021 in the amount of: \$1,482.36 *\$1,237.36*
MD *MD* NEW PURCHASE PRICE: \$397,137.36
NEW BALANCE AT CLOSING: \$382,382.36 *\$382,137.36* *MD*
NEW LESS H.S.T. AMOUNT: \$375,540.48
SCHEDULE "G" DATED: February 17th, 2021
TARION SCHEDULE "B" DATED: February 17th, 2021

Dated at Ottawa this 17th day of February, 2021

In the presence of:

Nicholas G. Del Giudice
WITNESS

Michael Del Giudice
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 3rd day of March, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: *[Signature]*

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 \$375,540.48. 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 February, 2021

X Mike Del Giudice
PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

PER: 

DATE: April 3, 2021

PROJECT: DEERFIELD VILLAGE 2 LOT: S22

Deerfield 2 - Phase Condo

PURCHASER: Michael Del Giudice

Printed: 17-Feb-21 5:14 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
S22 Level: 3		Condo	5310	1-Feb-22	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
13 88508	1	- CERAMIC TILE - GROUT COLOR PER COLOUR		\$ 75.00	Each
30639	Note:				
14	1	- KITCHEN - SUPPLY AND INSTALL UPGRADED LAMINATE IN KITCHEN WITH FLUSH BREAKFAST BAR, AS PER FLOOR PLAN SKETCH.		\$ 874.00	Each
30648	Note:				
*15 88294	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*\$ 397.76	Each
30649	Note:		QUOTE # OR5364 REV. 01 DATED 01/22/2021		
*16 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*\$ 135.60	Each
30650	Note:		QUOTE #SS4254 REV.01 DATED 01/22/2021		

17. Bonus - Remaining Decor Center Credit
has been applied in full. \$-245.00

Sub Total	\$1237.36	\$1,482.36
HST		\$0.00
Total	\$1237.36	\$1,482.36

MD

Q

MD

Q

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:

Michael Del Giudice

17-Feb-21
DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

March 3, 2021

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,426-1

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 17th, 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 17th day of February, 2021.



Purchaser

Valecraft Homes Limited

Purchaser

Per: 

Date: March 3, 2021

Lot #: S22

Project: **Deerfield Village 2**



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

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

Estimate No#: SS4254 Rev.01

Customer Copy

Customer:

Michael Del Giudice
Home: 613-793-8800
Email: michaeldelgiudice@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S22
Closing Date: Feb. 1st, 2021
Salesperson: Jason Thompson
Date: 01/22/2021



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
Kitchen	1.00	20 Amp USB Charger Receptacle 20 Amp USB Charger Receptacle (standard)	H	\$	\$0.00

*** Total price includes all applicable taxes



Customer Subtotal:	\$120.00
HST:	\$15.60
Total:	\$135.60

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."


Customer Signature


Date



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

Estimate No#: OR5364 Rev.01

Customer Copy

Customer:

Michael Del Giudice
Home: 613-793-8800
Email: michaeldelgiudice@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S22
Closing Date: February 1st, 2022
Salesperson: Jason Thompson (OR)
Date: 01/22/2021



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
Living Room	1.00	32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) 32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) - Location as shown on floor plan - Includes installation of wall bracket		\$190.00	\$190.00

*** Total price includes all applicable taxes



Customer Subtotal:	\$352.00
HST:	\$45.76
Total:	\$397.76

Customer Signature

Date



THIRD FLOOR

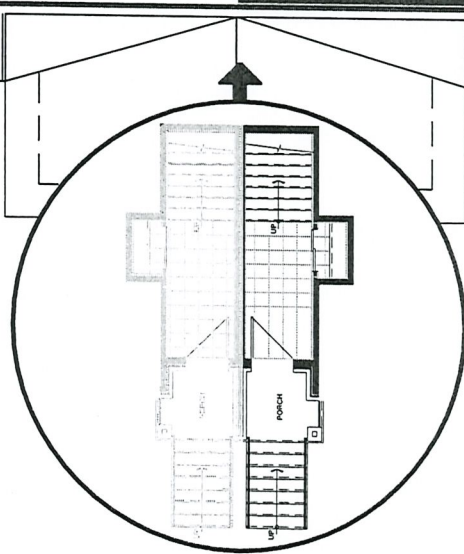
MODEL 5310

1348 SQ.FT

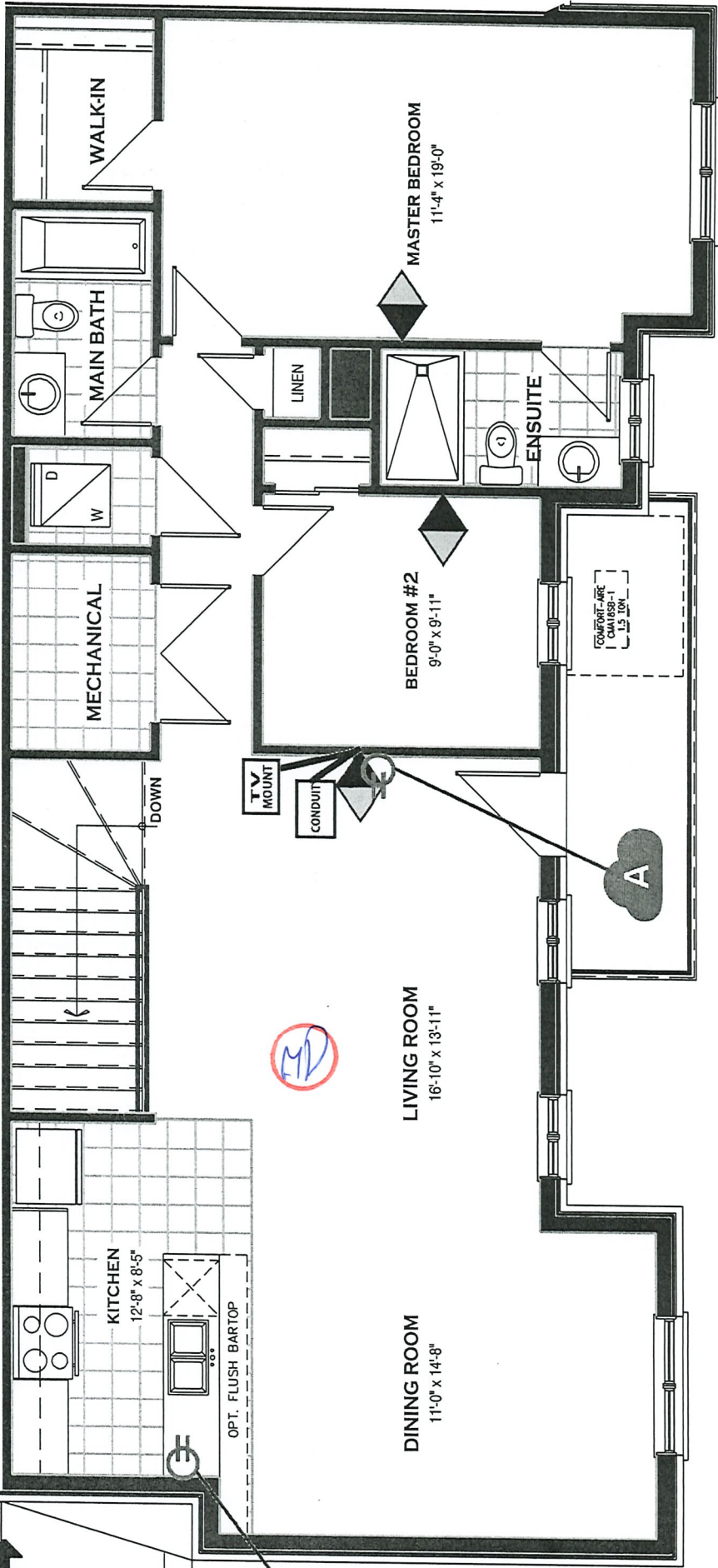
Orbital sketch

Site: Deerfield Village Purchaser: Michael Del Giudice
Plan No.: 4M-1290
Unit: DV2 s-22 Purchaser:
Date: January 15, 2020

UNIT 5309
ENTRANCE



UNIT 5310
ENTRANCE



CUSTOMER ACCEPTANCE DATE: February 17th, 2021

X Michael Del Giudice

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.



THIRD FLOOR

MODEL 5310
1348 SQ.FT



Site: DV2

Plan No.: 4M-1290

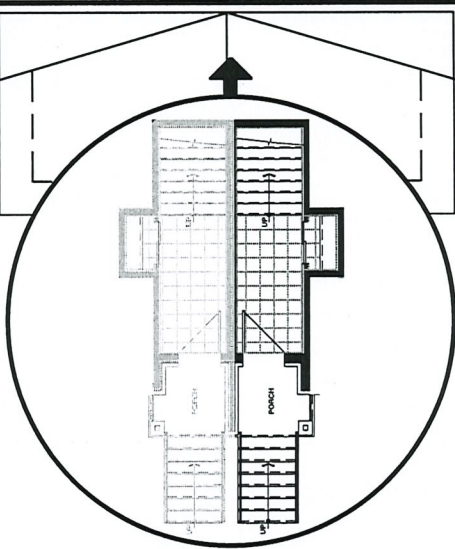
Unit: S22

Date: February 17th, 2021

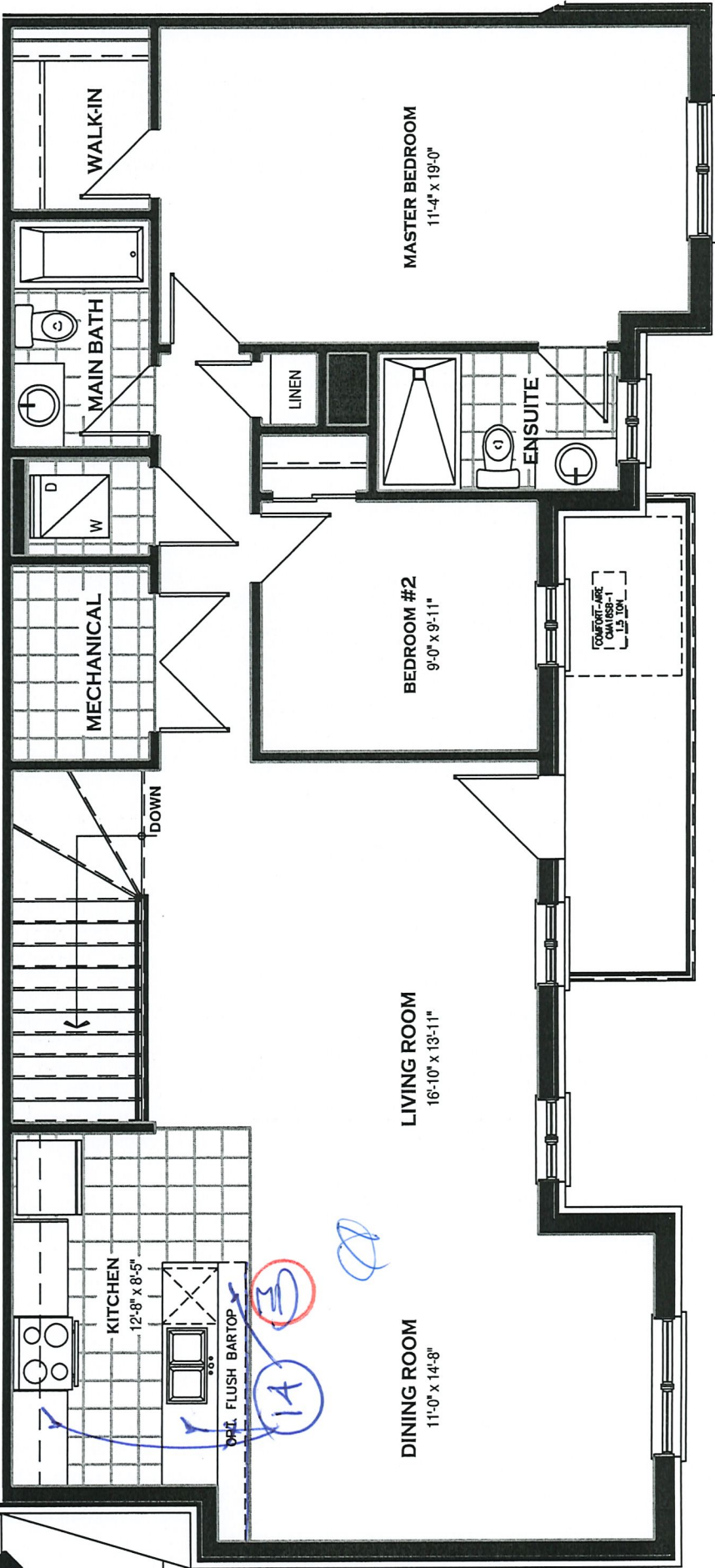
Purchaser: Michael Del Giudice

Purchaser:

UNIT 5309
ENTRANCE



UNIT 5310
ENTRANCE



Floor Plan Sketch

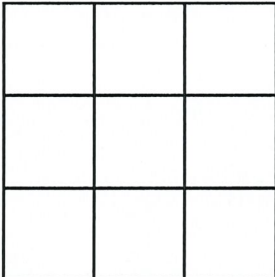
Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies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



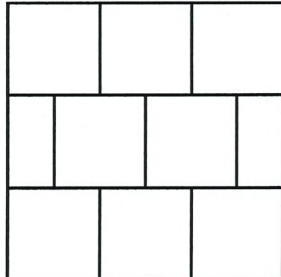
Tile Installation Options

FLOOR TILE

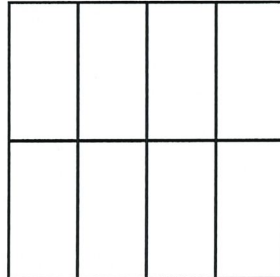
Standard square



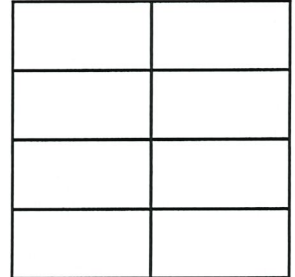
Square brick



Rectangular
front to back of the house



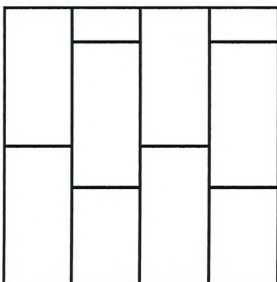
Rectangular
side to side of the house



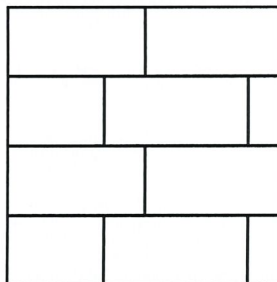
Foyer, Mechanical
Room, Laundry Room
Kitchen, Main Bathroom
Ensuite Bathroom



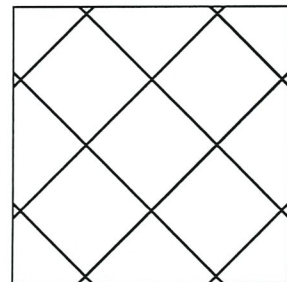
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: DV2

Purchaser: Michael Del Giudice

Plan #: 4M-1290

Purchaser:

Lot: S22

Date: February 17th, 2021

Model: 5310

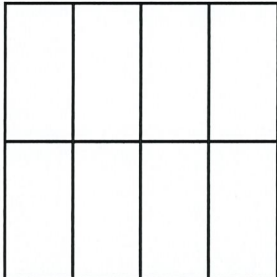
Upgrade #: Standard



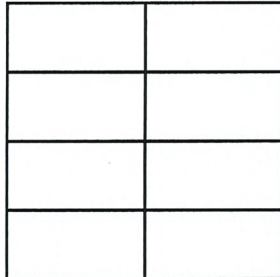
Tile Installation Options

WALL TILE

Vertical stacked

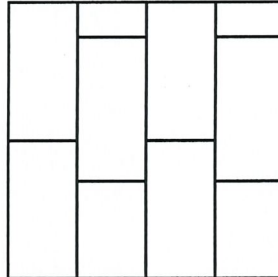


Horizontal stacked

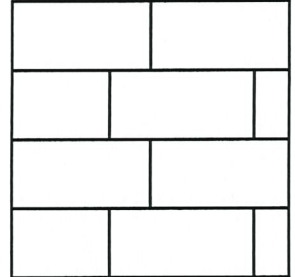


Main Bathroom
Ensuite Bathroom

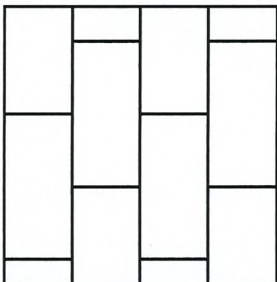
Vertical 1/3 offset brick



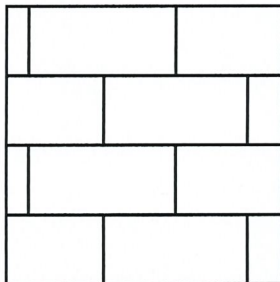
Horizontal 1/3 offset brick



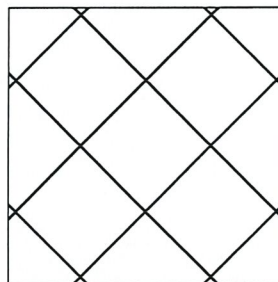
Vertical brick



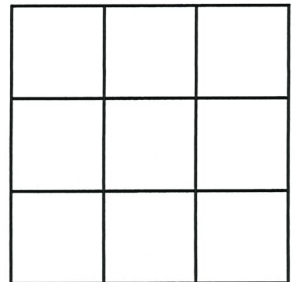
Horizontal brick



45 degree



Standard square



Kitchen Backsplash

Project: DV2

Plan #: 4M-1290

Lot: S22


Model: 5310

Purchaser: Michael Del Giudice

Purchaser: _____

Date: February 17th, 2021

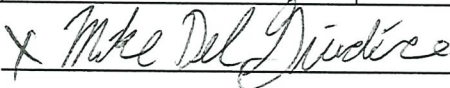
Upgrade #: Standard

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S22	Civic Address:	725 B Dearborn Private		
	Purchaser(s):	Michael Del Giudice			Model Name/#:	5310
	Purchaser(s):				Closing Date:	Feb 1-22

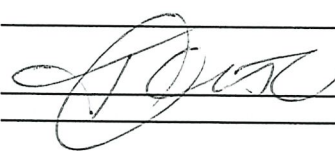
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i B10R			STD	7, 8
	HARDWARE CODE	7814-195	TYPE	Pulls	STD	STD
	COUNTERTOP	44279-CMT	COUNTERTOP EDGE PROFILE	Standard	UPG Laminate	7, 14
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K61			STD	STD
	HARDWARE CODE	7814-142	TYPE	Pulls	STD	STD
	COUNTERTOP	7213-58	COUNTERTOP EDGE PROFILE	Standard	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K61			STD	STD
	HARDWARE CODE	7814-142	TYPE	Pulls	STD	STD
	COUNTERTOP	7213-58	COUNTERTOP EDGE PROFILE	Standard	STD	STD
POWDER ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE (Standard Minimum Opening is 33" x 70.75")	Standard	STD	Level 1 Whirlpool Stainless Steel French Door Refrigerator with bottom drawer freezer	2, 6
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

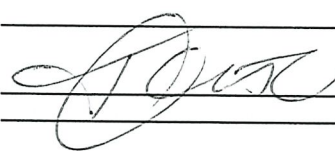
Purchaser's Signature(s) :



Purchaser's Signature(s) :



Approved By :




Date: February 17th, 2021

Date:


Date: March 3, 2021

MD CP

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S22	Civic Address:	725 B Dearborn Private		
	Purchaser(s):	Michael Del Giudice			Model Name/#:	5310
	Purchaser(s):				Closing Date:	Feb 1-22
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 16	
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	N/A
DINING ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
LIVING 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 17th, 2021

Purchaser's Signature(s) :




Date:


Approved By :



Date: March 3, 2021

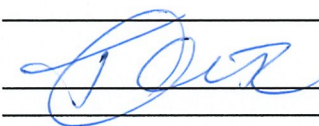
 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S22	Civic Address:	725 B Dearborn Private		
	Purchaser(s):	Michael Del Giudice			Model Name/#:	5310
	Purchaser(s):				Closing Date:	Feb 1-22
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Euro Pasha Nexus 13"x13" pas nex mic Mica (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	Euro Pasha Nexus 13"x13" pas nex mic Mica (Standard Square Install)		934 DeLorean Gray	STD Floor Tile + STD Grout	STD
LAUNDRY ROOM	FLOOR	Euro Pasha Nexus 13"x13" pas nex mic Mica (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" Grey K939563 (Standard Square Install)		909 Sterling	STD Floor Tile + UPG Grout	13
	BACKSPLASH	Olympia Colour & Dimension 6"x6" Bright Arctic White QT.CD.ARW.0606.BR (Standard Square Install)		931 Standard White	STD Wall Tile + STD Grout	STD
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	N/A		N/A	N/A	N/A
MAIN BATHROOM	FLOOR	Olympia Venus 13"x13" Ivory GE.VN.IVO.1313.MT (Standard Square Install)		909 Sterling	STD Floor Tile + UPG Grout	13
	WALL	Olympia Venus 10"x16" Ivory GE.VN.IVO.1016 (Horizontal Stacked Install)		909 Sterling	STD Wall Tile + UPG Grout	13
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Olympia Venus 13"x13" Ivory GE.VN.IVO.1313.MT (Standard Square Install)		909 Sterling	STD Floor Tile + UPG Grout	13
	SHOWER WALLS	Olympia Venus 10"x16" Ivory GE.VN.IVO.1016 (Horizontal Stacked Install)		909 Sterling	STD Wall Tile + UPG Grout	13
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :



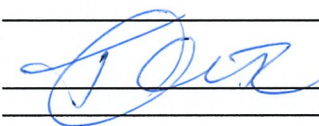
Date: February 17th, 2021

Purchaser's Signature(s) :




Date:


Approved By :



Date:

	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S22	Civic Address:	725 B Dearborn Private		
	Purchaser(s):	Michael Del Giudice			Model Name/#:	5310
	Purchaser(s):				Closing Date:	Feb 1-22
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 Smoky Grey Tradition Grade Matte 3-1/8" wide			UPG	12	
LIVING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1/8" wide			UPG	12	
OTHER	N/A			N/A	N/A	
BEDROOM HALLWAY	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Smoky Grey Tradition Grade Matte 3-1/8" wide			UPG	12	
MASTER BEDROOM	Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad			STD Carpet + L1 Underpad	10	
BEDROOM # 2	Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad			STD Carpet + L1 Underpad	9	
STAIRS FROM FOYER	Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad			STD Carpet + L1 Underpad	11	

Purchaser's Signature(s) :




Date: February 17th, 2021


Purchaser's Signature(s) :

Date:

Approved By :



Date: March 3, 2021

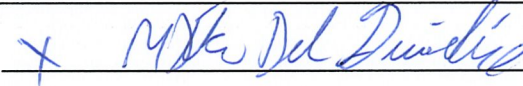


CONDOMINIUM HOME COLOUR CHART

Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	S22	Civic Address:	725 B Dearborn Private		
Purchaser(s):	Michael Del Giudice			Model Name/#:	5310
Purchaser(s):				Closing Date:	Feb 1-22

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Standard Kindered Double Bowl Stainless Steel Sink RDL	Stainless Steel	STD
	FAUCET	Standard Delta Kitchen Faucet w/Spray	Chrome	STD
ENSUITE BATHROOM	SINK	Standard	White	STD
	SINK 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) : 

Date: February 17th, 2021


Purchaser's Signature(s) : _____

Date: _____

Approved By : 

Date: March 3, 2021


INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	N/A 12
BRACKET (if applicable)	Red Oak	Colonial	SB 200	N/A 12
SPINDLES	Red Oak	Colonial	SB 200	N/A 12
POSTS	Red Oak	Colonial	SB 200	N/A 12
NOSINGS	Red Oak	N/A	SB 200	N/A 12
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

Purchaser's Signature(s) : 

Date: February 17th, 2021

Purchaser's Signature(s) : _____

Date: _____

Approved By : 

Date: March 3, 2021

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\Legal Docs\Site - Deerfield\Block S1S22\DV2 S22 Colour

CONFIRMATION OF FILE COMPLETION

PROJECT: DV2 PURCHASER #1: Michael Del Giudice
LOT: S22 PURCHASER #2: _____
MODEL: S310 FIRM UP DATE: Jan. 26/2021

CLOSING DATE: Feb. 17, 2021

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTI MEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

X Michael Del Giudice
PURCHASER'S SIGNATURE

Feb 17, 2021
DATE

PURCHASER'S SIGNATURE

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: Jan. 10/2021 INTERIOR COLOURS: Feb. 17, 2021
FIRM UP: Jan 26/2021 EXTERIOR COLOURS (if applicable): N/A.
BANK LETTER: Jan 25/2021 ORBITAL/S&S/KITCHENCRAFT (if applicable): Feb 17, 2021
SOLICITOR INFO: Jan 10/2021 680 & AMENDMENT: Feb. 17, 2021
ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: Feb 17, 2021

Nicholas
Sales Consultant's Signature

Feb 17, 2021
Date

Sales Assistant's Signature

Date

Approved by:

Date