

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

ON THE 13th DAY OF January , 2021 .

REGARDING PROPERTY KNOWN AS:	BUILDER'S LOT :	S20
	LOT:	S20
		BLOCK :
	4M-1290	DEERFIELD VILLAGE 2
PURCHASERS:	CIVIC ADDRESS:	725-L Dearborn Private
	Salwa Al-Eryani	

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: February 9th, 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:	<u>\$375,890.00</u>
	BALANCE AT CLOSING:	<u>\$360,890.00</u>
	LESS H.S.T. AMOUNT:	<u>\$356,787.29</u>
	SCHEDULE "G" DATED:	<u>January 13th, 2021</u>
	TARION SCHEDULE "B" DATED:	<u>January 13th, 2021</u>

INSERT: 680 dated: February 28th, 2021 in the amount of: \$9,285.05
 NEW PURCHASE PRICE: \$385,175.05
 NEW BALANCE AT CLOSING: \$370,175.05
 NEW LESS H.S.T. AMOUNT: \$364,982.39
 SCHEDULE "G" DATED: February 28th, 2021
 TARION SCHEDULE "B" DATED: February 28th, 2021

Dated at Ottawa this 28th day of February, 2021

In the presence of:

WITNESS

WITNESS


PURCHASER

PURCHASER

WITNESS

WITNESS

PURCHASER

PURCHASER

Dated at Ottawa this 8th day of March, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

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 ~~\$364,982.39~~ \$365,067.12. 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 28th day of February, 2021


PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER


PER:

March 8, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: S20

NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: Salwa Al-Eryani		Printed: 28-Feb-21 4:42 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
S20 Level: 2	Condo	5205	8-Feb-22
ITEM	QTY	EXTRA / CHANGE	PRICE
41	1	KITCHEN - DELETE ITEM #28 IN B1A'S RE: KITCHEN COUNTERTOP QUARTZ LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	-\$5,318.00
31078	Note:		Each
*42	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 7,052.00
119582			Each
31080	Note:	EASED EDGE DETAIL, AS PER EDGE DETAIL PROFILE SKETCH. AS PER FLOOR PLAN SKETCH.	
43	1	MAIN BATHROOM - DELETE ITEM #34 IN B1A'S RE: MAIN BATHROOM - DELTA ARZO SINGLE LEVER LAVATORY FAUCET 586LF-MPU CHROME	-\$304.00
31081	Note:		Each
*44	1	MAIN BATHROOM - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	*\$ 285.00
88217			Each
31082	Note:	AS PER FLOOR PLAN SKETCH	
45	1	ENSUITE BATH - BATHROOMS - DELTA VERO SHOWER FAUCET T17253	\$ 504.00
88272			Each
31083	Note:	AS PER FLOOR PLAN SKETCH	
*46	1	- - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 813.60
88294			Each
31084	Note:	QUOTE #OR5357 REV.01 DATED 02/08/2021	
*47	1	- - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 3,802.45
88287			Each
31085	Note:	QUOTE #SS4249 REV.01 DATED 02/08/2021	
48	21	KITCHEN - SUPPLY AND INSTALL CABINETY HARDWARE # 305-96-160 IN KITCHEN IN LIEU OF STANDARD.	\$ 210.00
31086	Note:		\$200.00
49	2	ENSUITE BATH - SUPPLY AND INSTALL CABINETY HARDWARE # 305-96-160 IN ENSUITE BATHROOM IN LIEU OF STANDARD.	\$ 20.00
31087	Note:		
50	2	MAIN BATHROOM - SUPPLY AND INSTALL CABINETY HARDWARE # 305-96-160 IN MAIN BATHROOM IN LIEU OF STANDARD.	\$ 20.00
31088	Note:		
51	1	KITCHEN - CABINETY - ADJUST KITCHEN CABINETY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	\$ 86.00
88511			Each
31089	Note:	DELETE ITEM 51 (Duplicate Item). Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. AS PER FLOOR PLAN SKETCH.	
*52	1	KITCHEN - CABINETY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W 1 GABLE - STD SERIES	*\$ 599.00
118288			Each
31090	Note:	TO BE ON SIDE OF KITCHEN CLOSEST TO DINING ROOM, AS PER FLOOR PLAN SKETCH	

Vendor Initials: 

Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASER: Salwa Al-Eryani			Printed: 1-Mar-21 12:53 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
S20 Level: 2	Condo	5205	8-Feb-22
ITEM	QTY	EXTRA / CHANGE	PRICE
53	1	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 75.00
88508			Each
31091	Note:		
54	1	- ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - -	\$ 821.00
137		ENSUITE BATHROOM - BRONZE	Each
31092	Note:	TO BE INSTALLED HORIZONTAL STACKED, AS PER WALL TILE INSTALLATION SKETCH.	
55	1	- MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE	\$ 715.00
137		- - MAIN BATHROOM - BRONZE	Each
31093	Note:	TO BE INSTALLED HORIZONTAL STACKED, AS PER WALL TILE INSTALL SKETCH.	
56	1	- KITCHEN - CLARIFICATION RE: ITEMS #24 AND #25 IN B1A'S KITCHEN BACKSPLASH	\$ 0.00
		TO BE INSTALLED HORIZONTAL INSTALL TILE ON MESH BACKING.	Each
31125	Note:		
57	1	- - CLARIFICATION RE: INSTALLATION OF FLOOR TILES IN FOYER, MECHANICAL	\$ 0.00
		ROOM, LAUNDRY AREA, KITCHEN AND MAIN BATHROOM TO BE RECTANGULAR SIDE TO	Each
		SIDE OF THE HOUSE INSTALLATION, AS PER FLOOR TILE INSTALLATION SKETCH.	
31126	Note:		
58	1	- ENSUITE BATH - CLARIFICATION RE: ITEM #23 IN B1A'S ENSUITE FLOOR TILE TO BE	\$ 0.00
		INSTALLED RECTANGULAR SIDE TO SIDE OF THE HOUSE, AS PER FLOOR TILE	Each
		INSTALLATION SKETCH.	
31127	Note:		
59	1	- - CLARIFICATION RE: STORAGE ROOM AREA FLOOR TILES TO BE INSTALLED	\$ 0.00
		STANDARD SQUARE, AS PER FLOOR TILE INSTALLATION SKETCH.	Each
31128	Note:		

Sub Total	\$9,381.05	\$9,381.05
HST		\$0.00
Total	\$9,381.05	\$9,381.05



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

Vendor Initials:  Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

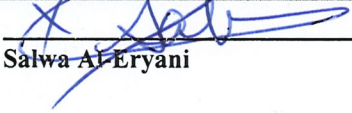
Deerfield 2 - Phase Condo

PURCHASER: Salwa Al-Eryani


Printed: 28-Feb-21 4:42 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
S20 Level: 2	Condo	5205	8-Feb-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER: 

28-Feb-21

VENDOR: 

DATE

PER: Valecraft Homes Limited

DATE: 

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.

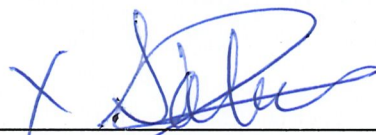
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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 28th, 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 28th day of February, 2021.



Purchaser

Valecraft Homes Limited

Purchaser

Per: 

Date: March 8, 2021

Lot #: S20

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#: SS4249 Rev.01

Customer Copy

Customer:

Salwa Al-Eryani
Home: 343-998-7903
Email: salwa_aleryani@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S20
Closing Date: **FEB 08, 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 beside conduit	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	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	D	\$941.00	\$941.00
Kitchen	1.00	Single Pole Switch Switch for kitchen potlight	D	\$105.00	\$105.00
Living Room	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	E	\$1,397.00	\$1,397.00
Living Room	2.00	Single Pole Switch Switch for living room potlights	E	\$105.00	\$210.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	F	\$238.00	\$238.00
Ensuite Bath	1.00	Single Pole Switch Switch for added potlight	F	\$105.00	\$105.00
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:	\$3,365.00
HST:	\$437.45
Total:	\$3,802.45

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3



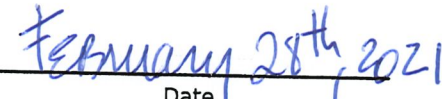
Tel: (613) 748-0432
Fax: (613) 748-0355

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

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."

X 
Customer Signature


Date

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3



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

Estimate No#: OR5357 Rev.01

Customer Copy

Customer:

Salwa Al-Eryani

Home: 343-998-7903
Email: salwa_aleryani@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village Condos
Lot: DV2 S20
Closing Date: FEB 08, 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	2.00	(1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) (1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) - Location as shown on floor plan - Includes ceiling bracket and wiring - Does not include A/V receiver. Placement dependent on mechanical in dropped ceilings		\$360.00	\$720.00
Living Room	1.00	Master Jack - Speaker wiring unterminated Master Jack - Location as shown on floor plan - Speaker wiring unterminated		\$	\$0.00

*** Total price includes all applicable taxes



Customer Subtotal:	\$720.00
HST:	\$93.60
Total:	\$813.60

Customer Signature

Date



SECOND FLOOR

MODEL 5205

1195 SQ.FT

CUSTOMER ACCEPTANCE

DATE

Sub 28/01/2024

Site: Deerfield Village

Purchaser: Salwa Al-Eryani

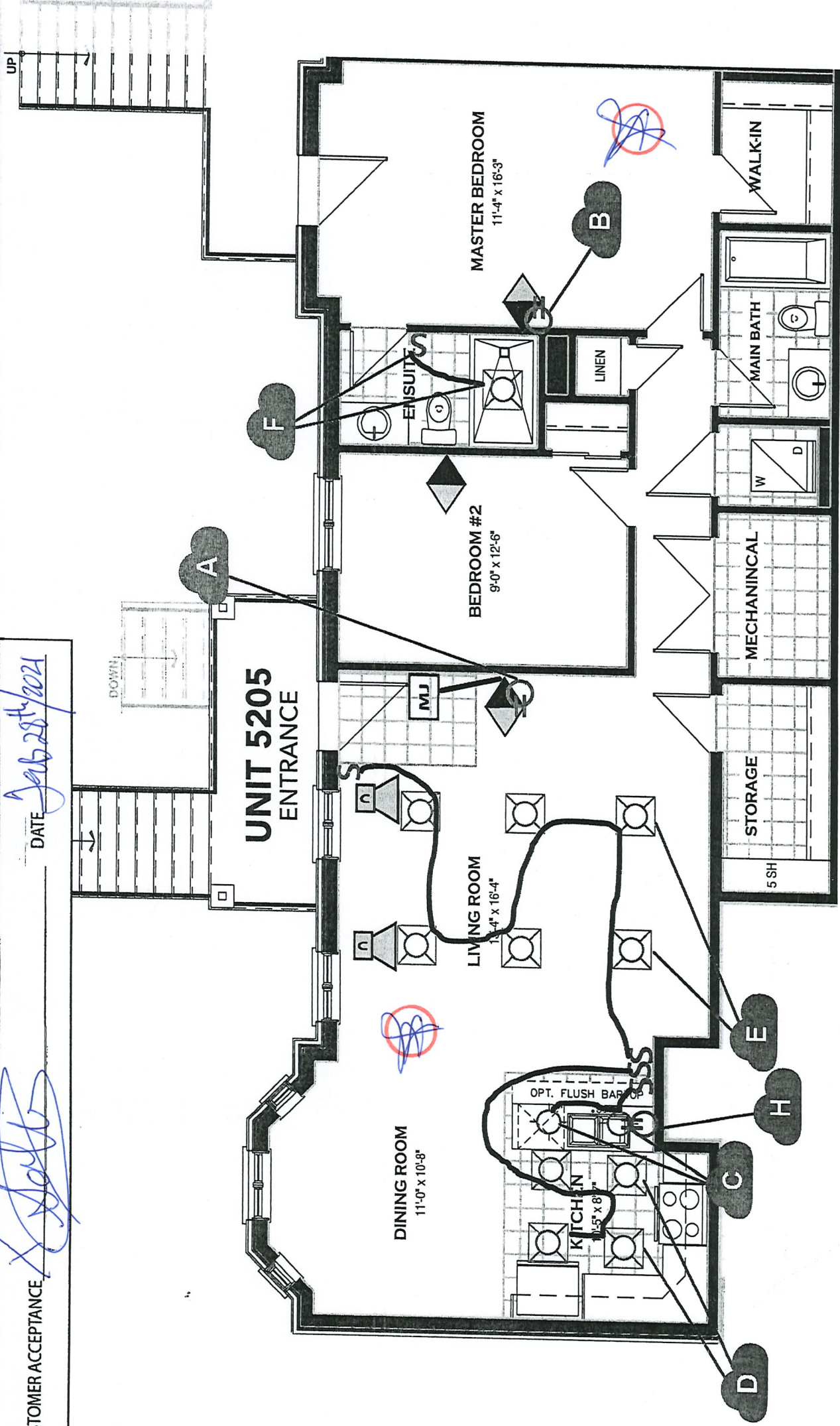
Plan No.: 4M-1290

Unit: DV2 S-20

Purchaser:

Date: January 15, 2021

ORBITAL SKETCH



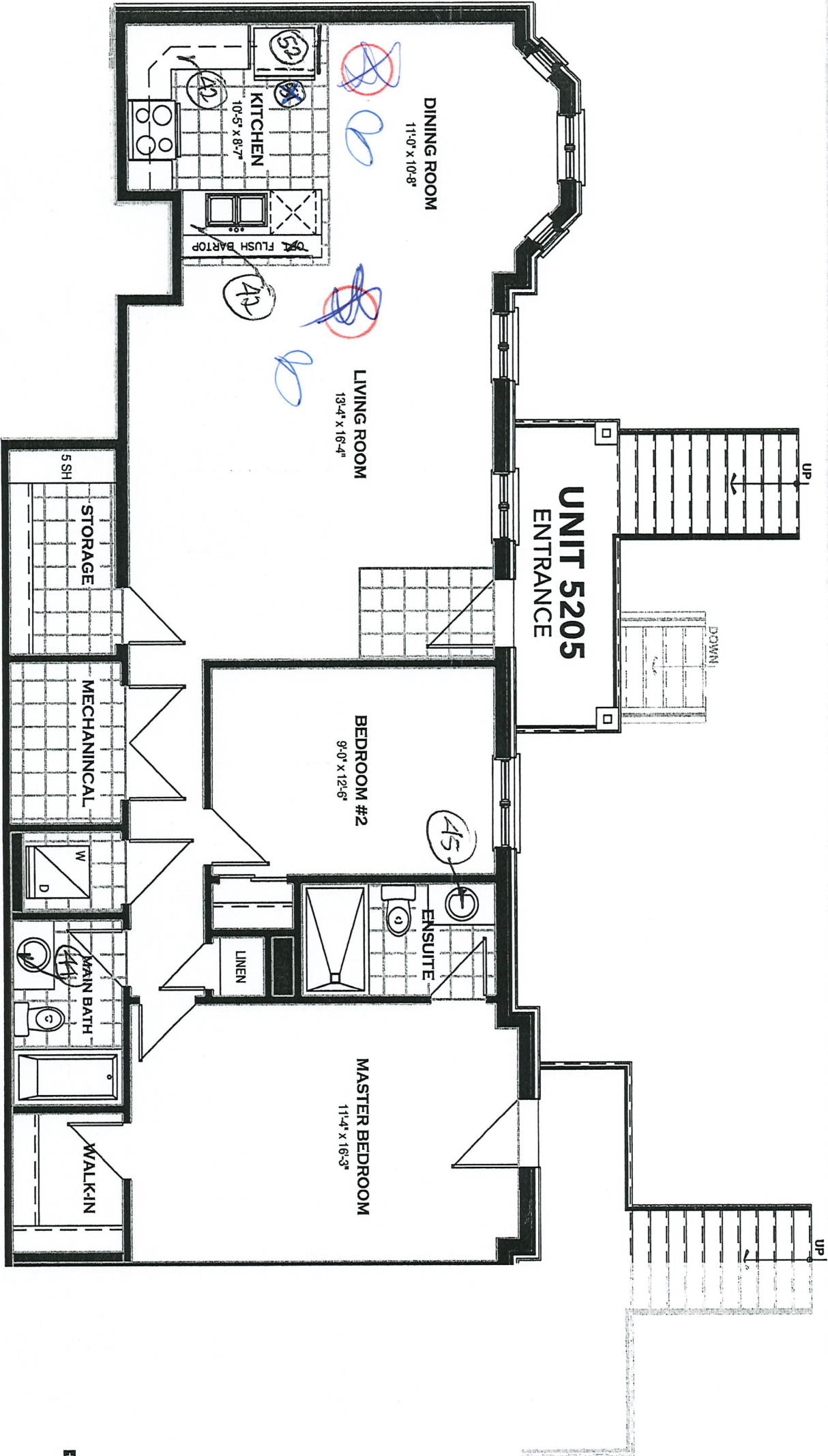
Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. All dimensions are approximate. F & O F plans materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of stairs varies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



SECOND FLOOR

MODEL 5205
1195 SQ.FT

Site: DV2	Purchaser: Salwa Al-Eryani
Plan No.: 4M-1290	
Unit: S20	Purchaser: _____
Date: February 28th, 2021	



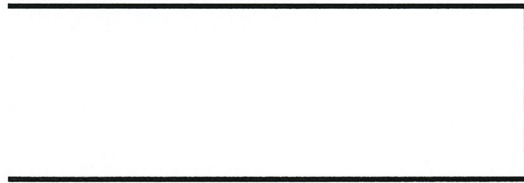
Floor Plan Sketch

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.



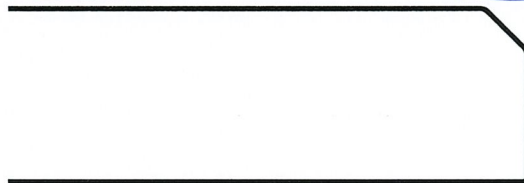
Valecraft
Homes Ltd.

Standard Edge Profiles for Granite & Quartz

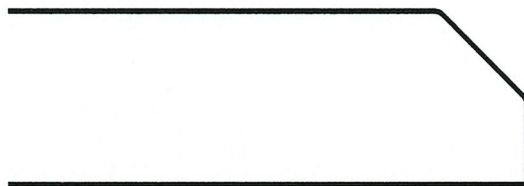


Eased Edge

Kitchen #42
Main Bathroom #26
Ensuite Bathroom #27



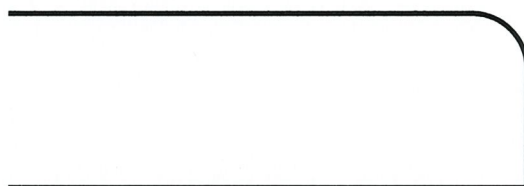
1/4 Bevel



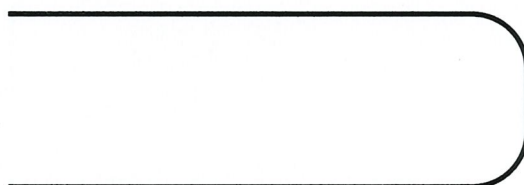
1/2 Bevel



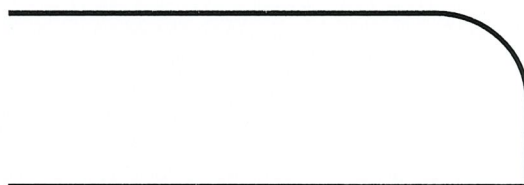
3/4 Bevel



Pencil Top Only
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: DV2

Purchaser: Salwa Al-Eryani

Plan #: 4M-1290

Purchaser:

Lot: S20

Date: February 28th, 2021

Model: 5205

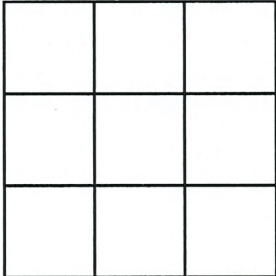
Upgrade #: 26, 27, 42



Tile Installation Options

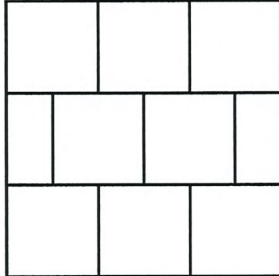
FLOOR TILE

Standard square

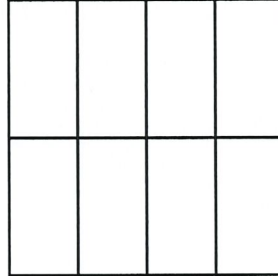


Storage Room

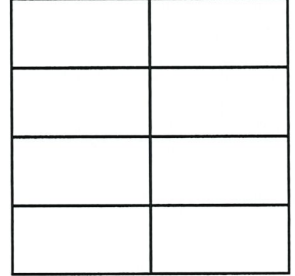
Square brick



Rectangular
front to back of the house

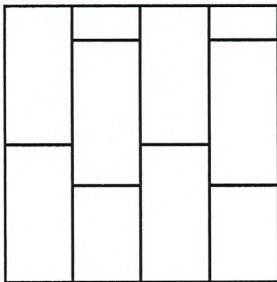


Rectangular
side to side of the house

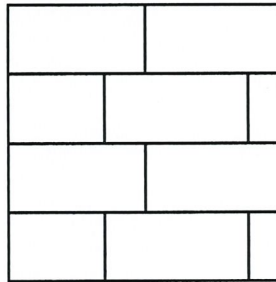


Foyer, Mechanical
Room, Laundry Area,
Kitchen, Main
Bathroom,
Ensuite Bathroom

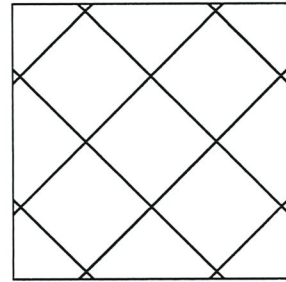
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: DV2

Plan #: 4M-1290

Lot: S20

Model: 5205

Purchaser: Salwa Al-Eryani

Purchaser: _____

Date: February 28th, 2021

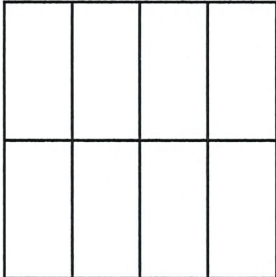
Upgrade #: 19, 20, 21, 22, 23, 37,57,58,59



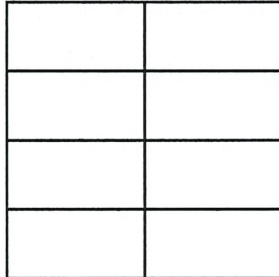
Tile Installation Options

WALL TILE

Vertical stacked



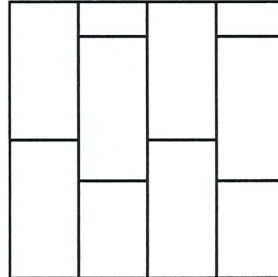
Horizontal stacked



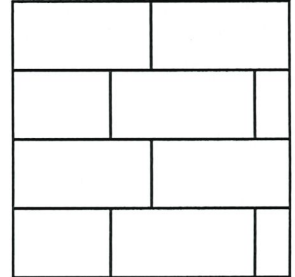
Main Bathroom
Ensuite Bathroom

Horizontal install Tile on
mesh backing (Kitchen
Backsplash)

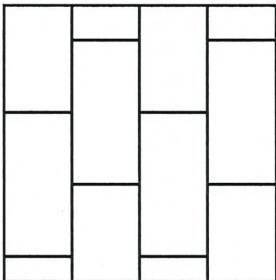
Vertical 1/3 offset brick



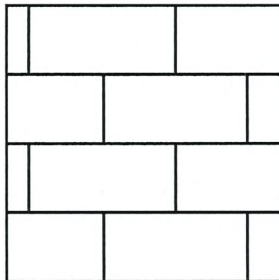
Horizontal 1/3 offset brick



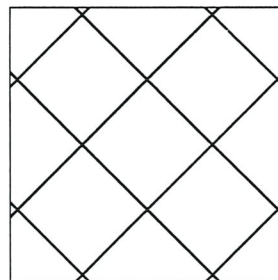
Vertical brick



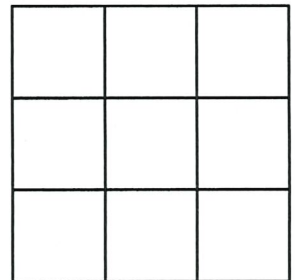
Horizontal brick



45 degree



Standard square



Project: DV2

Plan #: 4M-1290

Lot: S20


Model: 5205

Purchaser: Salwa Al-Eryani

Purchaser: _____

Date: February 28th, 2021

Upgrade #: 24, 25, 54, 55, 56

	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S20	Civic Address:	725-L Dearborn Private		
	Purchaser(s):	Salwa Al-Eryani			Model Name/#:	5205
	Purchaser(s):				Closing Date:	Feb 8-2022

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Blanco Horizon U2 Undermount Silgranit Double Bowl 8" Deep Kitchen Sink	Concrete Gray	31
	FAUCET	Delta Marley 986LF-AR Single Handle pull down (1 hole)	Arctic Stainless	33
ENSUITE BATHROOM	SINK	American Standard Studio Carre 0426-000 Undermount	White	30
	VANITY FAUCET	Delta Trinsic Single Handle High-Arc 1-hole 559HA-DST	Chrome	35
	WATER CLOSET	Standard	White	STD
	SHOWER	Standard	White/ Chrome / Clear Glass	STD
	SHOWER FAUCET	Delta Vero Monitor 17 Series Shower Trim T17253	Chrome	45
MAIN BATHROOM	SINK	American Standard Studio Carre 0426-000 Undermount	White	29
	VANITY FAUCET	Delta Trinsic Single Handle High-Arc 1-hole 559HA-DST	Chrome	44
	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) : X 

Date: February 28th, 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) : X 


Date: February 28th, 2021

Purchaser's Signature(s) : _____

Date: _____

Approved By : 

Date: March 8, 2021



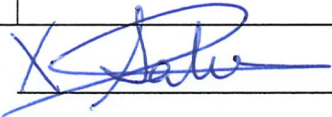
Valecraft
Homes Ltd.

CONDOMINIUM HOME COLOUR CHART

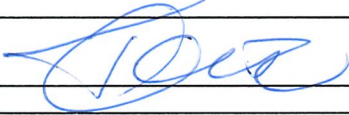
Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
Lot No:	S20	Civic Address:	725-L Dearborn Private		
Purchaser(s):	Salwa Al-Eryani			Model Name/#:	5205
Purchaser(s):				Closing Date:	Feb 8-2022

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 Tradition Grade Red Oak Smoky Grey Matte 3-1/8" wide	UPG	18
LIVING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Red Oak Smoky Grey Matte 3-1/8" wide	UPG	18
OTHER	N/A	N/A	N/A
BEDROOM HALLWAY	Lauzon Engineered Expert Hardwood Essential Collection Tradition Grade Red Oak Smoky Grey Matte 3-1/8" wide	UPG	18
MASTER BEDROOM	Beaulieu D4948 Salt Lake City 84315 + Upgrade Underpad <i>Platinum</i>	L1 Carpet + L1 Underpad	15, 17
BEDROOM # 2	Beaulieu D4948 Salt Lake City 84315 + Upgrade Underpad <i>Platinum</i>	L1 Carpet + L1 Underpad	14, 16
STAIRS FROM FOYER	N/A	N/A	N/A

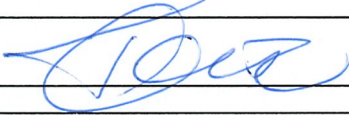
Purchaser's Signature(s) :




Purchaser's Signature(s) :



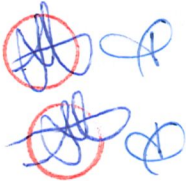
Approved By :




Date: February 28th, 2021

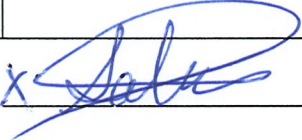
Date: 

Date: *March 8, 2021*

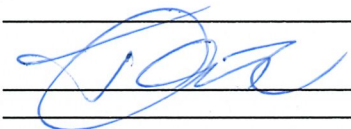


 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S20	Civic Address:	725-L Dearborn Private		
	Purchaser(s):	Salwa Al-Eryani			Model Name/#:	5205
	Purchaser(s):				Closing Date:	Feb 8-2022
INTERIOR FINISHES						
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 47	
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
STORAGE ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
LAUNDRY ROOM	Low Lustre OC-30 Gray Mist	STD	N/A	N/A
STAIRWAY	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) :



Purchaser's Signature(s) :

Approved By :


Date: February 28th, 2021


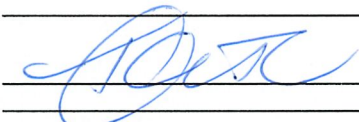
Date:


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:	S20	Civic Address:	725-L Dearborn Private		
	Purchaser(s):	Salwa Al-Eryani			Model Name/#:	5205
	Purchaser(s):				Closing Date:	Feb 8-2022

CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i-B10R			STD	12, 13, 40, 52 <i>42</i>
	HARDWARE CODE	305-96-160	TYPE	Pulls	UPG	<i>13, 40</i> 48
	COUNTERTOP	Stellar Snow	COUNTERTOP EDGE PROFILE	Eased Edge	Level 3 Quartz	42
MAIN BATHROOM	STYLE AND COLOUR	Lastra Nova White			STD	38
	HARDWARE CODE	305-96-160	TYPE	Pulls	UPG	<i>38,</i> 50
	COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE	Eased Edge	Level 1 Quartz	26
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra Nova White			STD	39
	HARDWARE CODE	305-96-160	TYPE	Pulls	UPG	<i>39,</i> 49
	COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE	Eased Edge	Level 1 Quartz	27
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>	Approx. 37" wide x 70.75" high opening	11, 51	Water Line + Level 5 Whirlpool Stainless Steel French door + bottom drawer freezer w/ exterior water dispenser	<i>2,</i> 9, 32, <i>51</i>
RANGE	Standard	STD	Level 1 Whirlpool Stainless Steel Slide-In Range	<i>2,</i> 8
DISHWASHER	Standard	STD	Level 3 Stainless Steel with hidden controls & pocket handle with stainless Steel Tub Dishwasher	<i>2,</i> 7
CHIMNEY HOODFAN	Standard	STD	Whirlpool 300CFM Stainless Steel Chimney Hoodfan	<i>2,</i> 6
WASHING MACHINE/DRYER	Standard	STD	Basic White StackableFront Load Washer and Dryer	STD <i>2</i>

Purchaser's Signature(s) :		Date: February 28th, 2021
Purchaser's Signature(s) :		Date: _____
Approved By :		Date: <i>March 8, 2021</i>

 Valecraft Homes Ltd.	CONDOMINIUM HOME COLOUR CHART					
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	S20	Civic Address:	725-L Dearborn Private		
	Purchaser(s):	Salwa Al-Eryani			Model Name/#:	5205
	Purchaser(s):				Closing Date:	Feb 8-2022
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Shnier Casa Roma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular Side to Side Install)	949 Silverado	Bronze Floor Tile + UPG Grout	19, 53, 57	
STORAGE ROOM	FLOOR	Centura Jefferson Series 13"x13" White JFR30051 (Standard Square Install)	949 Silverado	STD Floor Tile + UPG Grout	53, 59	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
MECHANICAL ROOM	FLOOR	Shnier Casa Roma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular Side to Side Install)	949 Silverado	Bronze Floor Tile + UPG Grout	37, 53, 57	
LAUNDRY ROOM	FLOOR	Shnier Casa Roma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular Side to Side Install)	949 Silverado	Bronze Floor Tile + UPG Grout	21, 53, 57	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular Side to Side Install)	949 Silverado	Bronze Floor Tile + UPG Grout	20, 53, 57	
	BACKSPLASH	Centura Marble Series 2"x4" Brickbond Carrara MEKW1003 (Horizontal install - Tile on mesh backing)	931 Standard White	Platinum Wall Tile + STD Grout	24, 25, 56	
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	N/A	N/A	N/A	N/A	
MAIN BATHROOM	FLOOR	Ceratec Authentik Rhapsody 11.8"x23.6" Cream (Rectangular Side to Side Install)	949 Silverado	Bronze Floor Tile + UPG Grout	22, 53, 57	
	WALL	Ceratec Authentik Rhapsody 11.8"x23.6" Cream (Horizontal Stacked Install)	949 Silverado	Bronze Floor on wall + UPG Grout	53, 55	
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Ceratec Authentik Rhapsody 11.8"x23.6" Cream (Rectangular Side to Side Install)	949 Silverado	Bronze Floor Tile + UPG Grout	23, 53, 58	
	WALL	Ceratec Authentik Rhapsody 11.8"x23.6" Cream (Horizontal Stacked Install)	949 Silverado	Bronze Floor Tile on wall + UPG Grout	53, 54	
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) : 

Date: February 28th, 2021

Purchaser's Signature(s) : _____

Date: _____

Approved By : 

Date:  April 8, 2021