

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 21 DAY OF November, 20 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 4  
LOT: 4 BLOCK :  
50M-348 PLACE ST THOMAS 5  
CIVIC ADDRESS: 928 Lucerne Drive  
PURCHASERS: Evan O'Flaherty & Daniel Waugh

VENDORS: VALECRAFT HOMES (2019) LIMITED  
DATE OF ACCEPTANCE: November 27, 2020

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: \$613,944.95  
BALANCE AT CLOSING: \$546,664.95  
LESS H.S.T. AMOUNT: \$564,553.05  
SCHEDULE "G" DATED: March 15, 2021  
TARION SCHEDULE "B" DATED: March 15, 2021

INSERT: 680 dated: March 30, 2021 in the amount of: -\$155.00  
NEW PURCHASE PRICE: \$613,789.95  
NEW BALANCE AT CLOSING: \$546,509.95  
NEW LESS H.S.T. AMOUNT: \$564,415.88  
SCHEDULE "G" DATED: March 30, 2021  
TARION SCHEDULE "B" DATED: March 30, 2021

Dated at Vaudreuil, QC this 30 day of March, 2021

In the presence of:

WITNESS

DocuSigned by:  
PURCHASER

WITNESS

DocuSigned by:  
Evan O'Flaherty  
PURCHASER

Dated at Ottawa this 31st day of March, 2021.

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:  
Per: Frank Nieuwkoop  
A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION  
REV: September 17, 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.

DS  
DW  
Purchaser

DS  
ED  
Purchaser

DS  
FN  
Vendor

- Dated at Vaudreuil, QC this 30 day of March , 2021**

**VALECRAFT HOMES (2019) LIMITED**

DocuSigned by:  
*Frank Nieuwkoop*  
PER: 04F827301214EE...

**DATE:**

**PROJECT: PLACE ST THOMAS 5 LOT: 4**



**Freehold Form  
(Tentative Closing 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.

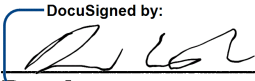
- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #22 of the Agreement of Purchase & Sale.        \$275.00 + HST= \$310.75

**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 #22 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
- 4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
- 5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
- 6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
- 8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated March 30, 2021.

Signed at Vaudreuil, QC, this 30 day of March, 2021.

DocuSigned by:  
  
Purchaser A04F827301214EE...

**Valecraft Homes (2019) Limited**

DocuSigned by:  
  
Purchaser A04F827301214EE...

DocuSigned by:  
  
Per: A04F827301214EE...

March 31, 2021  
**Date:**

**Lot #:** 4 - Phase 5

**Project:**     **Place St. Thomas 5**



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 5			
PURCHASERS: Evan O'Flaherty and Daniel Waugh			Printed: 31-Mar-21 9:33 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	5	1035 THE MORROW ELEV A	November 30, 2021

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
108 32230		1 - MAIN BATHROOM - DELETE ITEM # 66 (RE: MAIN BATHROOM - SUPPLY AND INSTALLED UPGRADE LEVEL LAMINATE COUNTERTOP APPROX 30" DEEP OVER LAUNDRY - GABLE END INSTALLED BETWEEN WASHER AND DRYER) Note: See Item 6 for Laundry reconfiguration	-\$1,506.00	Each
109 32231		1 - MAIN BATHROOM - DELETE IETM # 68 (RE: UPGRADE LAMINATE COUNTERTOP IN MAIN BATHROOM -OPT 4 PC- DOUBLE VANITY) Note:	-\$454.00	Each
110 107247 32232		1 - MAIN BATHROOM - COUNTERTOP - GRANITE - LEVEL 1 - MAIN BATHROOM - OPT 4PC Note: - To be installed with 1/4 bevelled edge as per revised Countertop edge profile sketch Rev. 02 dated March 30, 2021. See Item #9 (Double Vanity)	\$1,235.00	Each
111 28052 32233		2 - MAIN BATHROOM - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000 Note: - See Item #9 for upgraded Main Bathroom double vanity -See Item 110 for Solid Surface Countertops	\$570.00	
112 32234		1 - - REVISION # 2 TO INTERIOR COLOUR CHART DATED JANUARY 25, 2021 Note: Colour Revision # 2 - Main Bathroom Countertop + Main Bathroom Vanity Sinks	\$0.00	Each

Sub Total	\$-155.00
HST	\$0.00
Total	\$-155.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER: DocuSigned by: Evan O'Flaherty 31-Mar-21 DATE

PURCHASER: DocuSigned by: Daniel Waugh 31-Mar-21 DATE

VENDOR: DocuSigned by: Frank Nieuwkoop PER: Valecraft Homes (2019) Limited

March 31, 2021 DATE:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,493-1

InvoiceSQL.rpt 28mar21

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



Standard Edge Profiles for Granite & Quartz



Eased Edge



1/4 Bevel

Main Bathroom



1/2 Bevel



3/4 Bevel



Pencil Top Only  
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose



Project: Place ST. Thomas 5

Purchaser: Evan O'Flaherty

Plan #: 50M-348


Purchaser: Daniel Waugh

Lot: 4 - Phase 5

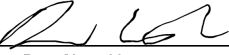
Date: March 30, 2021

Model: #1035 The Morrow "A" Std

Upgrade #: 110

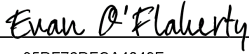
	SINGLES AND TOWNS COLOUR CHART - Rev.02					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	4 - Phase 5	Civic Address:	928 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Evan O'Flaherty			Model Name/#:	Morrow #1035 "A"
	Purchaser(s):	Daniel Waugh			Closing Date:	30-Nov-21
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR					
	HARDWARE CODE		TYPE			
	COUNTERTOP		COUNTERTOP EDGE PROFILE			
MAIN BATHROOM VANITY	STYLE AND COLOUR					
	HARDWARE CODE		TYPE			
	COUNTERTOP	Granite - Moonlight	COUNTERTOP EDGE PROFILE	1/4 bevel	Granite Level 1	110
ENSUITE BATHROOM	STYLE AND COLOUR					
	HARDWARE CODE		TYPE			
	COUNTERTOP		COUNTERTOP EDGE PROFILE			
POWDER ROOM	STYLE AND COLOUR					
	HARDWARE CODE		TYPE			
	COUNTERTOP		COUNTERTOP EDGE PROFILE			
BASEMENT BATHROOM	STYLE AND COLOUR					
	HARDWARE CODE		TYPE			
	COUNTERTOP		COUNTERTOP EDGE PROFILE			
GREAT ROOM - FIREPLACE CABINETRY	STYLE AND COLOUR					
	HARDWARE CODE		TYPE			
	COUNTERTOP		COUNTERTOP EDGE PROFILE			

DocuSigned by:




Purchaser's Signature(s) :

DocuSigned by:




Purchaser's Signature(s) :

DocuSigned by:



Approved By :

DocuSigned by:




Approved By :

Date: 30-Mar-21

Date: 30-Mar-21

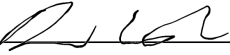
Date: March 31, 2021



<div><div><div>Valecraft Homes (2019) Limited</div></div><div>SINGLES AND TOWNS COLOUR CHART - Rev.02</div></div>						
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Lot No:		4 - Phase 5	Civic Address:	928 Lucerne Drive, Embrun ON K0A 1W0		
Purchaser(s):		Evan O'Flaherty			Model Name/#:	Morrow #1035 "A"
Purchaser(s):		Daniel Waugh			Closing Date:	30-Nov-21
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK					
	FAUCET					
MAIN BATHROOM	SINK(S)	American Standard Boxe Undermount Sink 0315 - 000 (x2)			White	111
	VANITY FAUCET(S)					
	WATER CLOSET					
	TUB/SHOWER					
	TUB/SHOWER FAUCET					
ENSUITE BATHROOM	SINK(S)					
	VANITY FAUCET(S)					
	WATER CLOSET					
	SHOWER					
	SHOWER FAUCET					
	BATHTUB					
	BATHTUB FAUCET					
POWDER ROOM	PEDESTAL					
	SINK FAUCET					
	WATER CLOSET					
BASEMENT BATHROOM	SINK					
	VANITY FAUCET					
	WATER CLOSET					
	TUB/SHOWER					
	TUB/SHOWER FAUCET					
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

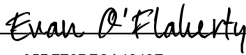
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Purchaser's Signature(s) :


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Date: 30-Mar-21

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Date: March 31, 2021 | 10:17 AM PDT