

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

ON THE 8 DAY OF February, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : A03
LOT: A03 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 781 Namur Street

PURCHASERS: Michel Lebeau

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: February 24, 2021

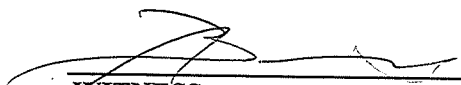
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall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

DELETE: PURCHASE PRICE: \$424,959.00
BALANCE AT CLOSING: \$404,959.00
LESS H.S.T. AMOUNT: \$400,091.37
SCHEDULE "G" DATED: February 8, 2021
TARION SCHEDULE "B" DATED: February 8, 2021

INSERT: 680 dated: April 17, 2021 in the amount of: \$4,524.02
NEW PURCHASE PRICE: \$429,483.02
NEW BALANCE AT CLOSING: \$409,483.02
NEW LESS H.S.T. AMOUNT: \$403,883.50
SCHEDULE "G" DATED: April 17, 2021
TARION SCHEDULE "B" DATED: April 17, 2021

Dated at Embrun, ON this 17 day of April, 2021

In the presence of:


WITNESS


PURCHASER

WITNESS

PURCHASER

Dated at Chawa this 22 day of April, 2021

VALECRAFT HOMES (2019) LIMITED

Per: 

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

REV: September 17, 2020

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ON THE 8 DAY OF February, 20 21.

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Dated at Embrun, ON this 17 day of April, 2021

In the presence of:

[Signature]
WITNESS

[Signature]
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 22 day of April, 2021

VALECRAFT HOMES (2019) LIMITED

Per: [Signature]

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.

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 \$403,883.50. 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.

Dated at Embrun, ON this 17 day of April, 2021


 PURCHASER

VALECRAFT HOMES (2019) LIMITED

 PURCHASER

PER: 

April 22, 2021
 DATE:

PROJECT: PLACE ST THOMAS 6 LOT: A03

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 #17 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #7 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 #7 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 April 17, 2021.
6. Any increase in existing or newly imposed levies, development charges, education development any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 33 of the Agreement of Purchase & Sale.

Signed at Embrun, ON, this 17 day of April, 2021.


Purchaser

Valecraft Homes Limited

Purchaser


Per:

April 22, 2021
Date:

Lot #: A03 - Phase 6

Project: **Place St Thomas 6**



| NON STANDARD EXTRAS (680) | | | |
|----------------------------|---|----------------------------|------------------|
| Place St. Thomas - Phase 6 | | | |
| PURCHASER: Michel Lebeau | | Printed: 15-Apr-21 1:46 pm | |
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| A03 | 6 | 160 THE STANLEY 2 | 22-Feb-22 |
| *11 999 | 1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. | | *\$ 0.00 Each |
| 32098 | Note: Orbital Estimate # OR5674 Rev.01 dated 03/15/2021 | | |
| *12 998 | 1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. | | *\$ 400.02 Each |
| 32099 | Note: S&S Electric Estimate # SS4446 Rev. 02 dated 03/15/2021 | | |
| *13 90158 | 1 - <i>GREAT ROOM</i> - DELETE STANDARD MDF PAINTED WHITE TYPE 1 MODERN MANTLE FROM FIREPLACE. | | \$ 0.00 Each |
| 32100 | Note: - Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Install - Optional Fireplace (Item #10) | | |
| 14 120125 | 1 - <i>KITCHEN</i> - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL | | \$ 75.00 Each |
| 32101 | Note: - Kitchen as per Sketch dated April 17, 2021 | | |
| 15 1000 | 1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE | | \$ 1,050.00 Each |
| 32102 | Note: | | |
| 16 704 | 1 - - CERAMIC TILE - GROUT COLOR PER COLOUR | | \$ 75.00 Each |
| 32103 | Note: | | |
| *17 11 | *1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - SILVER - - <i>ENSUITE BATH</i> - SILVER | | *\$ 295.00 Each |
| 32104 | Note: - Ensuite Bathroom as per Sketch dated April 17, 2021 + floor tile sketch - Standard Ensuite Layout | | |
| 18 135 | 1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - <i>ENSUITE BATHROOM</i> - STANDARD (19) - SILVER | | \$ 857.00 Each |
| 32105 | Note: - Ensuite Bathroom Tub/Shower as per Sketch dated April 17, 2021 + wall tile sketch | | |
| 19 7 | 1 - - UNDERPAD - UPGRADE - LEVEL 1 - - ALL AREAS - LEVEL 1 | | \$ 1,064.00 Each |
| 32106 | Note: - All standard areas include Master Bedroom, Bedroom #2, Bedroom #3, Upper Staircase, Basement Staircase & Basement Recroom as per Sketch dated April 17, 2021. | | |
| *20 114865 | 1 - <i>KITCHEN</i> - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD | | *\$ 521.00 Each |
| 32107 | Note: - Optional Kitchen Layout #1 as per Sketch dated April 17, 2021 - Purchaser acknowledges and accepts that upper kitchen cabinetry upgraded wood doors will have center style - AS per UPC sketch dated April 17, 2021 | | |
| 21 90826 | 1 - <i>KITCHEN</i> - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP | | \$ 187.00 Each |
| 32108 | Note: - Optional Kitchen Layout #1 as per Sketch dated April 17, 2021 | | |

PREPARED BY: Samar Merhi
LOCKED BY:
PE 1.467-1
InvoiceSQL.rpt 16May20

Vendor Initials: Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASER: Michel Lebeau


Printed: 15-Apr-21 1:46 pm

| | | | |
|------------|-------|-------------------|--------------|
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| A03 | 6 | 160 THE STANLEY 2 | 22-Feb-22 |

| | | | | |
|------|-----|----------------|-------|--------------|
| ITEM | QTY | EXTRA / CHANGE | PRICE | INTERNAL USE |
|------|-----|----------------|-------|--------------|

| | |
|-----------|------------|
| Sub Total | \$4,524.02 |
| HST | \$0.00 |
| Total | \$4,524.02 |

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

PURCHASER: 
Michel Lebeau

Apr 17, 21
DATE

VENDOR: 
PER: Valecraft Homes (2019) Limited

DATE: April 22, 2021

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



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

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

Estimate No#: SS4446 Rev.02

Customer Copy

Customer:

Michel Lebeau
Home: 613-897-4048
Email: michel.lebeau1@hotmail.ca

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Singles
Closing Date: Ph 6
February 22, 2022
Salesperson: Jason Thompson
Date: 03/15/2021

| Location | Qty | Product / Installation Details | Plan Code | Unit Price | Customer Total |
|-------------------|------|---|-----------|------------|----------------|
| Great Room | 1.00 | 15 Amp Standard Plug Add 15 AMP plug approx 72 inches from floor above fireplace | A | \$120.00 | \$120.00 |
| Great Room | 1.00 | Standard Light Outlet (Keyless) Standard Light Outlet (Keyless) | H | \$129.00 | \$129.00 |
| Great Room | 1.00 | Single Pole Switch Single Pole Switch for keyless fixture | H | \$105.00 | \$105.00 |
| Various Locations | 2.00 | 15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items) | I | \$ | \$0.00 |

| | |
|--------------------|-----------------|
| Customer Subtotal: | \$354.00 |
| HST: | \$46.02 |
| Total: | \$400.02 |

*** Total price includes all applicable taxes

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

April 17, 2021
Date

www.sandselectric.ca

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 2



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

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

Estimate No#: **OR5674 Rev.01**






Customer Copy

Customer:

Michel Lebeau
Home: 613-897-4048
Email: michel.lebeau1@hotmail.ca

Builder: VALECRAFT HOMES LTD.
Project: PST Towns Phase 6
Lot: A03 - Phase 6
Closing Date: February 22, 2022

Salesperson: Jason Thompson (OR)
Date: 03/15/2021

| Location | Qty | Product / Installation Details | Plan Code | Unit Price | Customer Total |
|----------------|------|--|---|------------|----------------|
| N/A | 1.00 | 2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic |  | \$ | \$0.00 |
| N/A | 1.00 | Vacuum Rough-In Outlet Vacuum Rough-In Outlets |  | \$ | \$0.00 |
| Great 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 - approx 72 inches from floor above fire place |  | \$ | \$0.00 |
| Family 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 |

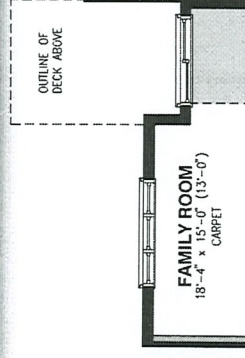
*** Total price includes all applicable taxes

| | |
|--------------------|---------------|
| Customer Subtotal: | \$0.00 |
| HST: | \$0.00 |
| Total: | \$0.00 |

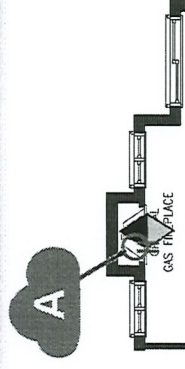

Customer Signature

April 17, 2021
Date

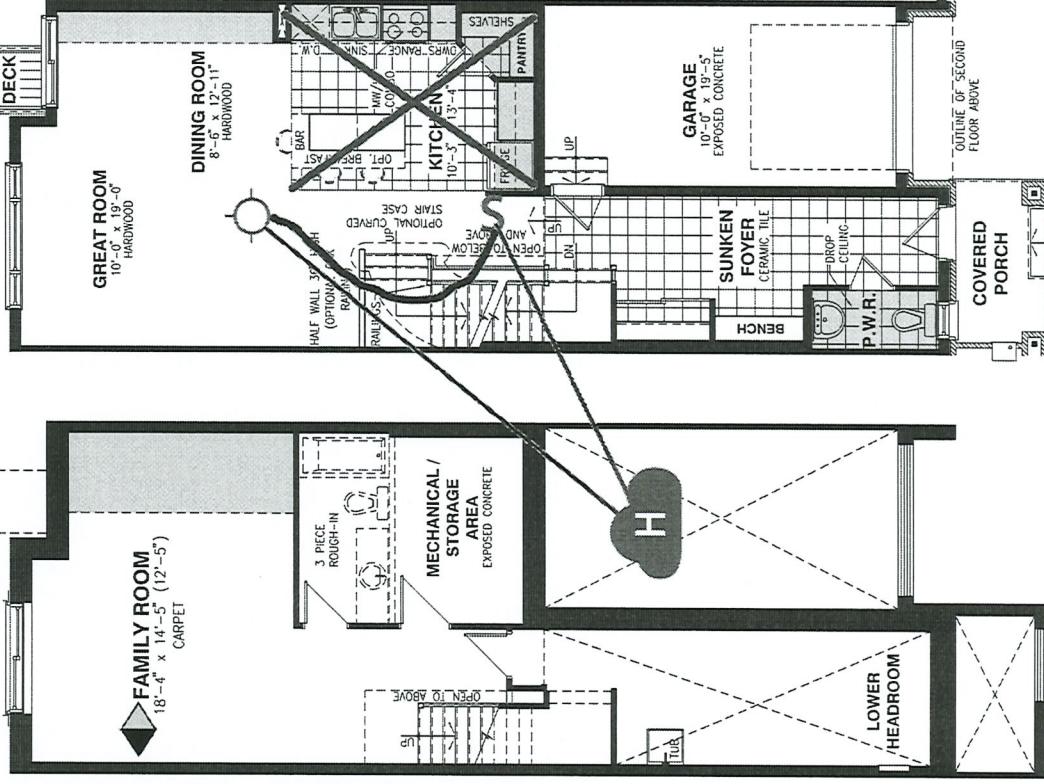
ss-Orbital Sketch



WALKOUT BASEMENT
WHERE APPLICABLE

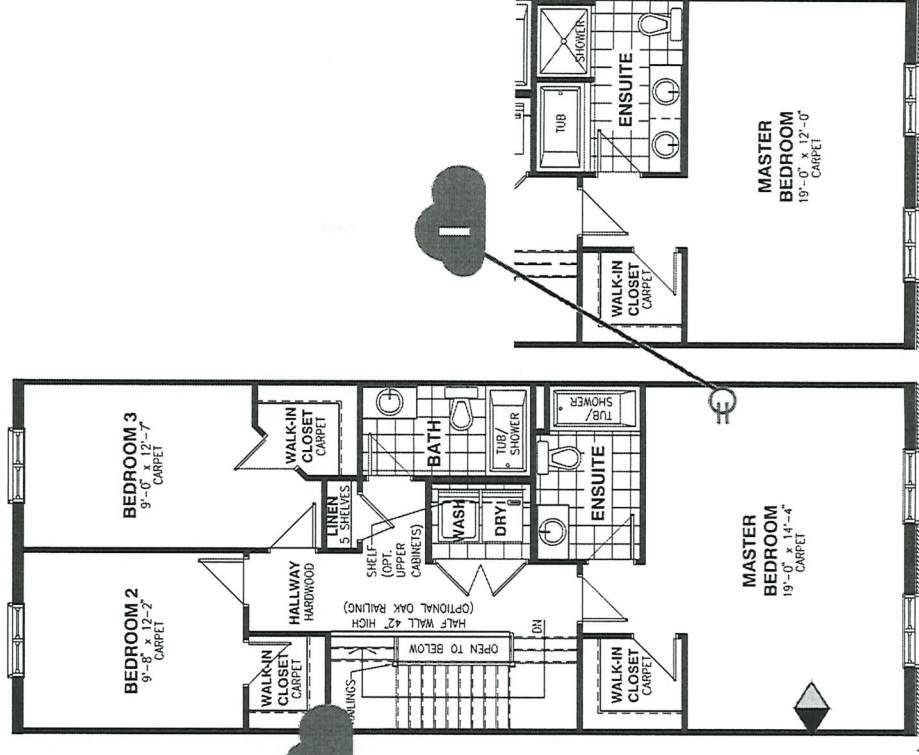


OPTIONAL GAS FIREPLACE



BASEMENT FLOOR

GROUND FLOOR



SECOND FLOOR

OPTIONAL 5PC ENSUITE

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas. All dimensions are approximate. E. & O.E. plans, materials and specifications are subject to change without notice. Actual usage may vary.

DATE April 17, 2021



THE STANLEY 2

MODEL 160-2

2135 sq.ft
(380 sq.ft. finished basement)

Site: Place St. Thomas PH6

Plan No.: 50M-352

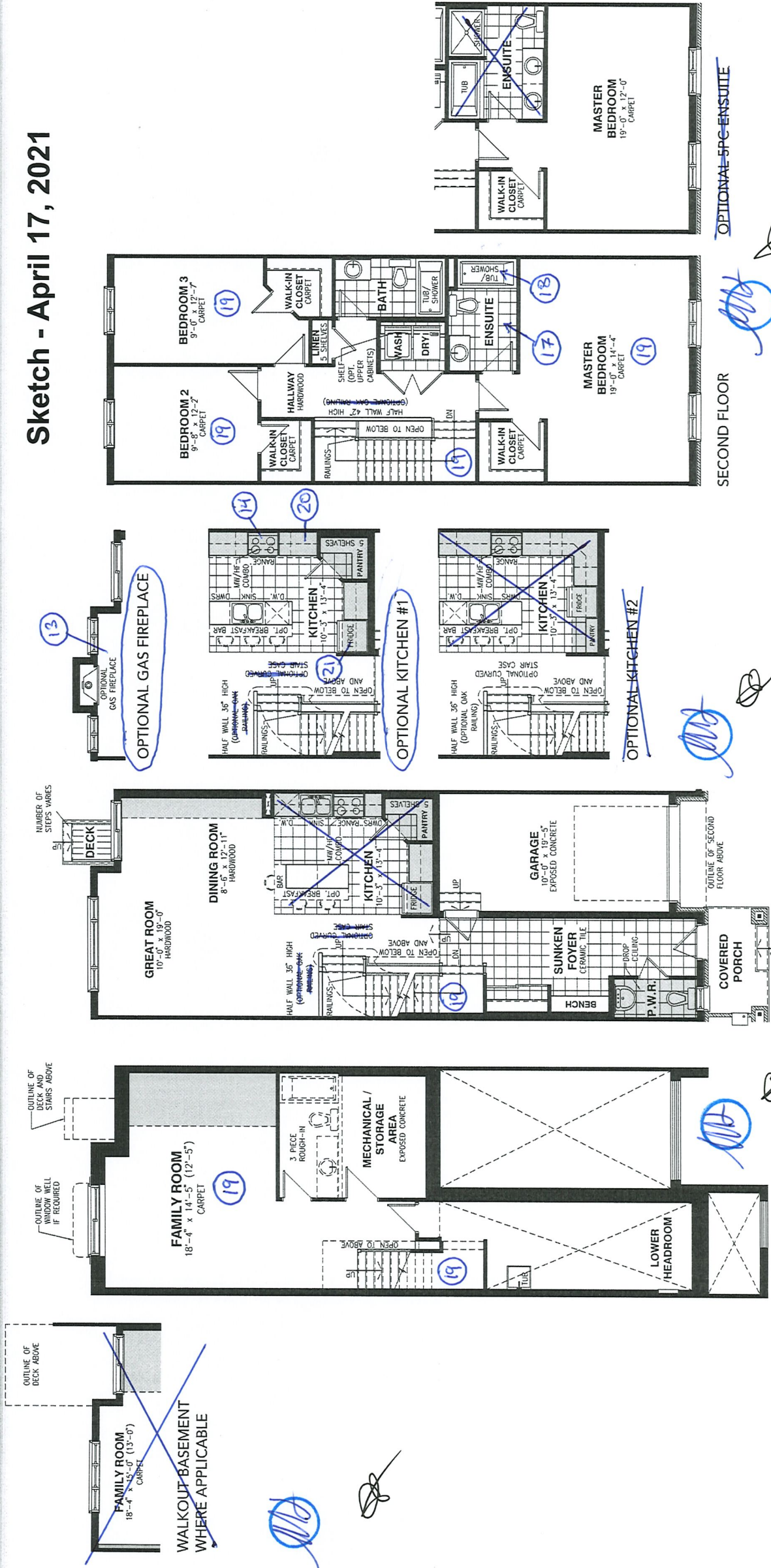
Lot: A-03

Date: April 17, 2021


Purchaser: Michel Lebeau

Purchaser:

Sketch - April 17, 2021

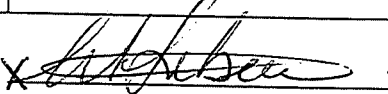


Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas. All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area.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

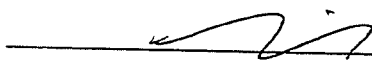
|  | SINGLES AND TOWNS COLOUR CHART | | | | | |
|--|--------------------------------|--------------------|----------------|-------------------------------------|---------------|-------------------|
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | A03 - Phase 6 | Civic Address: | 781 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Michel Lebeau | | | Model Name/#: | Stanley 2, #160-2 |
| | Purchaser(s): | | | | Closing Date: | 22-Feb-22 |
| INTERIOR FINISHES | | | | | | |
| DESCRIPTION | | | | | | |
| TRIM STYLE | Standard | | | | | STD/UPG # |
| | | | | | | STD |
| DOOR STYLE | Standard | | | | | STD |
| | | | | | | STD |
| INTERIOR HARDWARE | Standard | | | | | STD |
| | | | | | | STD |
| INTERIOR LIGHTING PACKAGE | Standard Roma Collection | | | | | STD |
| | | | | | | STD |
| BATHROOM ACCESSORIES | Standard | | | | | STD |
| | | | | | | STD |
| FIREPLACE MANTLE | Delete | | | | | 13 |
| | | | | | | |

| INTERIOR HANDRAILS AND SPINDLES | | | | |
|--|---------|----------|--------------|-----------|
| | WOOD | STYLE | STAIN/COLOUR | STD/UPG # |
| HANDRAIL | Red Oak | Colonial | SB 200 | STD |
| BRACKET | Red Oak | Colonial | SB 200 | STD |
| SPINDLES | Red Oak | Colonial | SB 200 | STD |
| POSTS | Red Oak | Colonial | SB 200 | STD |
| NOSINGS | Red Oak | Colonial | SB 200 | 6, STD |
| HARDWOOD STAIRCASE (WHERE APPLICABLE) | 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 Opening | STD | N/A | / |
| RANGE | Standard Opening | STD | N/A | / |
| DISHWASHER | Standard Opening | STD | N/A | / |
| MICROWAVE/ HOODFAN <small>(Specify if convection)</small> | Standard Chimney Hoodfan Opening | 14 | Basic Stainless Steel | 14 |
| WASHING MACHINE/DRYER | Standard Opening | STD | N/A | / |

Purchaser's Signature(s) : 


Purchaser's Signature(s) : _____

Approved By : 

Date: 17-Apr-21

Date: _____

Date: April 22, 2021

| | | | | | | | |
|--|---------------------|--|--------------------|--------------------|-------------------------------------|---------------|-------------------|
|  | | SINGLES AND TOWNS COLOUR CHART | | | | | |
| | | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | | Lot No: | A03 - Phase 6 | Civic Address: | 781 Namur Street, Embrun ON K0A 1W0 | | |
| | | Purchaser(s): | Michel Lebeau | | | Model Name/#: | Stanley 2, #160-2 |
| | | Purchaser(s): | | | | Closing Date: | 22-Feb-22 |
| CERAMIC & GROUT SELECTIONS (1) | | | | | | | |
| ROOM | AREA | MANUFACTURER/SERIES/SIZE/ COLOUR/CODE | | GROUT SELECTION | LEVEL | STD/UPG # | |
| FOYER | FLOOR | Centura Serenity Series 13"x13" White 931981 (Standard Square Install) | | 909 Sterling | STD + UPG Grout | STD, 16 | |
| POWDER ROOM | FLOOR | Centura Serenity Series 13"x13" White 931981 (Standard Square Install) | | 909 Sterling | STD + UPG Grout | STD, 16 | |
| | WALL | / | | / | / | / | |
| | INSERT OR BORDER | / | | | | | |
| MUDROOM | FLOOR | / | | / | / | / | |
| | WALL | / | | | | | |
| | INSERT OR BORDER | / | | | | | |
| LAUNDRY ROOM | FLOOR | Centura Serenity Series 13"x13" White 931981 (Standard Square Install) | | 909 Sterling | STD + UPG Grout | STD, 16 | |
| | WALL | / | | / | / | / | |
| | INSERT OR BORDER | / | | | | | |
| KITCHEN | FLOOR | Centura Serenity Series 13"x13" White 931981 (Standard Square Install) | | 909 Sterling | STD + UPG Grout | STD, 16 | |
| | BACKSPLASH | Olympia C.D.C. 2"x16" Matte Arctic White QT.CD.ARW.0216.MT (Horizontal stacked install) | | 909 Sterling | Bronze + UPG Grout | 7, 16 | |
| | INSERT OR BORDER | / | | | | | |
| BREAKFAST AREA/DINETTE | FLOOR | / | | / | / | / | |
| FIREPLACE | HEARTH | / | | / | / | / | |
| | SURROUND | Ceratec Stone Glamour 11.6"x23.6" Calacatta Matt (Horizontal stacked) | | 909 Sterling | Silver floor on wall + UPG Grout | 10, 16 | |
| ADDITIONAL FIREPLACE | HEARTH | / | | / | / | / | |
| | SURROUND | / | | / | / | / | |

Purchaser's Signature(s) : 


Date: 17-Apr-21

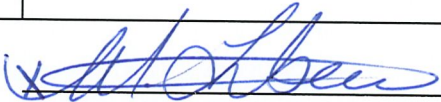
Purchaser's Signature(s) : _____

Date: _____

Approved By : 

Date: April 22, 2021

| | | | | | | |
|--|---|--------------------|----------------|-------------------------------------|---------------|-------------------|
|  | SINGLES AND TOWNS COLOUR CHART | | | | | |
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | A03 - Phase 6 | Civic Address: | 781 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Michel Lebeau | | | Model Name/#: | Stanley 2, #160-2 |
| | Purchaser(s): | | | | Closing Date: | 22-Feb-22 |
| FLOORING SELECTIONS | | | | | | |
| ROOM | CARPET/UNDERPAD OR HARDWOOD | | | LEVEL | STD/UPG # | |
| MAIN FLOOR HALLWAY | Lauzon Engineered Hardwood Smoky Grey Essential Collection Red Oak Expert Matte 3-1/8" | | | UPG | 6 | |
| DINING ROOM | Lauzon Engineered Hardwood Smoky Grey Essential Collection Red Oak Expert Matte 3-1/8" | | | UPG | 6 | |
| FLEX ROOM | / | | | / | / | |
| BASEMENT FAMILY ROOM | Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad | | | STD Carpet + L1 Underpad | STD, 19 | |
| GREAT ROOM | Lauzon Engineered Hardwood Smoky Grey Essential Collection Red Oak Expert Matte 3-1/8" | | | UPG | 6 | |
| DEN/HOME OFFICE | / | | | / | / | |
| REAR HALLWAY | / | | | / | / | |
| KITCHEN | / | | | / | / | |
| BREAKFAST AREA/DINETTE | / | | | / | / | |
| MAIN STAIRS TO BEDROOMS | Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad | | | STD Carpet + L1 Underpad | STD, 19 | |
| UPPER HALLWAY | Lauzon Engineered Hardwood Smoky Grey Essential Collection Red Oak Expert Matte 3-1/8" | | | UPG | 6 | |
| BEDROOM # 2 | Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad | | | STD Carpet + L1 Underpad | STD, 19 | |
| BEDROOM # 3 | Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad | | | STD Carpet + L1 Underpad | STD, 19 | |
| BEDROOM # 4 | / | | | / | / | |
| MASTER BEDROOM | Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad | | | STD Carpet + L1 Underpad | STD, 19 | |
| MASTER BEDROOM WALK-IN CLOSET | Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad | | | STD Carpet + L1 Underpad | STD, 19 | |
| STAIRS TO BASEMENT | Beaulieu A4531 Spartacus 89418 Black Ice + Upgraded Underpad | | | STD Carpet + L1 Underpad | STD, 19 | |
| FINISHED BASEMENT RECREATION ROOM | / | | | / | / | |

Purchaser's Signature(s) : 


Date: 17-Apr-21

Purchaser's Signature(s) : _____

Date: _____

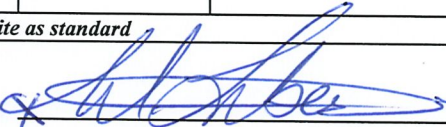
Approved By : 

Date: April 22, 2021

| | | | | | | |
|--|--------------------------------|--------------------|----------------|-------------------------------------|---------------|-------------------|
|  | SINGLES AND TOWNS COLOUR CHART | | | | | |
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | A03 - Phase 6 | Civic Address: | 781 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Michel Lebeau | | | Model Name/#: | Stanley 2, #160-2 |
| | Purchaser(s): | | | | Closing Date: | 22-Feb-22 |

| PLUMBING FIXTURES | | | | |
|-------------------------|-------------------|----------|-----------------|----------|
| ROOM | FIXTURE | STYLE | FINISH | STD/UPG# |
| KITCHEN | SINK | Standard | Stainless Steel | STD |
| | 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 |
| ENSUITE BATHROOM | SINK(S) | Standard | Chrome | STD |
| | VANITY FAUCET(S) | Standard | Chrome | STD |
| | WATER CLOSET | Standard | White | STD |
| | TUB/SHOWER | Standard | White | STD |
| | TUB/SHOWER FAUCET | Standard | Chrome | STD |
| | | / | / | / |
| | | / | / | / |
| POWDER ROOM | PEDESTAL | Standard | White | STD |
| | SINK FAUCET | Standard | Chrome | STD |
| | WATER CLOSET | Standard | White | STD |
| BASEMENT/OTHER BATHROOM | SINK | / | / | / |
| | VANITY FAUCET | / | / | / |
| | WATER CLOSET | / | / | / |
| | TUB/SHOWER | / | / | / |
| | TUB/SHOWER FAUCET | / | / | / |


NOTE: All fixtures are white as standard

Purchaser's Signature(s) :



Date: 17-Apr-21

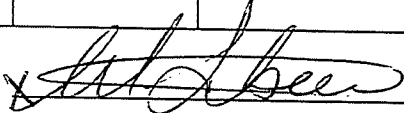
Purchaser's Signature(s) :

Date:

Approved By :


Date: April 22, 2021

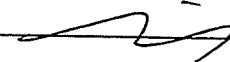
|  | SINGLES AND TOWNS COLOUR CHART | | | | | |
|--|--------------------------------|--|-----------------|-------------------------------------|---------------|-------------------|
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | A03 - Phase 6 | Civic Address: | 781 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Michel Lebeau | | | Model Name/#: | Stanley 2, #160-2 |
| | Purchaser(s): | | | | Closing Date: | 22-Feb-22 |
| CERAMIC & GROUT SELECTIONS (2) | | | | | | |
| ROOM | AREA | MANUFACTURER/SERIES/SIZE/ COLOUR/CODE | GROUT SELECTION | LEVEL | STD/UPG # | |
| MAIN BATHROOM | FLOOR | Centura Serenity Series 13"x13" White 931981 (Standard Square Install) | 909 Sterling | STD + UPG Grout | STD, 16 | |
| | WALL | Centura Linen Series 8"x10" Cream K933344 (Horizontal Stacked Install) | 909 Sterling | STD + UPG Grout | STD, 16 | |
| | INSERT OR BORDER | / | | | | |
| 3PC ENSUITE BATHROOM | FLOOR | Ceratec Stone Glamour 11.6"x23.6" Calacatta Matt (Rectangular Front to Back Install) | 909 Sterling | Silver floor + UPG Grout | 17, 16 | |
| | WALL | Ceratec Stone Glamour 11.6"x23.6" Calacatta Matt (Horizontal Stacked Install) | 909 Sterling | Silver floor on wall + UPG Grout | 18, 16 | |
| | INSERT OR BORDER | / | | | | |
| 4PC/5PC ENSUITE BATHROOM | FLOOR | / | / | / | / | |
| | TUB DECK | / | / | / | / | |
| | TUB BACKSPLASH | / | / | / | / | |
| | INSERT OR BORDER | / | | | | |
| | WALL OVER TUB | / | | | | |
| BASEMENT/OTHER BATHROOM | FLOOR | / | / | / | / | |
| | WALL | / | / | / | / | |
| | INSERT OR BORDER | / | | | | |

Purchaser's Signature(s) : 

Date: 17-Apr-21

Purchaser's Signature(s) : _____

Date: _____

Approved By : 

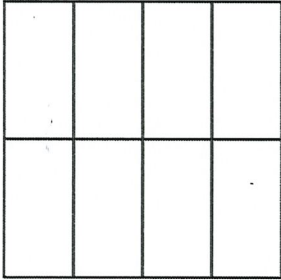
Date: April 22, 2021



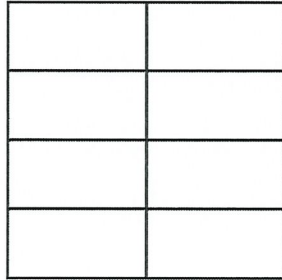
Tile Installation Options

WALL TILE

Vertical stacked

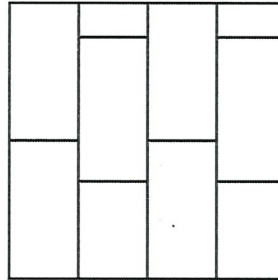


Horizontal stacked

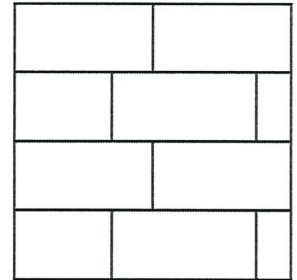


Kitchen Backsplash,
Fireplace,
Main Bathroom,
Ensuite Bathroom

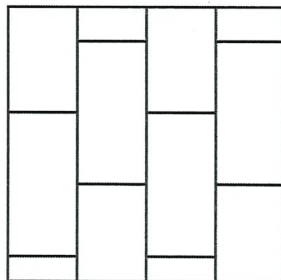
Vertical 1/3 offset brick



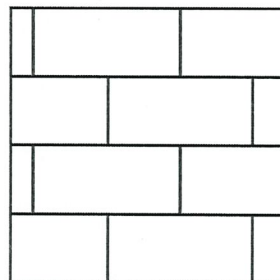
Horizontal 1/3 offset brick



Vertical brick



Horizontal brick



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: A03

Model: #160-2, Stanley 2, Std

Purchaser: Michel Lebeau

Purchaser: _____

Date: April 17, 2021

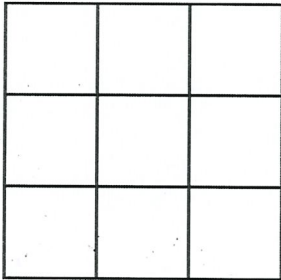
Upgrade #: 7, 10, 18



Tile Installation Options

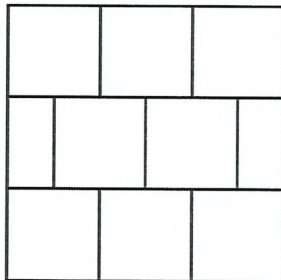
FLOOR TILE

Standard square

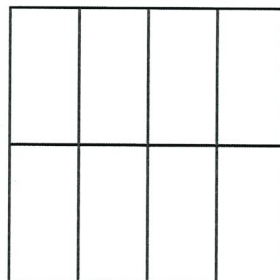


Foyer, Powder Room,
Laundry, Kitchen,
Main Bathroom

Square brick

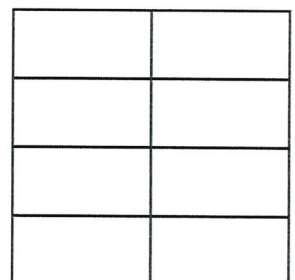


Rectangular
front to back of the house

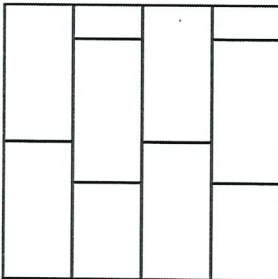


Ensuite Bathroom

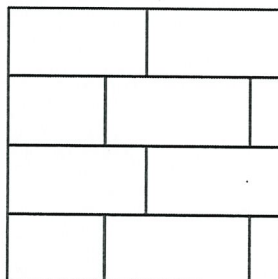
Rectangular
side to side of the house



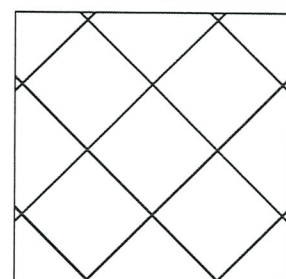
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6

Purchaser: Michel Lebeau

Plan #: 50M-352

Purchaser: _____

Lot: A03

Date: April 17, 2021

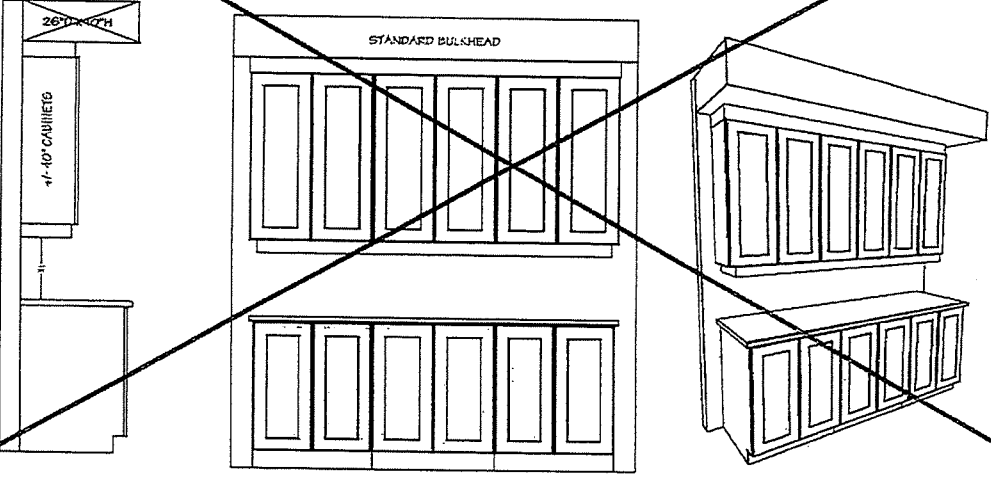
Model: #160-2, Stanley 2, Std

Upgrade #: 17

OPTIONAL KITCHEN CABINET CROWN MOULDING,
FILLER & **STANDARD BULKHEAD** DETAILS

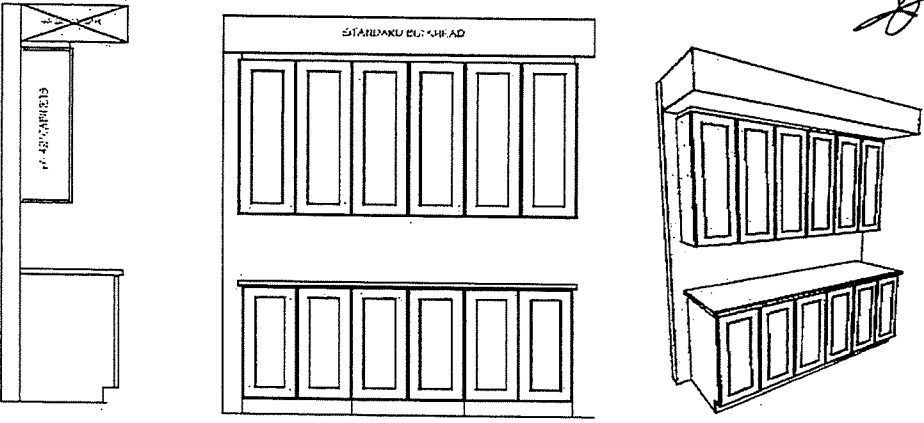
UPC9-1B Upgrade #: _____


- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to standard bulkhead.




UPC9-2A Upgrade #: 20

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to standard bulkhead.



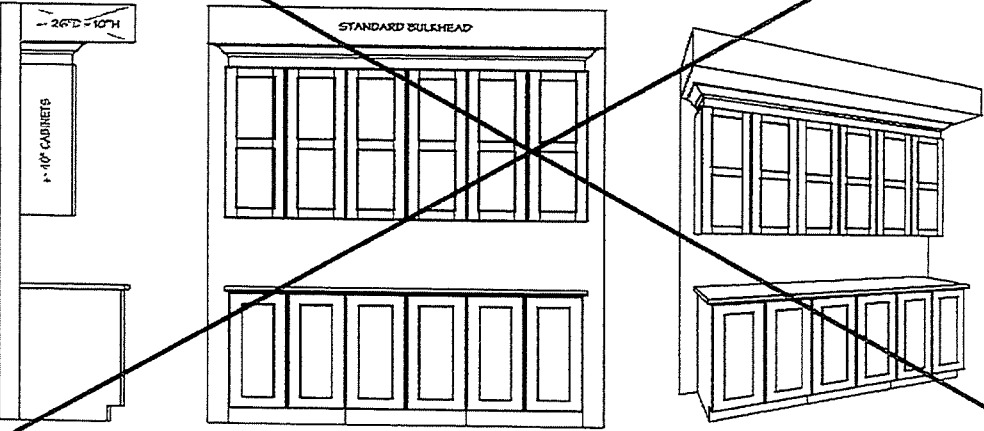


DS



UPC9-3B Upgrade #: _____

- Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to standard bulkhead.



Site: PST PH6

Plan No: 50M-352

Lot: A03

Date: April 17, 2021

Purchaser: Michel Lebeau

Purchaser:

Valecraft Homes Décor Disclaimers

Lot#: A03 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Michel Lebeau

TEL:

Through years of doing business, we at Valecraft Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Schedule B1A and 680 forms and all Colour Chart forms.

HOUSE EXTERIORS

The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections. This includes but is not limited to additional brick to external side yard walls to enhance the streetscape and/or to comply to municipal agreements.

Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. The Builder cannot be responsible for results which differ from the artists renderings of elevations.

ADDITIONAL WINDOWS

Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.

MULTI-MEDIA

The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.

IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES

The Purchaser acknowledges and accepts that due to the variation in framing requirements in different parts of the Purchaser's home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing The Purchaser's cables. For above fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Client Upgrades.

PLANS

Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for the services, kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E.& O.E.

For townhomes, Purchasers Agree to sign an exterior block plan layout when available. Purchaser(s) acknowledge that rooflines may be altered at this time from the brochure due to block assembly.

INVENTORY AND MODEL HOMES:

Purchaser(s) Acknowledge And Accept That All Interior Colours And Wiring Have Been Selected And Installed By The Vendor And Will Remain As Installed. (Ie: Cabinetry, Flooring And Paint Colours But Not Limited To.)

SELECTIONS AND APPOINTMENTS:

All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.

In the event the work on the house has progressed beyond the point where the items covered by these invoices cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.

The vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the Purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.

Valecraft Homes Décor Disclaimers

Lot#: A03 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Michel Lebeau

TEL:

It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.

The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the above-mentioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.

ADMINISTRATION FEES

Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received Later Than 14 Days After Firm Up. No estimates or orders will be accepted once construction has commenced.

Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply)

Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor. Should a change in price occur, Valecraft Homes reserves the right to request from the Purchaser an adjustment of the price or a refund limited to that item.

The Purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$150. PLUS a 10% holdback fee.

Purchasers are aware that any request to add a percentage of upgrades from the 680's will be processed only after the builder receives approval letter from the bank.

GENERAL:

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The number of steps required at entrances into the home and the garage entrance may vary from the model home/plans depending on individual lot grading requirements. Due to these steps, exterior railings may be required. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as a result of the 2006 Building Code Requirement OBC 9.8.6.2. if 3 or more risers are required as a result of grading.

Basement window wells may or may not be required depending upon individual lot grading requirements.

Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of The Purchaser's driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.

The grading and drainage of The Purchaser's lot has been designed and engineered to ensure that surface water is directed away from The Purchaser's home and into swales. These swales run at the side and rear of The Purchaser's property lines. Swales generally have more aggressive slopes relative to the general lot and will always occupy a portion of the useable space of The Purchaser's lot to serve their function properly.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

STAIRCASE VS FLOORING

WOOD SPECIES DIFFERENCE

The Purchaser acknowledges and accepts that the wood species of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. The Purchaser acknowledges and accepts that though the flooring is of the same species as the staircase the difference in product finishing may result in a stain colour variance. The Purchaser agrees that the vendor is to be exempt from any and all claims by the Purchaser regarding this colour variance.



Valecraft Homes Décor Disclaimers

Lot#: A03 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Michel Lebeau

TEL:

RAILINGS

All railings, spindles, posts, nosing's and stairs come from solid wood and veneered wood materials sourced from multiple locations and suppliers. As such there will be variations in grains and shades between the various natural components beyond our control. Due to this variance in material, all components will stain with colour or natural finish differently. Iron spindles are wrought in nature and depending on the manufacturing process will have differences from spindle to spindle which is normal. Also the finish of the iron spindles is of a powder coated nature. This process can produce minor colour variations or tones. Furthermore, the assembly of the metal spindles can develop a natural rattle over time from vibration in the railing. Minor rattling is normal and is a part of the wrought iron spindle assembly.

FIREPLACE MANTLE

Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Installing A Fireplace Fan Kit As well As Maintaining The Mantle Installed Above The Fireplace.

STAIN COLOURS

Due to the many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplace mantles, the colour may not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. The builder will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, spindles and rails. The Purchaser is to choose from the builder's stain samples for these areas to their satisfaction.

APPLIANCE SPECIFICATIONS

All appliance openings are set to the builder's standard openings. Please advise the Sales Representative at time of the structural appointment if custom sizing of cabinets is required for any built - in appliances. The Purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

The Purchaser acknowledges and accepts that in order to accommodate upgraded appliances, all appliance specifications should be provided at the time of their structural appointment. Should this not occur they must be provided to the Décor Center within one (1) week of completion of structural chart. Failure to do so, may result in the need to revert to the standard appliance openings or in a delay in construction of The Purchaser's dwelling, as a cost of \$150 to re-open The Purchaser's structural file should changes be required. As a result, the builder may be forced to extend the closing of The Purchaser's transaction. Due to failure to complete the above-mentioned selections and at no fault of our own, the builder reserves the right to hold The Purchaser responsible for this delayed closing, including charging extra administration cost and interest on the balance due on closing.

Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

Purchasers Accept Standard Appliance Openings (unless otherwise specified):

Fridge - 33"W x 70.75" High Approx.

Range - 30-1/2"D x 31-1/2"W Approx.

Dishwasher - 24" W Approx.

GRANITE, MARBLE ENGINEERED SURFACES WAIVER

Due to the natural composition of such materials as Granite and Marble, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the client is given an opportunity to view the slab prior to installation (W4) and the Purchaser agrees not to hold the Vendor liable for such variations. All countertop surfaces which may have seams, the product pattern & shades can change in these areas.

CERAMIC BACKSPLASHES:

The Purchaser(s) Acknowledge & Accept That The Vendor Does Not Recommend The Deletion Of The Ceramic Kitchen Backsplash & That The Vendor Will Not Be Liable For Any Damage To The Drywall, Paint, Cabinets Or Countertops Resulting From The Deletion Of The Backsplash.

FILE COMPLETION:

Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing.

RESELECTIONS

It is not uncommon for flooring, such as tile, to become discontinued prior to its installation. Therefore, it may be necessary to make a reselection of certain materials sometime during the building process. The builder cannot assure The Purchaser that another choice approximating The Purchaser's selection will be available.



Valecraft Homes Décor Disclaimers

Lot#: A03 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Michel Lebeau

TEL:

GENERAL:

The vendor may substitute materials of equal or greater value without consent.

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The Purchaser understands that due to normal manufacturing production, materials which are installed in the home may vary slightly in colour from the vendor's samples and/or model homes.


The wood used in the finishing products of The Purchaser's home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.

Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

I hereby acknowledge reading and understanding the above copy and will not hold Valecraft Homes responsible for any issues in relation to above.

Purchaser's Signatures



Date April 17, 2021

Date _____