

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

ON THE 17 DAY OF April, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : C14
LOT: C14 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 751 Namur Street

PURCHASERS: Samar Merhi & Jonathan Peter Ruddy

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 28, 2021

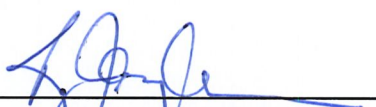


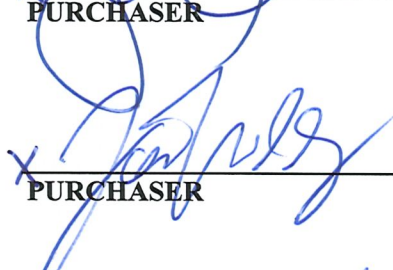
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall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

DELETE: PURCHASE PRICE: \$416,082.00
BALANCE AT CLOSING: \$391,082.00
LESS H.S.T. AMOUNT: \$392,261.25
SCHEDULE "G" DATED: April 17, 2021
TARION SCHEDULE "B" DATED: April 17, 2021

INSERT: 680 dated: May 9, 2021 in the amount of: \$1,584.26
NEW PURCHASE PRICE: \$417,666.26
NEW BALANCE AT CLOSING: \$392,666.26
NEW LESS H.S.T. AMOUNT: \$393,659.54
SCHEDULE "G" DATED: May 9, 2021
TARION SCHEDULE "B" DATED: May 9, 2021

Dated at Gatineau, QC this 9 day of May, 2021

In the presence of:

<u></u> WITNESS	<u></u> PURCHASER
<u></u> WITNESS	<u></u> PURCHASER
Dated at <u>Ottawa</u> this <u>13</u> day of <u>May</u> , <u>2021</u>	

VALECRAFT HOMES (2019) LIMITED

Per: 

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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



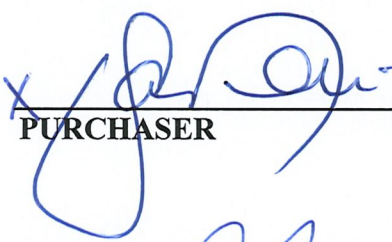
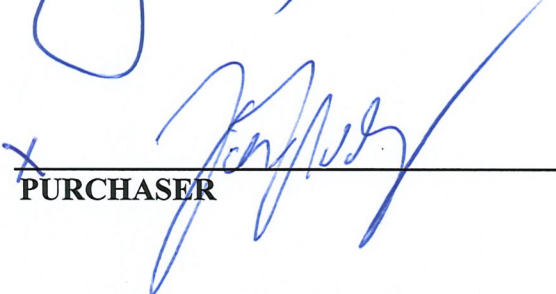
Vendor

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 \$393,659.54. 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 Gatineau, QC this 9 day of May, 2021


 PURCHASER

 PURCHASER

VALECRAFT HOMES (2019) LIMITED

PER: 

DATE: May 13, 2021

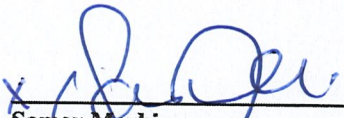
PROJECT: PLACE ST THOMAS 6 LOT: C14

NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Samar Merhi and Jonathan Peter Ruddy			Printed: 3-May-21 2:50 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C14	6	160 THE STANLEY 2	21-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
*10 999	1 -	ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 322.05 Each
32798	Note: Orbital Estimate No#: OR5925 Rev.02 dated 04/28/2021		
*11 998	1 -	S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 1,262.21 Each
32799	Note: S&S Electric Estimate No#: SS4645 Rev.03 dated 04/28/2021		

Sub Total	\$1,584.26
HST	\$0.00
Total	\$1,584.26

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

PURCHASER:

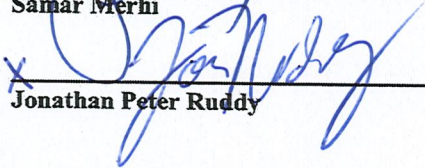


Samar Merhi

9-May-21

DATE

PURCHASER:




Jonathan Peter Ruddy

9-May-21

DATE

VENDOR:



PER: Valecraft Homes (2019) Limited

May 13, 2021

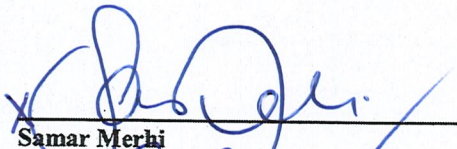
DATE:

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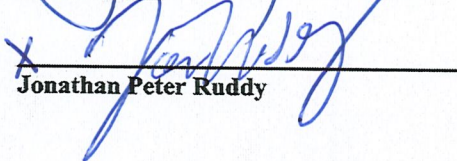
PURCHASER:



9-May-21
DATE

Samar Merhi


PURCHASER:



9-May-21
DATE

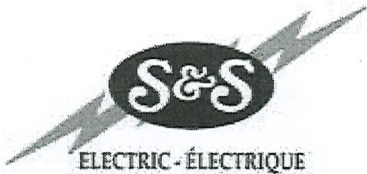
Jonathan Peter Ruddy

VENDOR:



PER: Valecraft Homes (2019) Limited

DATE: May 13, 2021



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

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

Estimate No#: SS4645 Rev.03

Customer Copy

Customer:

Samar Merhi & Jonathan Peter Ruddy

Home: 613-558-6821; 819-448-3448
Email: samar.merhi@gmail.com;
eontbird@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
C14 - Phase 6
04/22/2022
Salesperson: Jason Thompson
Date: 04/28/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 63 inches from floor above fireplace beside conduit	A	\$120.00	\$120.00
Master Bedroom	1.00	15 Amp Standard Plug Relocate standard USB plug and add (1) 15 AMP plug	B	\$120.00	\$120.00
Kitchen	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Relocate standard fixture and replace with potlight add 3 (4 in total) LED Halo potlights (AFR4-0930-WH)	C	\$877.00	\$877.00
Various Locations	2.00	15 Amp USB Charger Receptacle (standard items) USB Charger Receptacle in kitchen and master bedroom (relocated in master)	D	\$	\$0.00
Ensuite Bath	1.00	New ensuite layout - Locate standard plug on left of vanity <i>side wall side of vanity.</i>	E	\$	\$0.00
***.Total price includes all applicable taxes				Customer Subtotal:	\$1,117.00
				HST:	\$145.21
				Total:	\$1,262.21

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


May 9, 2021
Date

May 9, 2021

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

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www.ssbolton.com

Estimate No#: OR5925 Rev.02

Customer Copy

Customer:

Samar Merhi & Jonathan Peter Ruddy

Home: 613-558-6821; 819-448-3448
Email: samar.merhi@gmail.com;
eontbird@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
C14 - Phase 6
04/22/2022

Salesperson: Jason Thompson (OR)
Date: 04/28/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
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		\$	\$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
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
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Great Room	1.00	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 63 inches from floor above fire place		\$285.00	\$285.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$285.00
HST:	\$37.05
Total:	\$322.05

Customer Signature

May 9, 2021
Date

May 9, 2021

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

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THE STANLEY 2

MODEL 160-2

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

Site: Place St. Thomas PH6

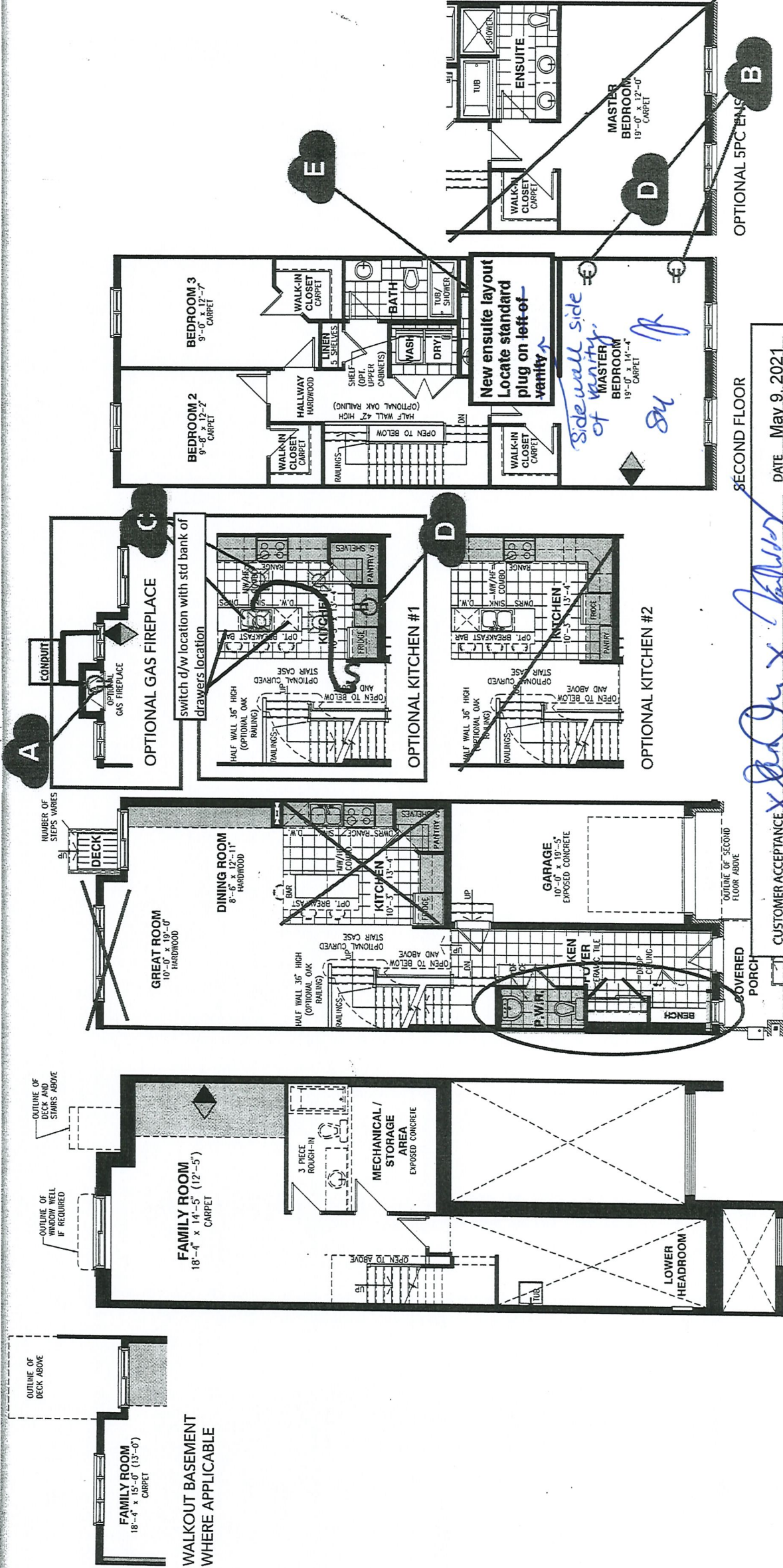
Plan No.: 50M-352

Lot: C-14

Date: April 17, 2021

Purchaser: Samar Merhi

Purchaser: Jonathan Peter Ruddy



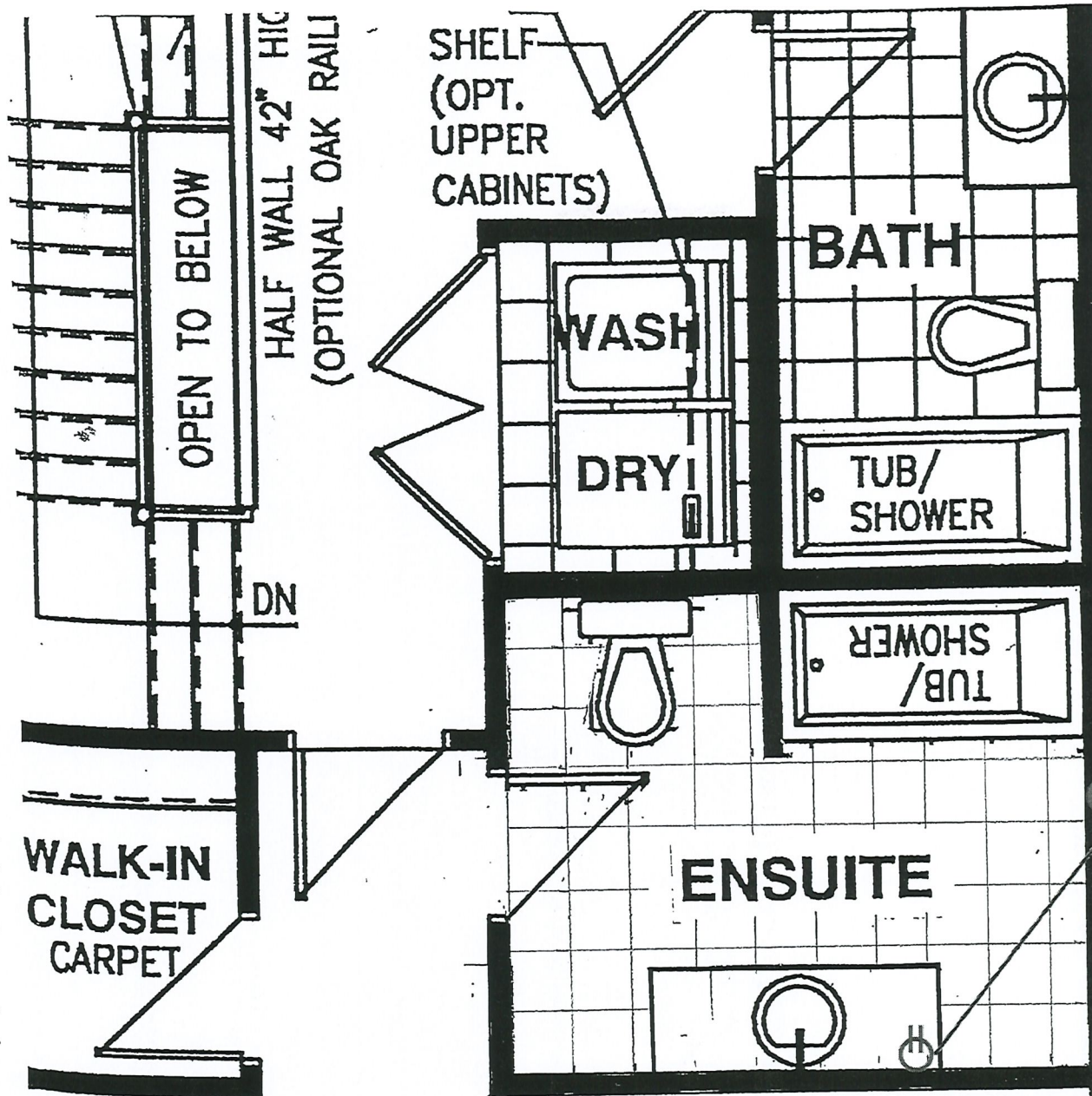
CUSTOMER ACCEPTANCE *[Signature]* DATE May 9, 2021

BASEMENT FLOOR

GROUND FLOOR

SECOND FLOOR

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 slated floor area. *Note: Number of steps varies due to site grading.



CUSTOMER ACCEPTANCE

DATE May 9, 2021

**MASTER
BEDROOM**
19'-0" x 12'-4"
CARPET

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.

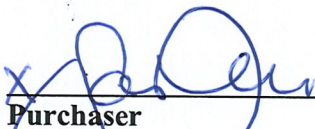
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

Part II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

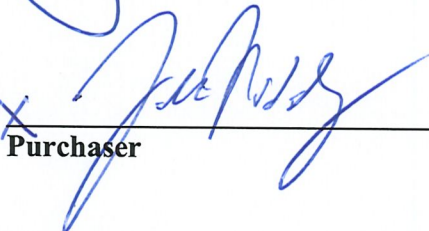
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1. Land Transfer Tax based on final purchase price less HST as stated in Clause #17 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #7 of the Agreement of Purchase & Sale.
3. Maximum 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 May 9, 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 Gatineau, QC, this 9 day of May, 2021.


Purchaser

Valecraft Homes Limited


Purchaser


Per:

May 31, 2021
Date:

Lot #: C14 - Phase 6

Project: Place St Thomas 6

SCHEDULE B

Adjustments to Purchase Price or Balance Due on Closing

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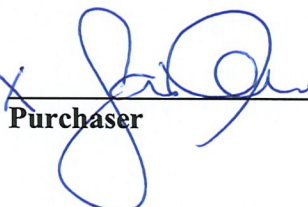
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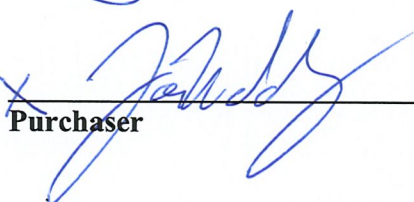
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Purchaser

Valecraft Homes Limited


Purchaser


Per:

May 13, 2021
Date:

Lot #: C14 - Phase 6

Project: Place St Thomas 6