

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 30th DAY OF July , 2020 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : P90
LOT: P90 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 604 Tranquil Stream Private

PURCHASERS: Julien Daniel Page & Yasnee Beeharry

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: August 11th, 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: \$554,719.92
BALANCE AT CLOSING: \$529,371.07
LESS H.S.T. AMOUNT: \$512,141.52
SCHEDULE "G" DATED: October 5th, 2020
TARION SCHEDULE "B" DATED: October 5th, 2020

INSERT: 680 dated: June , 2021 in the amount of: -\$144.00
NEW PURCHASE PRICE: \$554,575.92
NEW BALANCE AT CLOSING: \$529,227.92
NEW LESS H.S.T. AMOUNT: \$512,014.09
SCHEDULE "G" DATED: June 8, 2021
TARION SCHEDULE "B" DATED: June 8, 2021

Dated at Ottawa this 8 day of June , 2021

In the presence of:

WITNESS

DocuSigned by:
PURCHASER

WITNESS

DocuSigned by:
PURCHASER

Dated at Ottawa this 8 day of June , 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: Diane Brunet
59A2330D9F4E4C7...
REV: September 3, 2020



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASERS: Julien Page and Yasnee Beeharry

Printed: 8-Jun-21 10:33 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
P90	2	120 THE HUNTLEY	17-Aug-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
61		1 - BASEMENT - DELETE ITEM #53 IN 680'S (RE:SUPPLY AND INSTALL CERATEC PAVE WALL HOUSE SICHENIA 6.5" x 16.1" BIANCO 1659, HORIZONTAL 1/3 STAGGERED, FLOOR TILES ON BASEMENT FIREPLACE WALLS, SIDES/RETURNS AND FACADE ALL THE WAY TO CEILING AS PER WALL TILE SKETCH)	-\$3,204.00	Each
33839		Note:		
62		1 - BASEMENT - SUPPLY & INSTALL CERATEC PAVE WALL HOUSE SICHENIA 6.5" x 16.1" BIANCO 1659 FLOOR TILES ON BASEMENT FIREPLACE FACADE ONLY, HORIZONTAL 1/3 OFFSET BRICK INSTALL FROM FLOOR TO CEILING. NO TILES ON RETURNS. SEE REVISION #2 TO COLOUR SHEETS DATES JUNE 8-21	\$2,740.00	Each
33840		Note: As per wall tile installation sketch dated June 8, 2021.		
63		1 - BASEMENT - SUPPLY & INSTALL CENTURA LEGEND II SERIES 12" x 24" ARENA UFLG3711224, SILVER LEVEL FLOOR TILES ON HEARTH RE: BASEMENT FIREPLACE. RECTANGULAR SIDE TO SIDE OF THE HOUSE INSTALLATION. SEE REVISION #2 TO COLOUR SHEETS.	\$320.00	Each
33914		Note: As per floor tile installation sketch and as per floor plan sketch dated June 8, 2021.		

Sub Total	\$-144.00
HST	\$0.00
Total	\$-144.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:DocuSigned by:Julien Page08-Jun-21DATE

PURCHASER:DocuSigned by:Yasnee Beeharry08-Jun-21DATE

VENDOR:DocuSigned by:Diane Brunet59A2330D9F4E4C7...PER: Valecraft Homes Limited

DATE: June 8, 2021

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,568-1

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

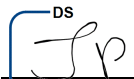
PER: _____

DATE: _____


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 **\$512,014.09** . 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

8

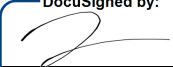
day of

June

,

2021

DocuSigned by:



#A4E18F80FE0C34...

PURCHASER

VALECRAFT HOMES LIMITED

DocuSigned by:



#3261142A66C1E12...

PURCHASER

DocuSigned by:

Diane Brunet

#59A2330D9F4E4C7...

PER:

June 8, 2021

DATE:

PROJECT:

DEERFIELD VILLAGE 2

LOT:

P90



Limited Use Freehold Form
(Tentative Occupancy Date – POTL/CEC)

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 #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 June 8, 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 Ottawa, this 8 day of June, 2021.

DocuSigned by:

Purchaser
AA548F89FE0474...

Valecraft Homes Limited

DocuSigned by:

Purchaser
59A2330D9F4E4C2...

DocuSigned by:

Per:
59A2330D9F4E4C7...

June 8, 2021

Date:

Lot #: P90

Project: Deerfield Village II

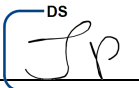


Limited Use Freehold Form
(Tentative Occupancy Date – POTL/CEC)

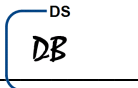
Enrolment Fee Calculation Table (Effective January, 2018)

Sale Price* Range (Excluding HST)			Unit Enrolment Fee		13% HST		Total Enrolment Fee
Less than		\$100,000.00	\$385.00	+	\$50.05	=	\$435.05
\$100,000.01	-	\$150,000.00	\$430.00	+	\$55.90	=	\$485.90
\$150,000.01	-	\$200,000.00	\$500.00	+	\$65.00	=	\$565.00
\$200,000.01	-	\$250,000.00	\$570.00	+	\$74.10	=	\$644.10
\$250,000.01	-	\$300,000.00	\$640.00	+	\$83.20	=	\$723.20
\$300,000.01	-	\$350,000.00	\$710.00	+	\$92.30	=	\$802.30
\$350,000.01	-	\$400,000.00	\$780.00	+	\$101.40	=	\$881.40
\$400,000.01	-	\$450,000.00	\$870.00	+	\$113.10	=	\$983.10
\$450,000.01	-	\$500,000.00	\$945.00	+	\$122.85	=	\$1,067.85
\$500,000.01	-	\$550,000.00	\$1,025.00	+	\$133.25	=	\$1,158.28
\$550,000.01	-	\$600,000.00	\$1,075.00	+	\$139.75	=	\$1,214.75
\$600,000.01	-	\$650,000.00	\$1,130.00	+	\$146.90	=	\$1,276.90
\$650,000.01	-	\$700,000.00	\$1,210.00	+	\$157.30	=	\$1,367.30
\$700,000.01	-	\$750,000.00	\$1,260.00	+	\$163.80	=	\$1,423.80
\$750,000.01	-	\$800,000.00	\$1,315.00	+	\$170.95	=	\$1,485.95
\$800,000.01	-	\$850,000.00	\$1,365.00	+	\$177.45	=	\$1,542.45
\$850,000.01	-	\$900,000.00	\$1,485.00	+	\$193.05	=	\$1,678.05
\$900,000.01	-	\$950,000.00	\$1,540.00	+	\$200.20	=	\$1,740.20
\$950,000.01	-	\$1,000,000.00	\$1,595.00	+	\$207.35	=	\$1,802.35
\$1,000,000.01	-	\$1,500,000.00	\$1,725.00	+	\$224.25	=	\$1,949.25
Over \$1,500,000.01			\$1,800.00	+	\$234.00	=	\$2,034.00

* Sale Price refers to the total amount (value of consideration) payable by an owner in an agreement of purchase and sale or construction contract, including (without limitation) the value of upgrades, extras and other consideration paid for the home including appurtenances used in conjunction with the residential dwelling, (e.g., garages for single homes or parking spaces and storage lockers for condominiums). For clarity, Sale Price does not include any applicable taxes.


Purchaser


Purchaser


Vendor



THE HUNTLEY

MODEL 120

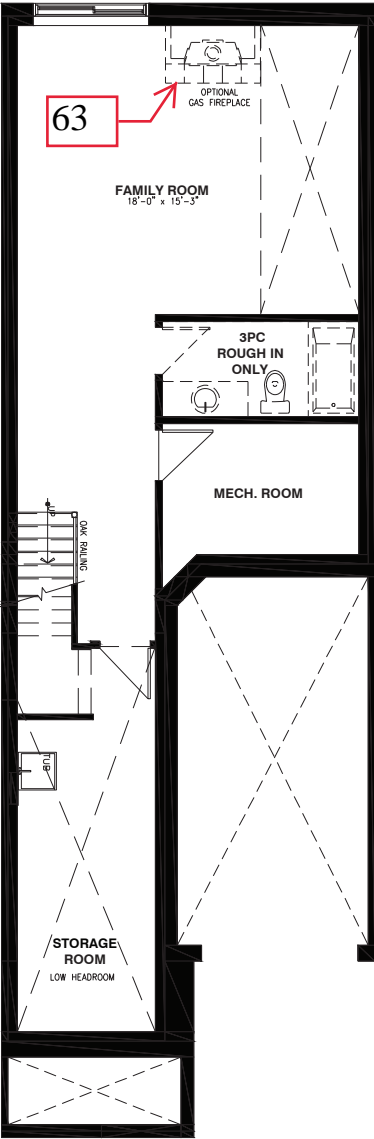
2221 sq.ft.
(474 sq.ft. Basement)

Site: Deerfield Village 2 Purchaser: Julien Daniel Page

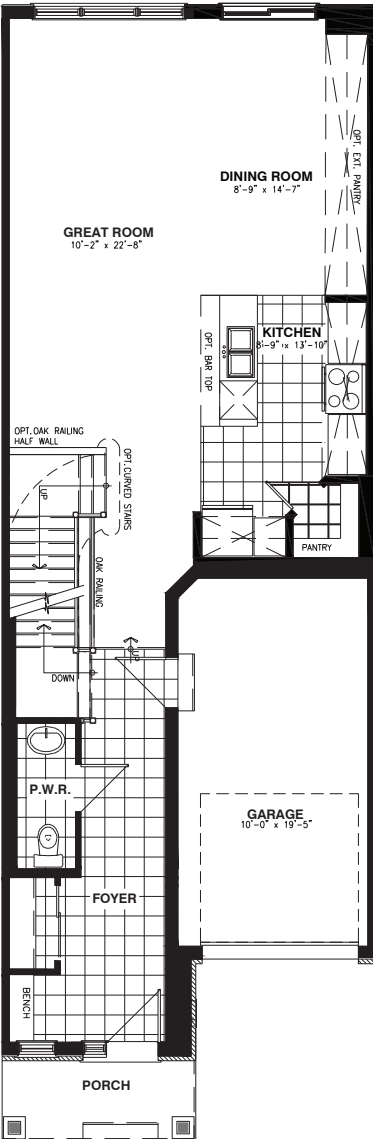
Plan No.: 4M-1290

Lot: P90 Purchaser: Yasnee Beeharry

Date: June 8, 2021



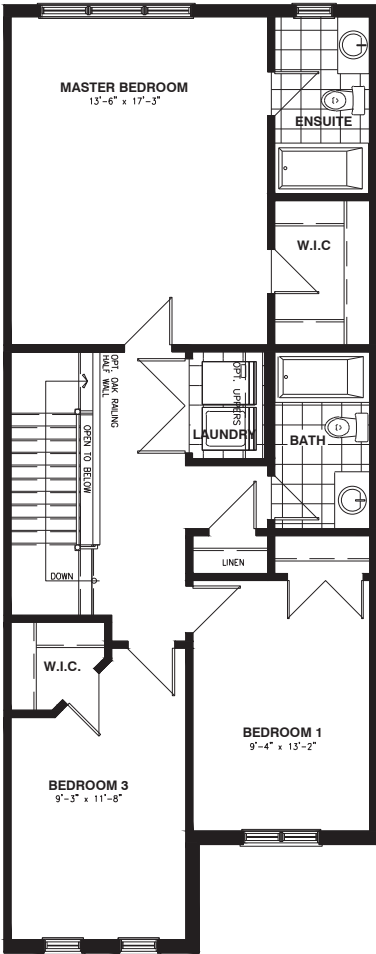
BASEMENT FLOOR



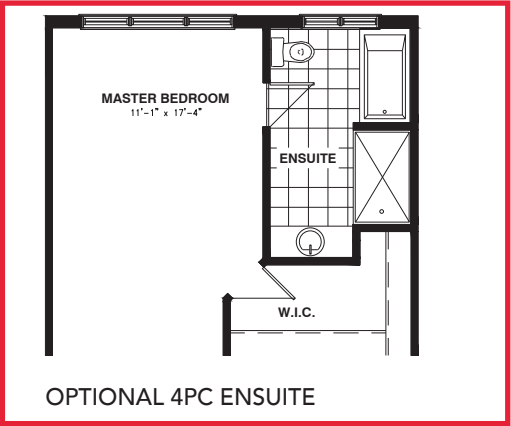
GROUND FLOOR

DS
JPYB

DS
DB



SECOND FLOOR



OPTIONAL 4PC ENSUITE

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.

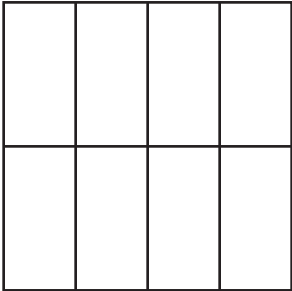


Valecraft
Homes Ltd.

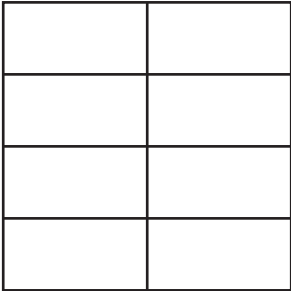
Tile Installation Options

WALL TILE

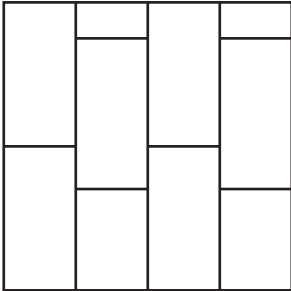
Vertical stacked



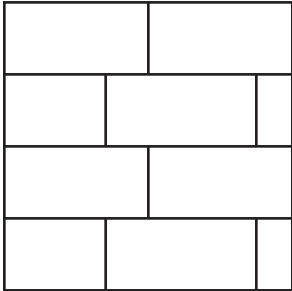
Horizontal stacked



Vertical 1/3 offset brick

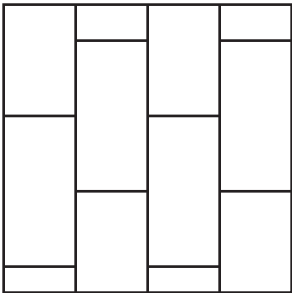


Horizontal 1/3 offset brick

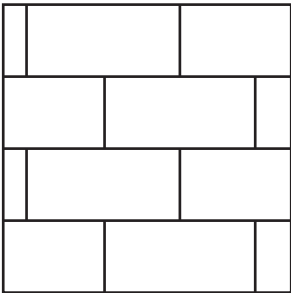


Basement Fireplace
Facade all the way to
ceiling. No Returns

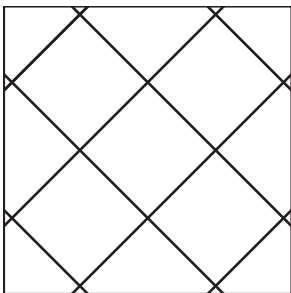
Vertical brick



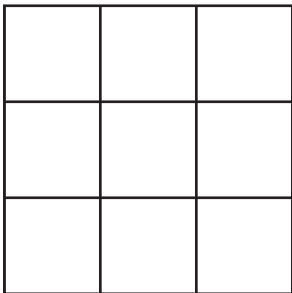
Horizontal brick

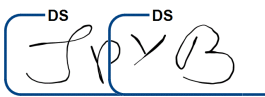


45 degree



Standard square



 DS

Project: Deerfield Village 2

Plan #: 4M-1290

Lot: P90

Model: 120 The Huntley Std.

Purchaser: Julien Daniel Page

Purchaser: Yasnee Beeharry

Date: June 8, 2021

Upgrade #: 62

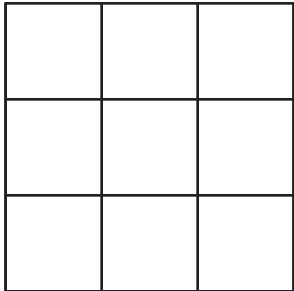


Valecraft
Homes Ltd.

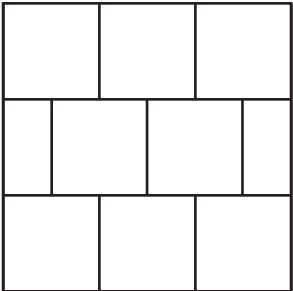
Tile Installation Options

FLOOR TILE

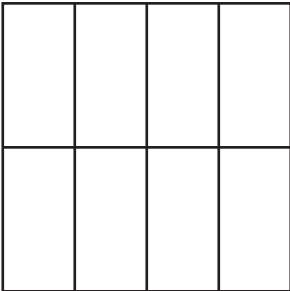
Standard square



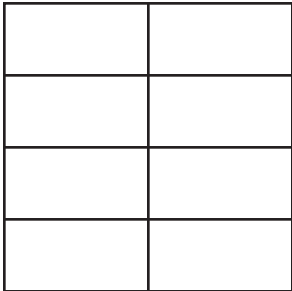
Square brick



Rectangular
front to back of the house

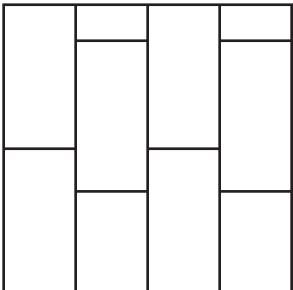


Rectangular
side to side of the house

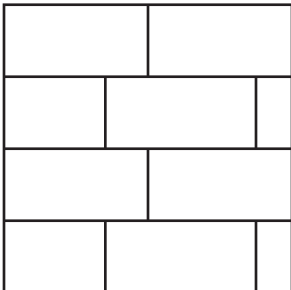


Basement Fireplace
Hearth

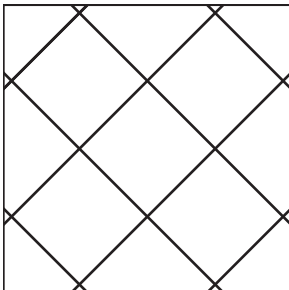
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



^{DS}
JYP/B

~~Project:~~ Deerfield Village 2

Plan #: 4M-1290

Lot: P90

Model: 120 The Huntley Std.

Purchaser: Julien Daniel Page

Purchaser: Yasnee Beeharry

Date: June 8, 2021

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