

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 2 DAY OF May , 20 2021 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 17
LOT: 17 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 764 Namur Street
PURCHASERS: Zahid Mahmood

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: May 5, 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: \$560,427.00
BALANCE AT CLOSING: \$520,427.00
LESS H.S.T. AMOUNT: \$517,192.04
SCHEDULE "G" DATED: May 2, 2021
TARION SCHEDULE "B" DATED: May 2, 2021

INSERT: 680 dated: June 9, 2021 in the amount of: \$3,687.00
NEW PURCHASE PRICE: \$564,114.00
NEW BALANCE AT CLOSING: \$524,114.00
NEW LESS H.S.T. AMOUNT: \$520,454.87
SCHEDULE "G" DATED: June 9, 2021
TARION SCHEDULE "B" DATED: June 9, 2021

Dated at Ottawa, ON this 9 day of June , 2021
In the presence of:

WITNESS

DocuSigned by:
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 9 day of June , 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

Freehold Form (Tentative Closing Date)

PART I Stipulated Amounts/Adjustments

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

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 **June 9, 2021**.

Signed at Ottawa, ON , this 9 day of June , 2021 .

DocuSigned by:

Zohir Zuhair

PurplePasser 8049B...

Purchaser

Lot #: 17 - Phase 6

Valecraft Homes (2019) Limited

DocuSigned by:
Frank Nieuwkoop
A04F827301214EE...

June 9, 2021

Date: _____

Project: Place St. Thomas 6

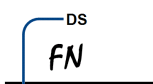
SCHEDULE "G"

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

- Dated at Ottawa, ON this 9 day of June , 2021**

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:
Frank Nieuwkoop
PER: A04F827301214EE...

June 9, 2021

DATE: _____

PROJECT: PLACE ST THOMAS 6 LOT: 17



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASER: Zahid Mahmood			Printed: 9-Jun-21 2:39 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
17	6	826 THE BRADLEY 4 BED ELEV B	26-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*11 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$0.00
34548	Note:	Orbital Estimate No#: OR6048 Rev.01 dated 06/07/2021	Each
*12 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$0.00
34549	Note:	S&S Electrical Estimate No#: SS4736 Rev.01 dated 06/07/2021	Each
13	1	- DELETE ITEM # 8 - (RE: CARPET - LEVEL 2 - STANDARD AREAS)	-\$2,085.00
34547	Note:		Each
*14 111277	1	- KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	* \$995.00
32791	Note:	Does not include modifications to cabinetry or electrical for new microwave location.	Each
15 90923	1	- KITCHEN - DISHWASHER - ESTAR - BASIC - 24IN BUILT IN - STAINLESS	\$585.00
32795	Note:	Appliances are delivered after closing	Each
16 871	1	- KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	\$86.00
34412	Note:	-As per Floorplan Sketch dated June 9, 2021 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	Each
*17 872	2	- ENSUITE BATH - EXTEND VANITY PER FOOT C/W STD LAMINATE COUNTERTOP - STD SERIES CABINETRY	* \$668.00
34518	Note:	-As per Floorplan Sketch dated June 9, 2021 - Centre existing sink/mirror/light within new vanity size (See Item 18)	
18 120196	1	- ENSUITE BATH - COUNTERTOP - GRANITE - LEVEL 1 - ENLARGED ENSUITE BATHROOM VANITY	\$1,092.00
34519	Note:	-Eased Edge as per Countertop Edge Profile Sketch dated June 9, 2021. -As per Floorplan Sketch dated June 9, 2021 -See Item 17 and 20	Each
*19 56801	1	- MAIN BATHROOM - COUNTERTOP - GRANITE - LEVEL 1 - MAIN BATHROOM	* \$643.00
34520	Note:	-Eased Edge as per Countertop Edge Profile sketch dated June 9, 2021. -As per Floorplan Sketch dated June 9, 2021 -See Item 20	Each
20 666	2	- BATHROOM SINK - AMERICAN STANDARD OVALYN UNDERMOUNT 0495 - 221	\$362.00
34416	Note:	- At Ensuite Bathroom and Main Bathroom (See Item 17,19 and 20) See Item 19 and 20 for Solid Surface Countertops	
21 704	2	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$150.00
34417	Note:		

PREPARED BY: Valerie Gendron
LOCKED BY: Lisa Ballard
PE 1,525-1

DS
FN

Vendor Initials:

DS
EM

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASER: Zahid Mahmood			Printed: 9-Jun-21 2:39 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
17	6	826 THE BRADLEY 4 BED ELEV B	26-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
22		1 - <i>KITCHEN</i> - CERAMIC TILE - UPGRADE - BRONZE - BEHIND CHIMNEY HOODFAN UP TO STANDARD BULKHEAD	\$69.00
34418		Note: - Standard kitchen backsplash included in B1A item #7 -As per Wall Tile Sketch dated June 9, 2021.	Each
*23		*1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN - .	* \$103.00
164			Each
34419		Note: - Standard kitchen layout and standard bulkhead - Includes area behind chimney hoodfan (See Item 22) - As per Wall Tile installation sketch dated June 9, 2021	
*24		1 - <i>GARAGE</i> - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	* \$929.00
113366			Each
34522		Note: Not available through retail outlets/professionally installed to MNF Specs	
25		1 - <i>GARAGE</i> - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	\$90.00
1013			Each
34423		Note:	

Sub Total	\$3,687.00
HST	\$0.00
Total	\$3,687.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:

Zahid Mahmood

09-Jun-21

DATE

VENDOR:

DocuSigned by:

A04F827301214E5

PER: Valecraft Homes (2019) Limited

DATE: June 9, 2021

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard


PE 1,525-2

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____


DATE: _____

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	17 - Phase 6	Civic Address:	764 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Zahid Mahmood			Model Name/#:	Bradley 4bed #826
	Purchaser(s):				Closing Date:	April 26-22
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard					STD
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Standard Roma Collection					STD, 12
BATHROOM ACCESSORIES / MIRRORS	Standard					STD
FIREPLACE MANTLE	Standard					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Natural / Matte	STD
BRACKET (if applicable)	Red Oak	Colonial	Natural / Matte	STD
SPINDLES	Red Oak	Colonial	Natural / Matte	STD
POSTS	Red Oak	Colonial	Natural / Matte	STD
NOSINGS	Red Oak	N/A	Natural / Matte	STD
HARDWOOD STAIRCASES <small>(WHERE APPLICABLE)</small>	/	/	/	/

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Fridge Opening approx. 37" wide by 73" high	16	Rough in for furture water line	3
RANGE	Standard Opening	STD	N/A	/
DISHWASHER	Standard Opening	STD, 15	Basic Stainless Steel	15
CHIMNEY HOODFAN	Standard Opening	14	Whirlpool 300CFM 30" wide stainless steel chimney hoodfan	14
WASHING MACHINE/DRYER	Standard Opening	STD	N/A	/

DocuSigned by:



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Purchaser's Signature(s) :

Date: 9-Jun-21

DocuSigned by:




A04F827301214EE...

Purchaser's Signature(s) :

Date:


DocuSigned by:



A04F827301214EE...


Approved By :

Date: June 9, 2021

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	17 - Phase 6	Civic Address:	764 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Zahid Mahmood			Model Name/#:	Bradley 4bed #826
	Purchaser(s):				Closing Date:	April 26-22
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	P100 Birch - Chestnut			STD	STD, 16
	HARDWARE CODE	81091-195	TYPE	knobs	STD	STD
	COUNTERTOP	Giallo Ornamental (Slab Viewing Required)	COUNTERTOP EDGE PROFILE	Eased Edge	Level 1 Granite	4
MAIN BATHROOM	STYLE AND COLOUR	Lastra - Weekend Getaway TA-M2003			STD	STD
	HARDWARE CODE	81091-195	TYPE	knobs	STD	STD
	COUNTERTOP	Steel Grey (Slab Viewing Required)	COUNTERTOP EDGE PROFILE	Eased Edge	Granite Level 1	19
MASTER ENSUITE BATHROOM	STYLE AND COLOUR	Lastra - Weekend Getaway TA-M2003			STD	STD, 17
	HARDWARE CODE	81091-195	TYPE	knobs	STD	STD
	COUNTERTOP	Steel Grey (Slab Viewing Required)	COUNTERTOP EDGE PROFILE	Eased Edge	Granite Level 1	18
POWDER ROOM	STYLE AND COLOUR	Pedestal Sink			/	STD
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BASEMENT BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
OTHER BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) :

DocuSigned by:




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Date: 9-Jun-21


Purchaser's Signature(s) :

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
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Date: June 9, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	17 - Phase 6	Civic Address:	764 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Zahid Mahmood			Model Name/#:	Bradley 4bed #826
	Purchaser(s):				Closing Date:	April 26-22
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIMS & INTERIOR DOORS	Semi Gloss OC-117 Simply White		STD	/		/
FOYER	Low Lustre OC-30 Gray Mist		STD	/		/
POWDER ROOM	Semi Gloss OC-30 Gray Mist		STD	/		/
MAIN FLOOR HALLWAY	Low Lustre OC-30 Gray Mist		STD	/		/
DINING ROOM	Low Lustre OC-30 Gray Mist		STD	/		/
FLEX ROOM	/		/	/		/
GREAT ROOM	Low Lustre OC-30 Gray Mist		STD	/		/
FAMILY ROOM	/		/	/		/
DEN	Low Lustre OC-30 Gray Mist		STD	/		/
KITCHEN/DINETTE	Semi Gloss OC-30 Gray Mist		STD	/		/
LAUNDRY	Low Lustre OC-30 Gray Mist		STD	/		/
2nd FLOOR HALLWAY	Low Lustre OC-30 Gray Mist		STD	/		/
MAIN BATH	Semi Gloss OC-30 Gray Mist		STD	/		/
BEDROOM #2	Low Lustre OC-30 Gray Mist		STD	/		/
BEDROOM #3	Low Lustre OC-30 Gray Mist		STD	/		/
BEDROOM #4	Low Lustre OC-30 Gray Mist		STD	/		/
MASTER BEDROOM	Low Lustre OC-30 Gray Mist		STD	/		/
MASTER BEDROOM WALK-IN CLOSET	Low Lustre OC-30 Gray Mist		STD	/		/
MASTER BEDROOM ENSUITE	Semi Gloss OC-30 Gray Mist		STD	/		/
FINISHED BASEMENT RECREATION ROOM	/		/	/		/
BASEMENT BATHROOM	/		/	/		/

Purchaser's Signature(s) :

DocuSigned by:




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Date: 9-Jun-21


Purchaser's Signature(s) :

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A04F827301214EE...

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	17 - Phase 6	Civic Address:	764 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Zahid Mahmood			Model Name/#:	Bradley 4bed #826
	Purchaser(s):				Closing Date:	April 26-22
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Shnier Casaroma Algonquin Limestone 12"x24" Polished Natural -SAN69844 (Rectangular front to back install)		958 Espresso	Silver + UPG Grout	5, 21
POWDER ROOM	FLOOR	Shnier Casaroma Algonquin Limestone 12"x24" Polished Natural - SAN69844 (Rectangular front to back install)		958 Espresso	Silver + UPG Grout	5, 21
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
LAUNDRY ROOM	FLOOR	Olympia Venus Series 13"x13" Anthracite GE.VN.ATR.1313.MT (Standard Square Install)		933 Standard Gray	STD + UPG Grout	STD, 21
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Shnier Casaroma Algonquin Limestone 12"x24" Sand Polished SAN69861 (Rectangular front to back install)		933 Standard Gray	Silver + UPG Grout	6, 21
	BACKSPLASH	Euro Pasha Classic Pulpis 3"x6" Moca matt wall tile (Horizontal 1/3 offset brick installation)		933 Standard Gray	Bronze + UPG Install + UPG Grout	7, 22, 23, 21
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	Shnier Casaroma Algonquin Limestone 12"x24" Polished Sand- SAN69861 (Rectangular front to back install)		933 Standard Gray	Silver + UPG Grout	6, 21
FIREPLACE	HEARTH	N/A		N/A	N/A	N/A
	SURROUND	Olympia Regal Series 12"x12" Chocolate Brown Polished NY.RG.CBW.1212.PL (Standard Square Install)		958 Espresso	STD + UPG Grout	STD, 21
ADDITIONAL FIREPLACE	HEARTH	N/A		N/A	N/A	N/A
	SURROUND	N/A		N/A	N/A	N/A

Purchaser's Signature(s) :

DocuSigned by:




88EBB289618049B...

Date: 9-Jun-21

Purchaser's Signature(s) :

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A04F827301214EE...

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Approved By :

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
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Date: June 9, 2021

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	17 - Phase 6	Civic Address:	764 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Zahid Mahmood			Model Name/#:	Bradley 4bed #826
	Purchaser(s):				Closing Date:	April 26-22
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Olympia Venus Series 13"x13" Anthracite GE.VN.ATR.1313.MT (Standard Square Install)		933 Standard Gray	STD + UPG Grout	STD, 21
	WALL	Olympia Venus Series 10"x16" Anthracite GE.VN.ATR.1016 (Horizontal Stacked Install)		933 Standard Gray	STD + UPG Grout	STD, 21
	INSERT OR BORDER	N/A				
ENSUITE BATHROOM	FLOOR	Olympia Venus Series 13"x13" Anthracite GE.VN.ATR.1313.MT (Standard Square Install)		933 Standard Gray	STD + UPG Grout	STD, 21
	WALL	Olympia Venus Series 10"x16" Anthracite GE.VN.ATR.1016 (Horizontal Stacked Install)		933 Standard Gray	STD + UPG Grout	STD, 21
	INSERT OR BORDER	N/A				
5PC ENSUITE BATHROOM	FLOOR	N/A		N/A	N/A	N/A
	TUB DECK	N/A		N/A	N/A	N/A
	TUB BACKSPLASH	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
	SHOWER WALLS	N/A		N/A	N/A	N/A
BASEMENT BATHROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :

DocuSigned by:



88EBB289618049B...

Date:

9-Jun-21

Purchaser's Signature(s) :

DocuSigned by:




A04F827301214EE...

Date:

June 9, 2021

Approved By :


DocuSigned by:



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
Date:

June 9, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	17 - Phase 6	Civic Address:	764 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Zahid Mahmood			Model Name/#:	Bradley 4bed #826
	Purchaser(s):				Closing Date:	April 26-22
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon engineered hardwood essential collection red oak natural tradition grade Matte 3 1/8"				STD	STD
DINING ROOM	Lauzon engineered hardwood essential collection red oak natural tradition grade Matte 3 1/8"				STD	STD
FLEX ROOM	N/A				N/A	N/A
FAMILY ROOM	N/A				N/A	N/A
GREAT ROOM	Lauzon engineered hardwood essential collection red oak natural tradition grade Matte 3 1/8"				STD	STD
DEN	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad				STD	STD, STD
REAR HALLWAY	N/A				N/A	N/A
KITCHEN	N/A				N/A	N/A
BREAKFAST AREA/DINETTE	N/A				N/A	N/A
MAIN STAIRS TO BEDROOMS	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad				STD	STD, STD
UPPER HALLWAY	Lauzon engineered hardwood essential collection red oak natural tradition grade Matte 3 1/8"				STD	STD
BEDROOM # 2	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad				STD	STD, STD
BEDROOM # 3	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad				STD	STD, STD
BEDROOM # 4	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad				STD	STD, STD
MASTER BEDROOM	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad				STD	STD, STD
MASTER BEDROOM WALK-IN CLOSET	Beaulieu A4531 Spartacus 16320 Pampa Beige + Standard Underpad				STD	STD, STD
STAIRS TO BASEMENT	N/A				N/A	N/A
FINISHED BASEMENT RECREATION ROOM	N/A				N/A	N/A

Purchaser's Signature(s) :

DocuSigned by:



88EBB289618049B...

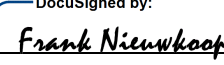
Date: 9-Jun-21

Purchaser's Signature(s) :

Date:


Approved By :

DocuSigned by:



A04F827301214EE...

Date: June 9, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	17 - Phase 6	Civic Address:	764 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Zahid Mahmood			Model Name/#:	Bradley 4bed #826
	Purchaser(s):				Closing Date:	April 26-22
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Kindred Reginox Kitchen Sink ND1831UA/9 Double Bowl Undermount		Stainless steel	9	
	FAUCET	Delta Kitchen Faucet Marley Single Hole Pull-Down 986LF-AR		Arctic stainless	10	
MAIN BATHROOM	SINK	American Standard Ovalyn Undermount 0495-221		White	20	
	VANITY FAUCET	Standard		chrome	STD	
	WATER CLOSET	Standard		White	STD	
	TUB/SHOWER	Standard		White	STD	
	TUB/SHOWER FAUCET	Standard		chrome	STD	
MASTER ENSUITE BATHROOM	SINK	American Standard Ovalyn Undermount 0495-221		white	20	
	VANITY FAUCET	Standard		chrome	STD	
	WATER CLOSET	Standard		white	STD	
	TUB/SHOWER	Standard		white	STD	
	TUB/SHOWER FAUCET	Standard		chrome	STD	
	BATHTUB	/		/	/	
	BATHTUB FAUCET	/		/	/	
POWDER ROOM	PEDESTAL SINK	Standard		White	STD	
	VANITY FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
	TUB/SHOWER	/		/	/	
	TUB/SHOWER FAUCET	/		/	/	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

DocuSigned by:



88EBB289618049B...

Date: 9-Jun-21

Purchaser's Signature(s) :

DocuSigned by:



A04F827301214EE...

Date:

Approved By :

DocuSigned by:



A04F827301214EE...

Date: June 9, 2021



THE BRADLEY

MODEL 826
2183 sq.ft. or 2376 sq.ft.

Site: Place St. Thomas 6

Plan No.: 50M-352

Lot: 17 - Phase 6

Date: June 9, 2021

Purchaser: Zahid Mahmood

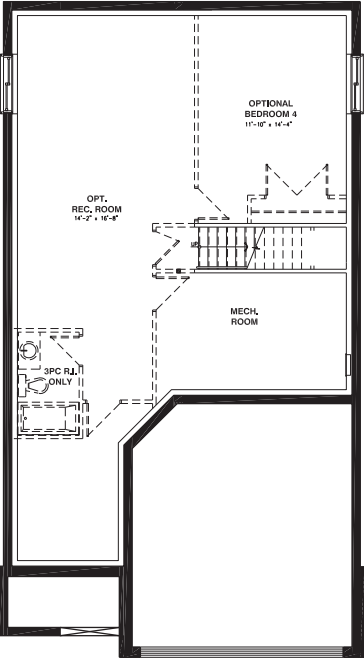
Purchaser: _____

DS

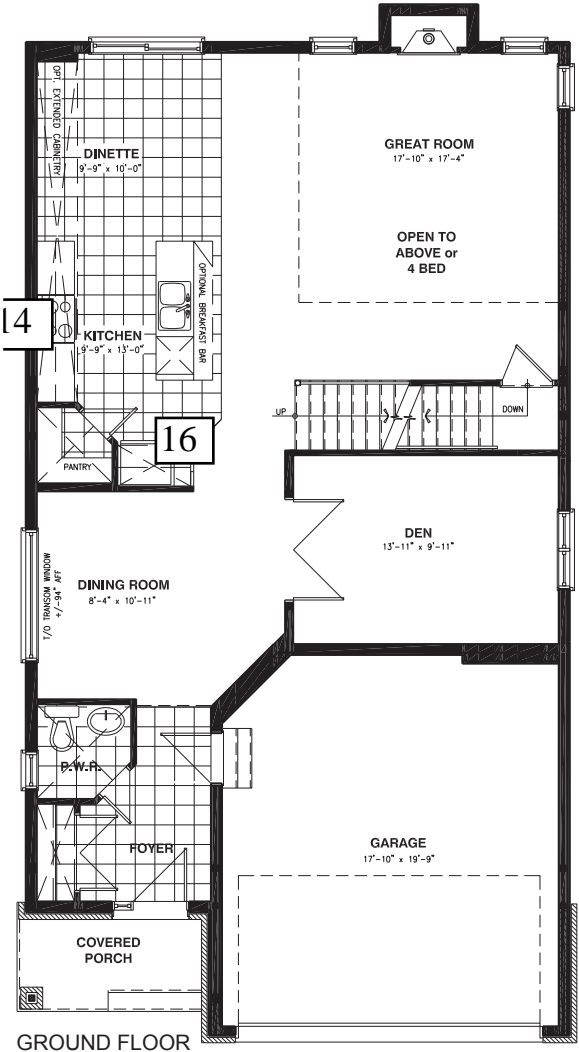
FN

DS

EM



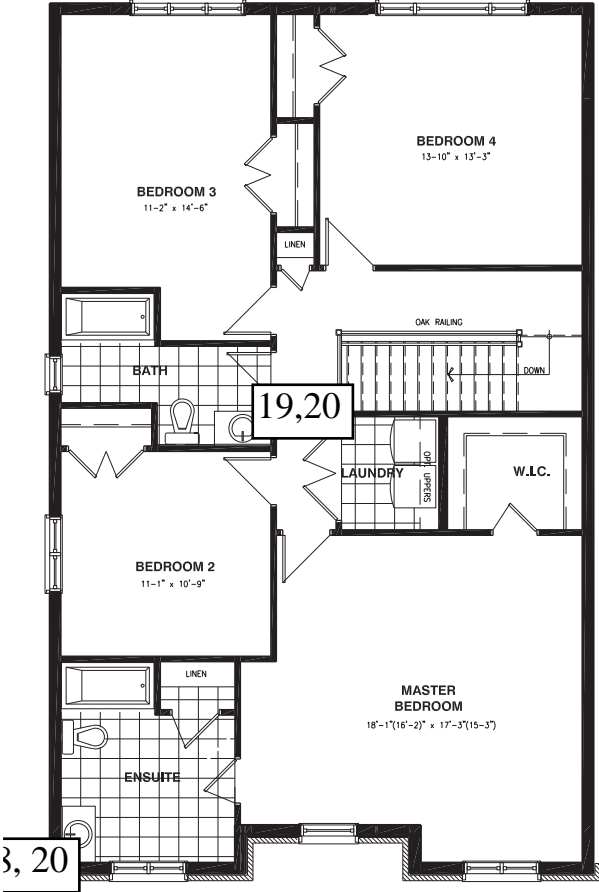
BASEMENT FLOOR



GROUND FLOOR



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



SECOND FLOOR - 4 BEDROOMS - ELEVATION A

Floor Plan Sketch

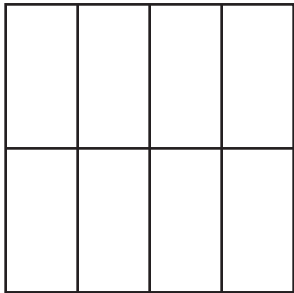


Valecraft
Homes (2019) Limited

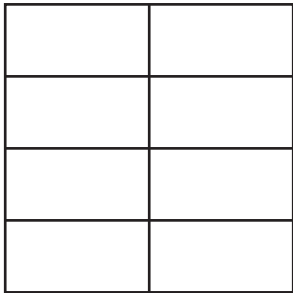
Tile Installation Options

WALL TILE

Vertical stacked

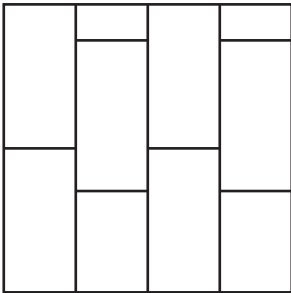


Horizontal stacked

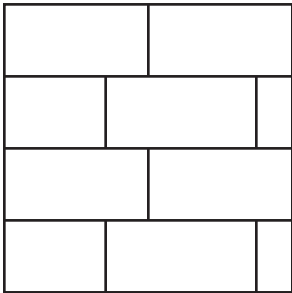


Main Bathroom,
Ensuite Bathroom

Vertical 1/3 offset brick

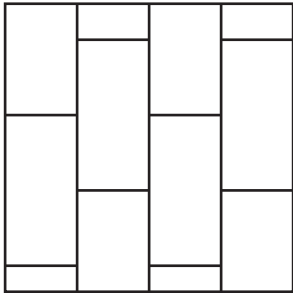


Horizontal 1/3 offset brick

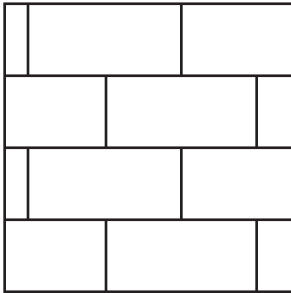


Kitchen Backsplash

Vertical brick



Horizontal brick



DS
FN

DS
EM

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 17 - Phase 6

Model: #826 "B" Rev Bradley 4Bed

Purchaser: Zahid Mahmood

Purchaser:

Date: June 9, 2021

Upgrade #: 7, 22, 23

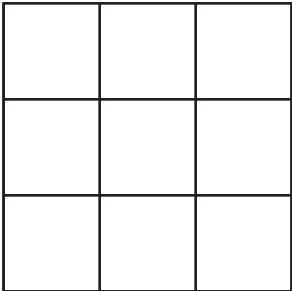


Valecraft
Homes (2019) Limited

Tile Installation Options

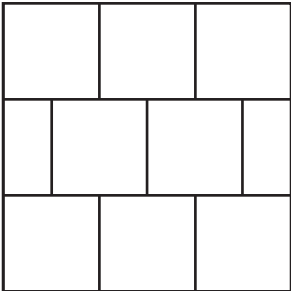
FLOOR TILE

Standard square

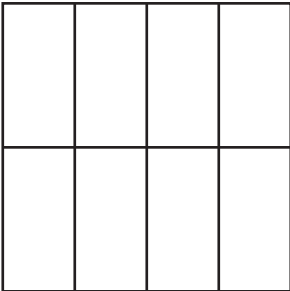


Main Bathroom,
Ensuite Bathroom,
fireplace

Square brick

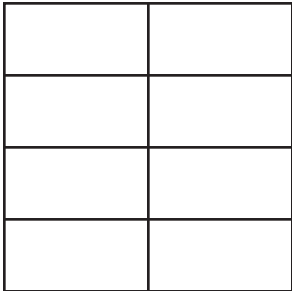


Rectangular
front to back of the house

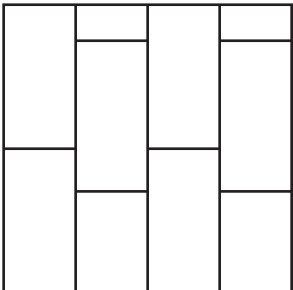


Foyer, Powder Room,
Kitchen, Dinette

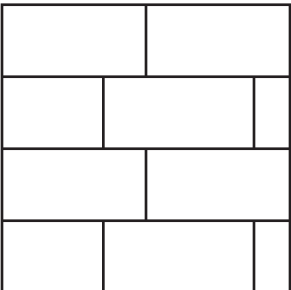
Rectangular
side to side of the house



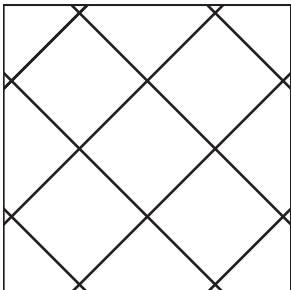
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



DS
FN

DS
EM

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 17 - Phase 6

Model: #826 "B" Rev Bradley 4Bed

Purchaser: Zahid Mahmood

Purchaser:

Date: June 9, 2021

Upgrade #: 7, 22, 23



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen, Main Bathroom & Ensuite Bathroom



1/4 Bevel



1/2 Bevel



3/4 Bevel



Pencil Top Only
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose



Project: Place St. Thomas 6

Purchaser: Zahid Mahmood

Plan #: 50M-352

Purchaser: _____

Lot: 17 - Phase 6

Date: June 9, 2021

Model: #826 "B" Rev Bradley 4Bed

Upgrade #: 4, 17, 18, 19



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

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

Estimate No#: SS4736 Rev.01

Customer Copy

Home: 587-435-0280
Email: zahid.mian001@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Singles
Closing Date: Ph 6
- PHASE 6 Lot 17
Salesperson: Jason Thompson
Date: 06/07/2021

Attn: Zahid Mahmood

**Re: Upgrade Estimate for [VALECRAFT HOMES (2019) LTD.] Embrun-Place St Thomas
Singles Ph 6, Lot: PHASE 6 Lot 17**

We are pleased to submit our quotation for your review and consideration. Upon acceptance, please date and sign anywhere a "Customer Signature" and "Date" is requested, including the "Quotation Acceptance" form on the last page of this estimate, and send it back to Jason Thompson at jthompson@orbitalti.ca.

Price \$ 0.00 including all applicable taxes

Terms and Conditions:

- 1) Price are valid for 60 days from the date sent to the builder.
- 2) Locations on plan may vary due to mechanical and structural codes and are subject to change without notice. If specific outlet height and location is not specified, outlet will be installed as per installers' best judgement.
- 3) Any revisions related to this document after signing will be subject to a \$200 administration fee. There will also be additional costs to the purchaser for labour and materials required for the changes.
- 4) Any changes that you, the purchaser, may decide to make after the original signing of this document and/or after the 7 day waiting period, may delay the closing date of your home.

Should you have any questions, comments or concerns, please do not hesitate to contact us.

Yours truly,

Jason Thompson, **S&S Electric**



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

5411 Canotek Road, Ottawa, Ontario K1J 9M3



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

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

Estimate No#: SS4736 Rev.01

Customer Copy

Customer:

Zahid Mahmood

Home: 587-435-0280

Email: zahid.mian001@gmail.com

Builder:

Project:

Lot:

Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
PHASE 6 Lot 17
-

Salesperson:

Date:

Jason Thompson
06/07/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	H	\$	\$0.00
Customer Subtotal:					\$0.00
HST:					\$0.00
Total:					\$0.00

*** 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."

DocuSigned by:

885BB289518040B

Customer Signature

June 11, 2021 | 4:33 PM EDT

Date

DS

FN



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

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www.ssbolton.com

QUOTATION ACCEPTANCE

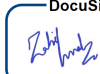
(Quote No. SS4736 Rev.01)

I hereby have reviewed the attached quotation SS4736 Rev.01 dated 06/07/2021 for the amount of \$0.00, plus any applicable taxes, and understand that this quotation will not be finalized until I have accepted it with my builder, VALECRAFT HOMES (2019) LTD..

I further understand that S&S Electric is not responsible to proceed to supply any goods or services detailed in this quotation until a firm confirmation has been received from the builder, in the form of an VALECRAFT HOMES (2019) LTD. Addendum signed by the client.

I declare that I have read and understand the Terms and Conditions as stated on the attached quotation.

DocuSigned by:


88FBB289618049B

Customer Signature

June 11, 2021 | 4:33 PM EDT

Date



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

Estimate No#: OR6048 Rev.01

Customer Copy

Home: 587-435-0280
Email: zahid.mian001@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Singles
Closing Date: Ph 6
- PHASE 6 Lot 17

Salesperson: Jason Thompson (OR)
Date: 06/07/2021

Attn: Zahid Mahmood

**Re: Upgrade Estimate for [VALECRAFT HOMES (2019) LTD.] Embrun-Place St Thomas
Singles Ph 6, Lot: PHASE 6 Lot 17**

We are pleased to submit our quotation for your review and consideration. Upon acceptance, please date and sign anywhere a "Customer Signature" and "Date" is requested, including the "Quotation Acceptance" form on the last page of this estimate, and send it back to Jason Thompson (OR) at jthompson@orbitalti.ca.

Price \$ 0.00 including all applicable taxes

Terms and Conditions:

- 1) Price are valid for 60 days from the date sent to the builder.
- 2) Locations on plan may vary due to mechanical and structural codes and are subject to change without notice. If specific outlet height and location is not specified, outlet will be installed as per installers' best judgement.
- 3) Any revisions related to this document after signing will be subject to a \$200 administration fee. There will also be additional costs to the purchaser for labour and materials required for the changes.
- 4) Any changes that you, the purchaser, may decide to make after the original signing of this document and/or after the 7 day waiting period, may delay the closing date of your home.

Should you have any questions, comments or concerns, please do not hesitate to contact us.

Yours truly,

Jason Thompson (OR), **Orbital Tech Integration**





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

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

Estimate No#: OR6048 Rev.01

Customer Copy

Customer:

Zahid Mahmood

Home: 587-435-0280

Email: zahid.mian001@gmail.com

Builder:

Project:

Lot:

Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
PHASE 6 Lot 17
-

Salesperson:

Date:

Jason Thompson (OR)
06/07/2021

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
Den	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
*** Total price includes all applicable taxes				Customer Subtotal:	\$0.00
				HST:	\$0.00
				Total:	\$0.00

DS
FN

DocuSigned by:

Customer Signature

June 11, 2021 | 4:33 PM EDT

Date



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

QUOTATION ACCEPTANCE

(Quote No. OR6048 Rev.01)

I hereby have reviewed the attached quotation OR6048 Rev.01 dated 06/07/2021 for the amount of \$0.00, plus any applicable taxes, and understand that this quotation will not be finalized until I have accepted it with my builder, VALECRAFT HOMES (2019) LTD..

I further understand that Orbital Tech Integration is not responsible to proceed to supply any goods or services detailed in this quotation until a firm confirmation has been received from the builder, in the form of an VALECRAFT HOMES (2019) LTD. Addendum signed by the client.

I declare that I have read and understand the Terms and Conditions as stated on the attached quotation.

DocuSigned by:

A handwritten signature in blue ink, appearing to read 'Robt', is placed over a horizontal line.

Customer Signature

June 11, 2021 | 4:33 PM EDT

Date



THE BRADLEY

MODEL 826
2183 sq.ft. or 2376 sq.ft.

Site: Place St. Thomas 6

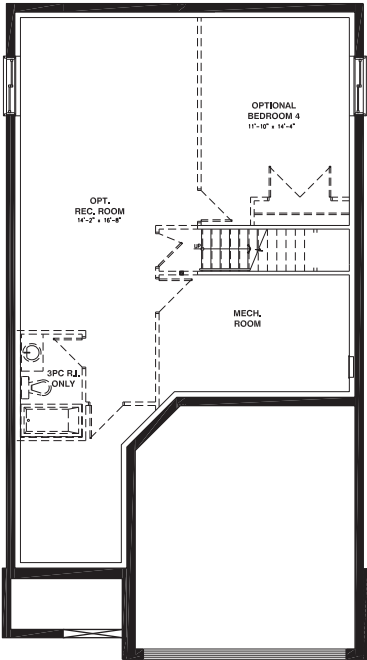
Plan No.: 50M-352

Lot: 17 - Phase 6

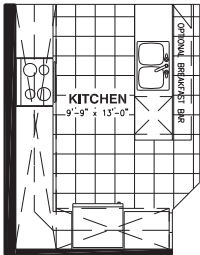
Date: June 9, 2021

Purchaser: Zahid Mahmood

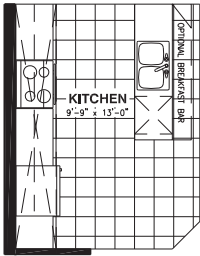
Purchaser: _____



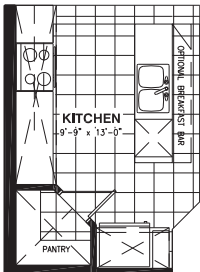
BASEMENT FLOOR



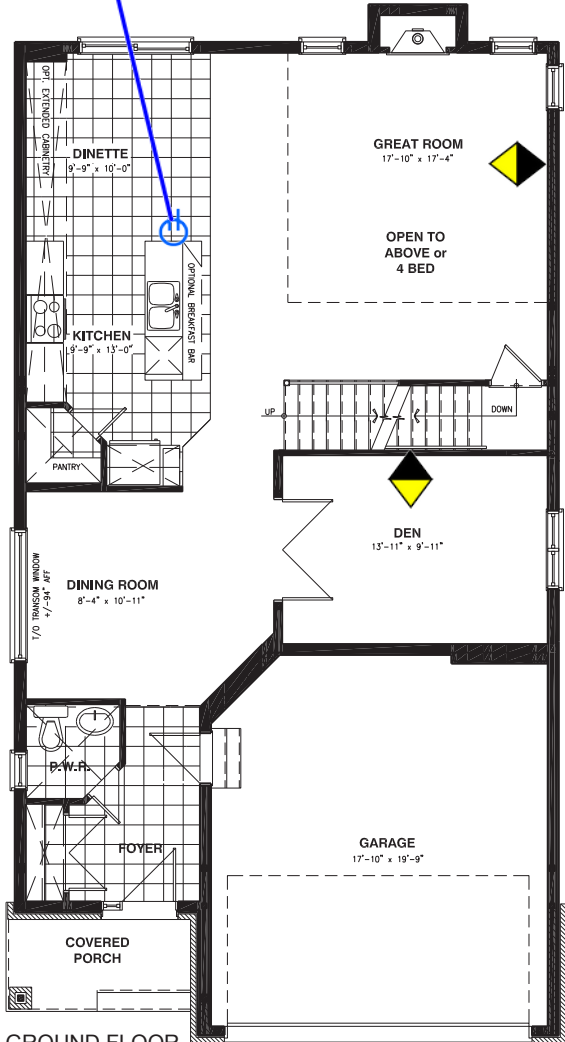
~~OPTIONAL KITCHEN #1~~



~~OPTIONAL KITCHEN #2~~



~~OPTIONAL KITCHEN #3~~



GROUND FLOOR

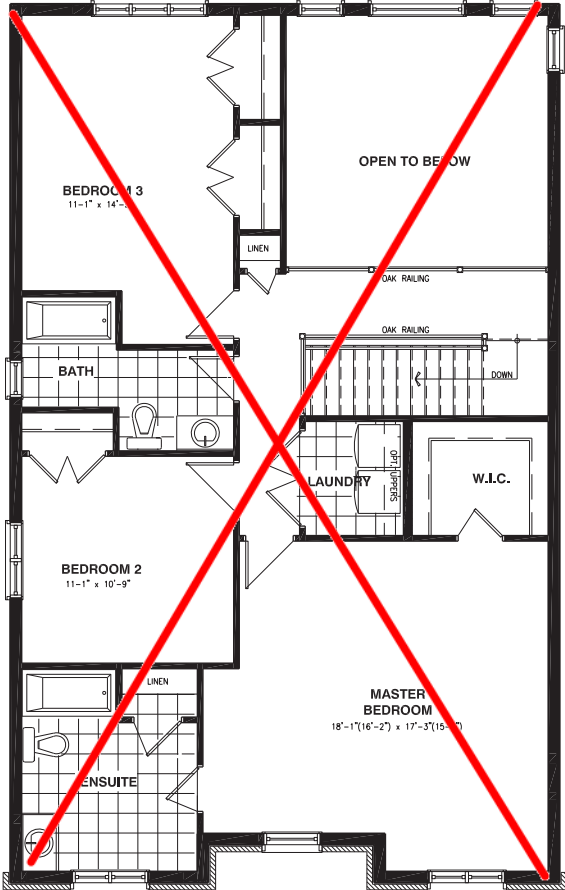


Floor Plan Sketch

CUSTOMER ACCEPTANCE _____

DATE _____

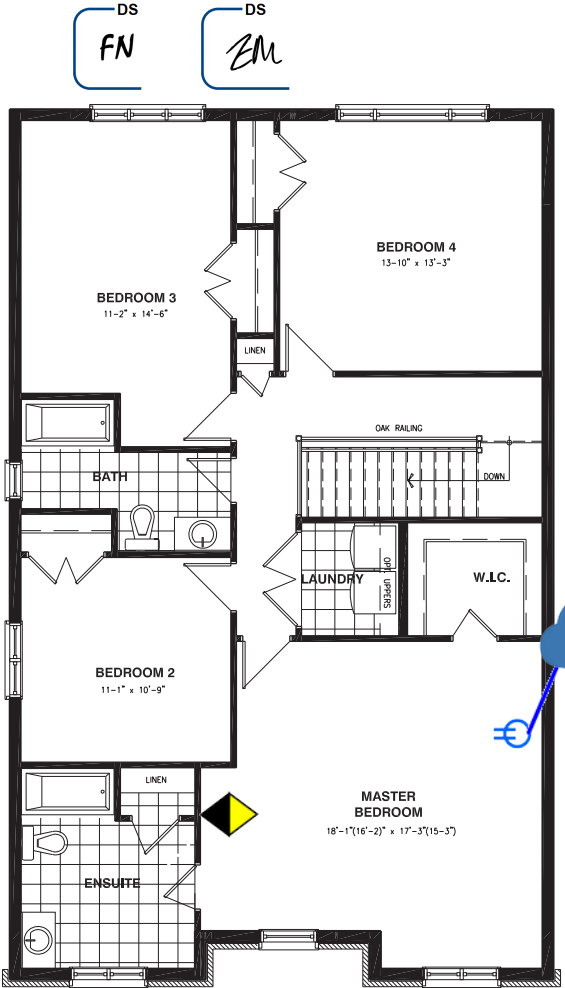
N B



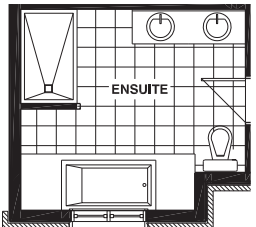
~~SECOND FLOOR - 3 BEDROOMS - ELEVATION A~~



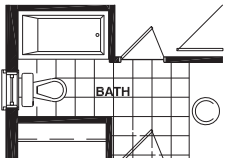
~~SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B~~



SECOND FLOOR - 4 BEDROOMS - ELEVATION A



~~OPTIONAL SPC'S ENSUITE~~



~~OPTIONAL MASTER BATH~~



Valecraft Homes Décor Disclaimers

Lot#: 17 Model:826 THE BRADLEY 4 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASER: Zahid Mahmood

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#: 17 Model:826 THE BRADLEY 4 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASER: Zahid Mahmood

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#: 17 Model:826 THE BRADLEY 4 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASER: Zahid Mahmood

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.



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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	<div><div>DocuSigned by:</div><div></div><div>88EBB289618049B...</div></div>	Date <u>June 11, 2021 4:33 PM EDT</u>
		Date _____

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name:	<u>Zahid Mahmood</u>	Lot no:	<u>17</u>	Plan #:	<u>50M-352</u>
Purchaser's name:	<u></u>	Project:	<u>PLACE ST THOMAS 6</u>		
Home Phone:	<u>587-435-0280</u>	Model:	<u>826 "B" Bradley 4Bed Reverse</u>		
Work Phone:	<u>587-435-0280</u>	Closing Date:	<u>April 26, 2022</u>		
E-Mail (1):	<u>zahid.mian001@gmail.com</u>	E-Mail (2):	<u></u>		

Valecraft Homes (2019) Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.


During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes (2019) Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Zahid Mahmood
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

<input checked="" type="checkbox"/>	We <u>accept</u> this opportunity
<input type="checkbox"/>	We <u>decline</u> this opportunity


Project:	<u>PLACE ST THOMAS 6</u>	LOT NO:	<u>17</u>
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DocuSigned by:

Purchaser 88EBB289618049B...

June 9-21
Date:

Purchaser

Date:

DocuSigned by:

Valecraft Homes (2019) Limited A04F827301214EE...

June 9, 2021
Date:

Appointment date given: _____ Spoke with/left message: _____

Time scheduled: _____ Date & Time: _____