

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 11th DAY OF January, 2021.**

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : S18
LOT: S18 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 725-J Dearborn Private

PURCHASERS: Andrea El-Beyrouti

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: January 15, 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: \$405,508.32
BALANCE AT CLOSING: \$390,508.32
LESS H.S.T. AMOUNT: \$358,856.92
SCHEDULE "G" DATED: January 11, 2021
TARION SCHEDULE "B" DATED: January 11, 2021

INSERT: 680 dated: February 21, 2021 in the amount of: -\$334.00
NEW PURCHASE PRICE: \$405,174.32
NEW BALANCE AT CLOSING: \$390,174.32
NEW LESS H.S.T. AMOUNT: \$358,561.35
SCHEDULE "G" DATED: February 21, 2021
TARION SCHEDULE "B" DATED: February 21, 2021

Dated at Ottawa this 21st day of February, 2021

In the presence of:

8
WITNESS

X
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 8th 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

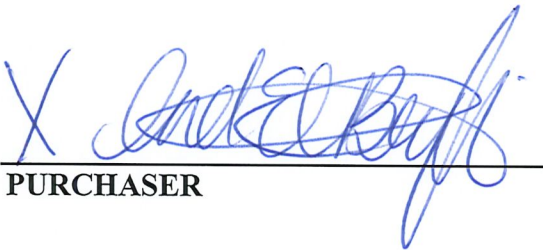
Purchaser



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 \$358,561.35. 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 21st day of February, 2021

X 
PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER


PER:

March 8, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: S18

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASER: Andrea El-Beyrouti

Printed: 20-Feb-21 9:13 pm

LOT NUMBER S18 Level: 1	PHASE Condo	HOUSE TYPE 5104	CLOSING DATE 3-Feb-22
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13		1 - KITCHEN - CLARIFICATION RE: ITEM # 9 IN B1A'S, KITCHEN BACKSPLASH TO BE VERTICALLY INSTALLED, AS PER WALL TILE INSTALL SKETCH.	\$ 0.00	Each
30751	Note:			
14		1 - - STANDARD FLOOR TILES IN FOYER, PANTRY/STORAGE, MECHANICAL ROOM, LAUNDRY ROOM, KITCHEN, DINETTE, MAIN BATHROOM, ENSUITE BATHROOM, TO BE STANDARD SQUARE INSTALL, AS PER FLOOR TILE INSTALLATION SKETCH.	\$ 0.00	Each
30752	Note:			
15		1 - - STANDARD WALL TILES IN MAIN BATHROOM AND ENSUITE BATHROOM TO BE STANDARD SQUARE INSTALL, AS PER WALL TILE INSTALLATION SKETCH.	\$ 0.00	Each
30753	Note:			

16. DELETE ITEM 8 (RE: HARDWOOD - OAK - LAUREN 3 1/8" STAINED - STANDARD AREAS...)

Sub Total	(#334.00)	\$0.00
HST		\$0.00
Total	(#334.00)	\$0.00

NOTE: Decor Bonus of \$1188.00 is available to the client if any changes to the Colours are requested before March 18th, 2021.

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
<u>Total Payment:</u>	


PURCHASER:



Andrea El-Beyrouti

20-Feb-21
DATE

VENDOR:



PER: Valecraft Homes Limited

DATE:

April 8, 2021

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,432-1

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.

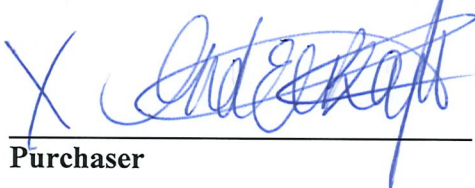
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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 21, 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 21st day of February, 2021.


Purchaser

Valecraft Homes Limited

Purchaser


Per:

March 8, 2021

Date:

Lot #: S18

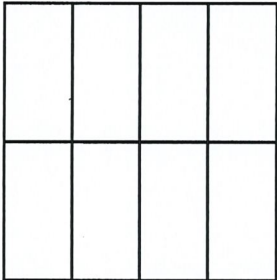
Project: **Deerfield Village 2**



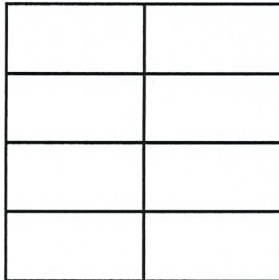
Tile Installation Options

WALL TILE

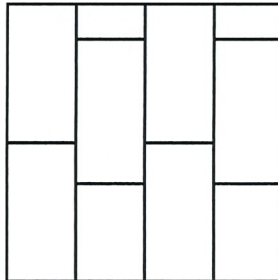
Vertical stacked



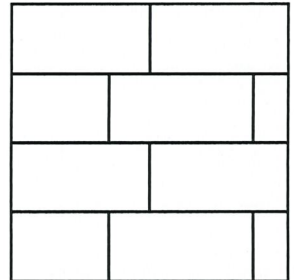
Horizontal stacked



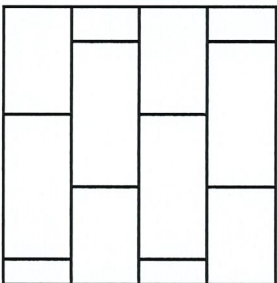
Vertical 1/3 offset brick



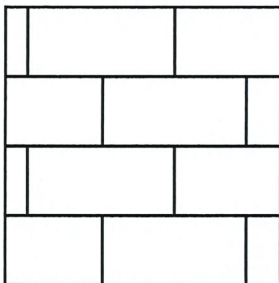
Horizontal 1/3 offset brick



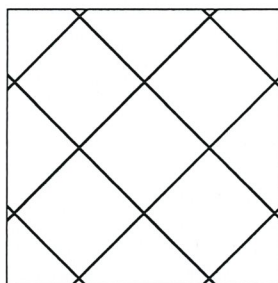
Vertical brick



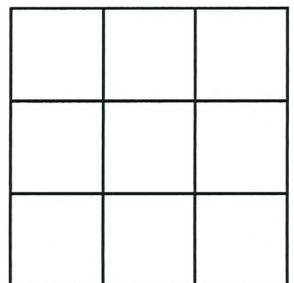
Horizontal brick



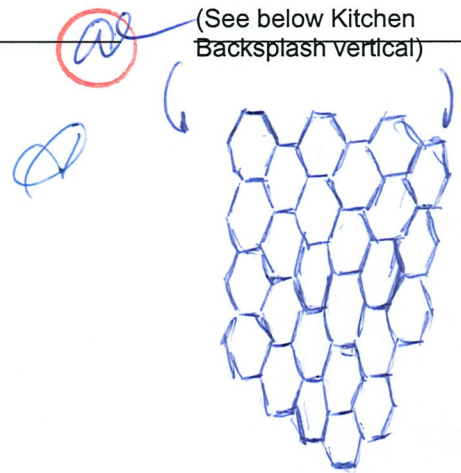
45 degree



Standard square



(See below Kitchen
Backsplash vertical)



Project: DV2

Plan #: 4M-1290

Lot: S18

Model: 5104

Purchaser: Andrea El-Beyrouti

Purchaser: [Signature]

Date: February 21st, 2021

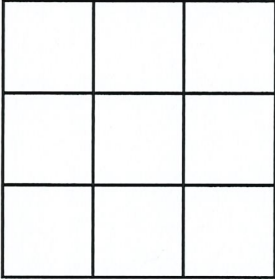
Upgrade #: 13, 15, 9



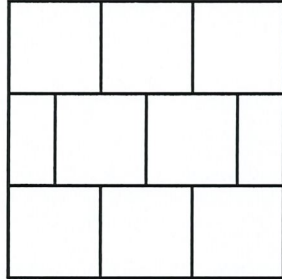
Tile Installation Options

FLOOR TILE

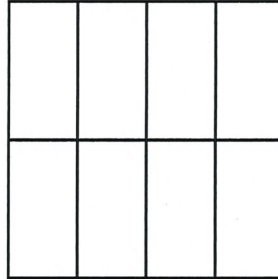
Standard square



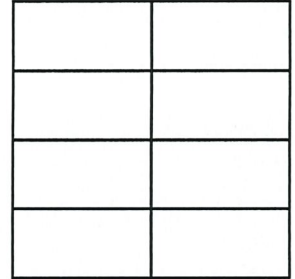
Square brick



Rectangular
front to back of the house



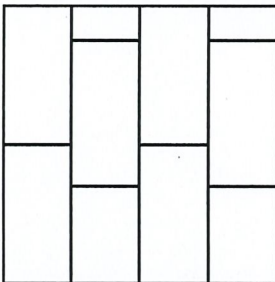
Rectangular
side to side of the house



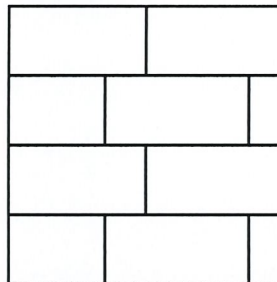
Foyer, Pantry/Storage,
Mechanical
Room, Laundry
Room, Kitchen, Dinette,
Main Bathroom, Ensuite
Bathroom



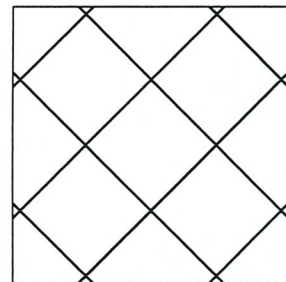
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: DV2

Plan #: 4M-1290

Lot: S18


Model: 5104

Purchaser: Andrea El-Beyrouti

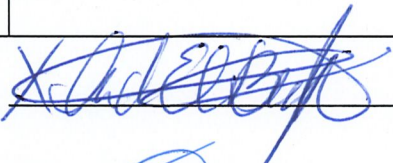
Purchaser: [Signature]

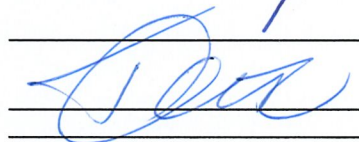
Date: February 21st, 2021

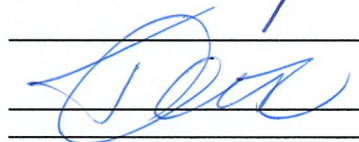
Upgrade #: 14

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S18	Civic Address:	725-J Dearborn Private		
	Purchaser(s):	Andrea El-Beyrouti			Model Name/#:	5104
	Purchaser(s):				Closing Date:	Feb 3-2022
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 12
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	N/A	N/A	N/A	N/A
LAUNDRY ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
PANTRY /STORAGE	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 /DINETTE	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) :



Purchaser's Signature(s) :


Approved By :


Date: February 21st, 2021


Date:

Date: March 8, 2021


	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S18	Civic Address:	725-J Dearborn Private		
	Purchaser(s):	Andrea El-Beyrouti			Model Name/#:	5104
	Purchaser(s):				Closing Date:	Feb 3-2022

CABINETRY					
ROOM	SELECTION			LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Lastra Stainless Steel			STD 6, 7
	HARDWARE CODE	5923-91	TYPE	Knobs	STD STD
	COUNTERTOP	3460FX-46	COUNTERTOP EDGE PROFILE	Standard	UPG 7, 10
MAIN BATHROOM	STYLE AND COLOUR	100i PM-F434WT			STD STD
	HARDWARE CODE	5923-91	TYPE	Knobs	STD STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD STD
ENSUITE BATHROOM	STYLE AND COLOUR	100i PM-V392WT			STD STD
	HARDWARE CODE	5923-91	TYPE	Knobs	STD STD
	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 <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	Stackable Front Load Basic White	2

Purchaser's Signature(s) :


Purchaser's Signature(s) :


Approved By :


Date: February 21st, 2021

Date:

Date: March 8, 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
K:\SALES\Sales Legal Docs\Site - Deerfield\Block S\S18\DV2 S18 Colour Sheet Feb 21-2021(NICOLE).

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S18	Civic Address:	725-J Dearborn Private		
	Purchaser(s):	Andrea El-Beyrouti			Model Name/#:	5104
	Purchaser(s):				Closing Date:	Feb 3-2022

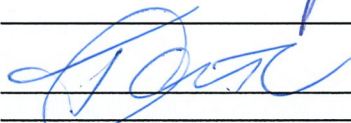
CERAMIC & GROUT SELECTIONS					
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	934 DeLorean Gray	STD Floor Tile + STD Grout	14
PANTRY / STORAGE	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	934 DeLorean Gray	STD Floor Tile + STD Grout	14
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
MECHANICAL ROOM	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	934 DeLorean Gray	STD Floor Tile + STD Grout	14
LAUNDRY ROOM	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	934 DeLorean Gray	STD Floor Tile + STD Grout	14
	WALL	N/A	N/A	N/A	N/A
	INSERT OR BORDER	N/A			
KITCHEN	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	934 DeLorean Gray	STD Floor Tile + STD Grout	14
	BACKSPLASH	Ceratec Subway Jersey 1.9"x2.4" White (Vertical install - on mesh backing)	931 Standard White	Emerald Wall Tile + STD Grout	9, 13
	INSERT OR BORDER	N/A			
DINETTE	FLOOR	Euro Pasha Davenport 13"x13" Ice (Standard Square Install)	934 DeLorean Gray	STD Floor Tile + STD Grout	14
MAIN BATHROOM	FLOOR	Centura Vitra Linen Series 13"x13" Cream K939574 (Standard Square Install)	934 DeLorean Gray	STD Floor Tile + STD Grout	14
	WALL	Olympia Colour & Dimension 6"x6" Bright Tender Grey QT.CD.TGR.0606.BR (Standard Square install)	931 Standard White	STD Wall Tile + STD Grout	15
	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	14
	WALL	Olympia Colour & Dimension 6"x6" Bright Arctic White QT.CD.ARW.0606.BR (Standard Square install)	931 Standard White	STD Wall Tile + STD Grout	15
	INSERT OR BORDER	N/A			

Purchaser's Signature(s) :



Date: February 21st, 2021


Purchaser's Signature(s) :

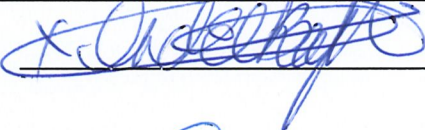



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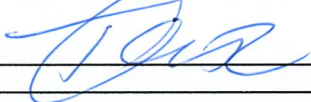
Approved By :

Date: April 8, 2021

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S18	Civic Address:	725-J Dearborn Private		
	Purchaser(s):	Andrea El-Beyrouti			Model Name/#:	5104
	Purchaser(s):				Closing Date:	Feb 3-2022
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	N/A			N/A	N/A	
LIVING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak Natural Tradition Grade Matte 3-1/8" wide			STD	8	
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	8	
MASTER BEDROOM	Beaulieu A4531 Spartacus 88664 Morning Light + Standard Underpad			STD	STD	
BEDROOM # 2	Beaulieu A4531 Spartacus 88664 Morning Light + Standard Underpad			STD	STD	
STAIRS FROM FOYER	N/A			N/A	N/A	

Purchaser's Signature(s) :



Purchaser's Signature(s) :


Approved By :


Date: February 21st, 2021

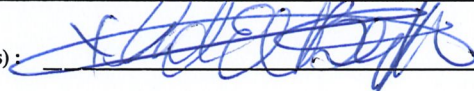
Date:

Date: March 8, 2021

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S18	Civic Address:	725-J Dearborn Private		
	Purchaser(s):	Andrea El-Beyrouti			Model Name/#:	5104
	Purchaser(s):				Closing Date:	Feb 3-2022

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
	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

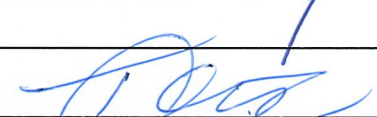
NOTE: All fixtures are white as standard

Purchaser's Signature(s) : 

Date: February 21st, 2021

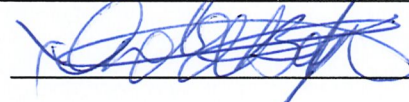
Purchaser's Signature(s) : _____

Date: _____

Approved By : 

Date: March 8, 2021

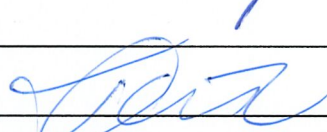
INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	N/A	N/A	N/A	N/A
BRACKET (if applicable)	N/A	N/A	N/A	N/A
SPINDLES	N/A	N/A	N/A	N/A
POSTS	N/A	N/A	N/A	N/A
NOSINGS	N/A	N/A	N/A	N/A
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

Purchaser's Signature(s) : 

Date: February 21st, 2021

Purchaser's Signature(s) : _____

Date: _____

Approved By : 

Date: March 8, 2021