

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 30 DAY OF April , 20 21 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 24
LOT: 24 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 792 Namur Street

PURCHASERS: Analiza Reyes & Dandelo De Guzman

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 30, 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: \$738,409.00
BALANCE AT CLOSING: \$698,409.00
LESS H.S.T. AMOUNT: \$674,471.68
SCHEDULE "G" DATED: April 30, 2021
TARION SCHEDULE "B" DATED: April 30, 2021

INSERT: 680 dated: June 22, 2021 in the amount of: \$10,693.19
NEW PURCHASE PRICE: \$749,102.19
NEW BALANCE AT CLOSING: \$709,102.19
NEW LESS H.S.T. AMOUNT: \$684,161.23
SCHEDULE "G" DATED: June 22, 2021
TARION SCHEDULE "B" DATED: June 22, 2021

Dated at Oshawa, ON this 22nd day of June , 2021

In the presence of:

WITNESS

DocuSigned by:
Analiza Reyes
PURCHASER

WITNESS

DocuSigned by:
Dandelo De Guzman
PURCHASER

Dated at Ottawa this 23rd day of June , 2021

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
A04F827301214EE...

Name: Frank Nieuwkoop

Title: Vice-President

I HAVE THE AUTHORITY TO BIND THE CORPORATION
REV: September 17, 2020

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.

2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.


3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.

4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate

5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.


Purchaser


Purchaser


Vendor

6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$684,161.23 . 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 Oshawa, ON this 22nd day of June , 2021

DocuSigned by:
Analiza Reyes
PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:
Dan de la Cruz
PURCHASER

DocuSigned by:
Frank Nieuwkoop
PER: A04F827301214EE...

June 23, 2021
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: 24



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Analiza Reyes and Dandelo De Guzman

Printed: 21-Jun-21 6:10 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	6	1086 THE STEEL ELEV B	12-Apr-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*35 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 487.03	Each
34689		Note: Orbital Estimate No#: OR5882 Rev.07 dated 05/05/2021		
*36 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 10,206.16	Each
34690		Note: S&S Electric Estimate No#: SS4614 Rev.08 dated 05/11/2021		

Sub Total	\$10,693.19
HST	\$0.00
Total	\$10,693.19

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

PURCHASER:

DocuSigned by:

Analiza Reyes

Analiza Reyes

22-Jun-21

DATE

PURCHASER:

DocuSigned by:

Dandelo De Guzman

Dandelo De Guzman

22-Jun-21

DATE

VENDOR:

DocuSigned by:

Frank Nieuwkoop

A04F827301244E...PER Valecraft Homes (2019) Limited

June 23, 2021

DATE

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,604-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



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

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www.ssbolton.com

Estimate No#: OR5882 Rev.07

Customer Copy

Customer:

Analiza Reyes & Dandelo De Guzman

Home: 647-302-5521; 416-803-2396
Email: dan.deguzman@gmail.com;
analizareyes25@yahoo.ca

Builder:

Project:

Lot:

Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
Lot 24- Phase 6
04/12/2022

Salesperson:

Date:

Jason Thompson (OR)
05/05/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Bedroom #2	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
Bedroom #4	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
Garage	1.00	Vacuum Extension Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		\$241.00	\$241.00
Kitchen	1.00	Vacuum Pan White (VAC-DI500WH) Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		\$190.00	\$190.00
Various Locations	2.00	(1) Port Plate - (1) Data CAT5e Outlet (1) Port Plate - (1) Data CAT5e Outlet - Location as shown on floor plan - in-ceiling for future access points (1st, 2nd Hallway)		\$	\$0.00

*** Total price includes all applicable taxes

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Customer Subtotal:	\$431.00
HST:	\$56.03
Total:	\$487.03

DocuSigned by:

Analiza Reyes

0811DE63D13746E Customer Signature

DocuSigned by:

Dandelo De Guzman

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June 22, 2021 | 4:28 PM PDT

Date

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

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

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Estimate No#: SS4614 Rev.08

Customer Copy

Customer:

Analiza Reyes & Dandelo De Guzman

Home: 647-302-5521; 416-803-2396
Email: dan.deguzman@gmail.com;
analizareyes25@yahoo.ca

Builder:

Project:

Lot:

Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
Lot 24- Phase 6
04/12/2022

Salesperson:

Date:

Jason Thompson
05/11/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor above fireplace	A	\$120.00	\$120.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor	B	\$120.00	\$120.00
Garage	1.00	15 Amp Separate Circuit Plug Add 15 Amp separate circuit plug for central vacuum	C	\$287.00	\$287.00
Front Out	1.00	15 Amp Separate Circuit Soffit Plug w/ Switch 15 Amp Separate Circuit Soffit Plug w/ Switch for Christmas lights	D	\$327.00	\$327.00
Kitchen	2.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2 keyless fixture for future pendant lighting. (Total of 3 keyless fixtures)	E	\$129.00	\$258.00
Kitchen	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$941.00	\$941.00
Kitchen	1.00	Single Pole Switch Single Pole Switch for kitchen potlights	F	\$105.00	\$105.00
Great Room	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$1,397.00	\$1,397.00
Great Room	1.00	Single Pole Switch Single Pole Switch for great room potlights	G	\$105.00	\$105.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	H	\$	\$0.00
Living Room	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	J	\$941.00	\$941.00
Living Room	1.00	Single Pole Switch Single Pole Switch for living room potlights	J	\$105.00	\$105.00

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

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

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Dining	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	K	\$941.00	\$941.00
Dining	1.00	Single Pole Switch Single Pole Switch for dining room potlights	K	\$105.00	\$105.00
Hall	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete 3 standard fixtures (4th fixture to be left as keyless on added switch) and add 3 LED Halo potlights (AFR4-0930-WH)	L	\$171.00	\$513.00
Great Room	1.00	Standard Light Outlet (Keyless) Delete standard fixture and leave as keyless	M	\$	\$0.00
Stairwell	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 1 LED Halo potlight (AFR4-0930-WH)	N	\$171.00	\$171.00
2nd Floor Ceiling	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixtures and add 3 LED Halo potlights (AFR4-0930-WH)	O	\$171.00	\$513.00
Garage	1.00	Wire for Wall Oven or Cooktop - 50 Amp 120/240V Add NEMA 14-50 plug	P	\$407.00	\$407.00
Soffit	1.00	4 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH) Add 4 soffit pot lights (AFR4C-0930-WH) on front exterior lighting switch	Q	\$1,273.00	\$1,273.00
Various Locations	2.00	Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire) Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire) - Centred in Upper Staircase and Centre of Great Room	R	\$80.00	\$160.00
Front Out	1.00	Standard Light Outlet (Keyless) Standard Light Outlet (Keyless) - Wiring to a weather rated box for future floodlight	T	\$129.00	\$129.00
Various Locations	1.00	Upgrade Whole House to 4000K Upgrade Whole House to 4000K		\$114.00	\$114.00

*** Total price includes all applicable taxes

DS
FN

Customer Subtotal:	\$9,032.00
HST:	\$1,174.16
Total:	\$10,206.16

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:

Analiza Reyes

0811DE63D1346F... Customer Signature

DocuSigned by:

Dandelo De Guzman

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June 22, 2021 | 4:28 PM PDT

Date

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

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THE STEEL

MODEL 1086
3205 SQ. FT.

Site: Place St. Thomas Phase 6
Plan No.: 50M-352
Lot: 24
Date: May 11, 2021

Purchaser: Analiza Reyes
Purchaser: Dandelo De Guzman

DocuSigned by:
Analiza Reyes
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DocuSigned by:
Dandelo De Guzman
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SS-Orbital Sketch



ELEVATION B



Valecraft.com



*Rendering is an artist concept only. Not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. E & O.E 01/20/2021



THE STEEL

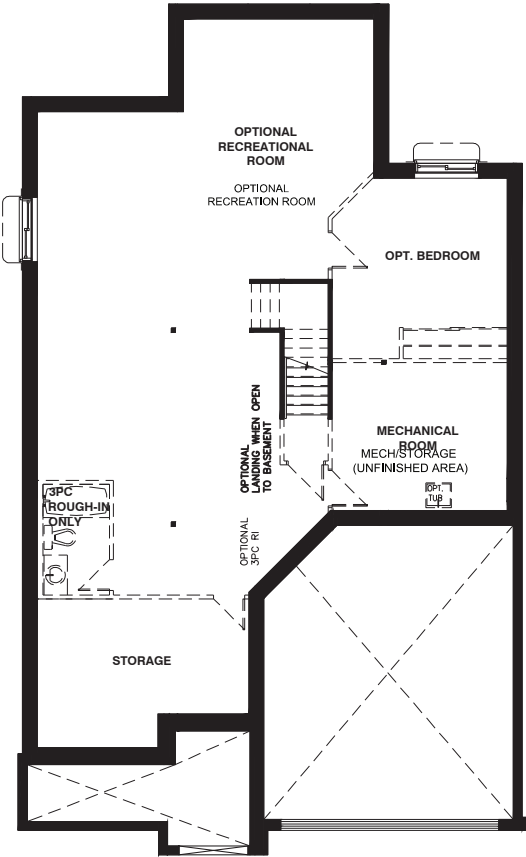
MODEL 1086
3205 SQ. FT.

Note: 1st floor hall
ceiling, not in high
ceiling of great room

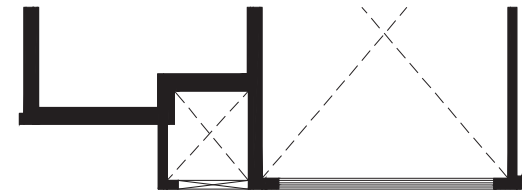
Place St. Thomas Phase 6
Plan No.: 50M-352
Lot: 24
Date: May 11, 2021

Purchaser: Analiza Reyes
Purchaser: Dandelo De Guzman

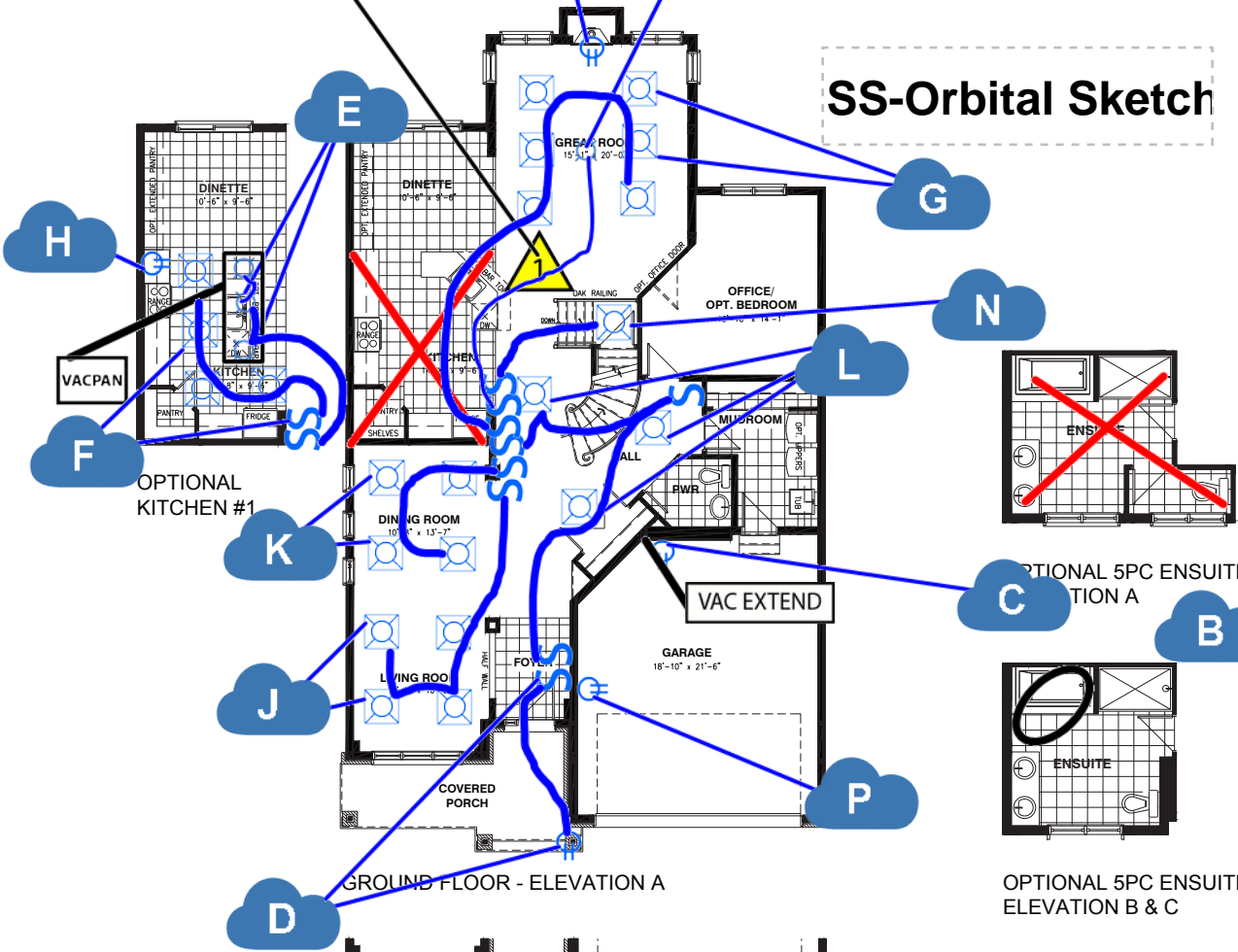
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Analiza Reyes
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Dandelo De Guzman
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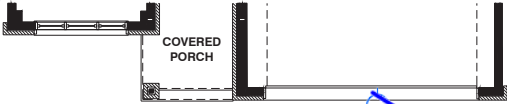
BASEMENT FLOOR - ELEVATION A & C



BASEMENT FLOOR - ELEVATION B



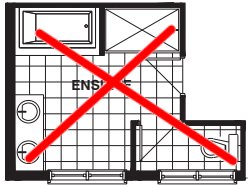
GROUND FLOOR - ELEVATION A



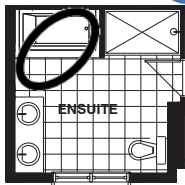
GROUND FLOOR - ELEVATION B



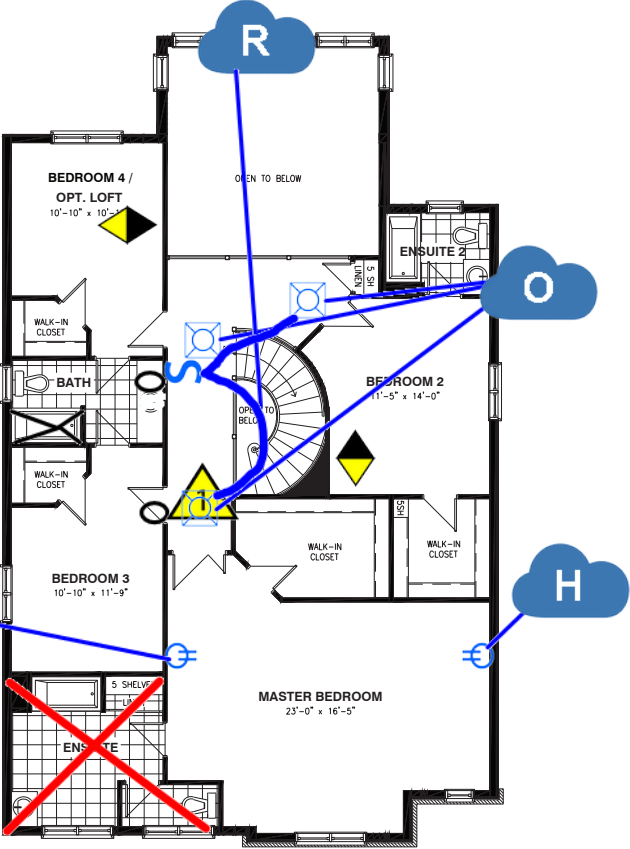
SS-Orbital Sketch



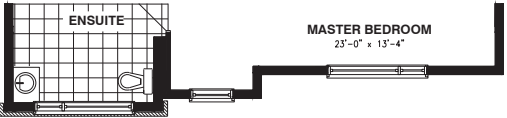
OPTIONAL 5PC ENSUITE
ELEVATION A



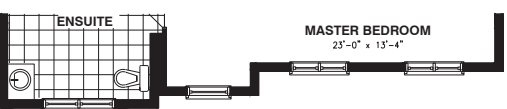
OPTIONAL 5PC ENSUITE
ELEVATION B & C



SECOND FLOOR - ELEVATION A



SECOND FLOOR - ELEVATION B



SECOND FLOOR - ELEVATION C

CUSTOMER ACCEPTANCE _____ DATE _____



**Freehold Form
(Tentative Closing Date)**

**SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing**

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

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

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

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

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

Signed at Oshawa, ON, this 22 day of June, 2021.

DocuSigned by:
Analiza Reyes
Purchaser PE63D13746F...

Valecraft Homes (2019) Limited

DocuSigned by:
Dandelo De Guzman
Purchaser 12B72BC492...

DocuSigned by:
Frank Nieuwkoop
Per: A04F827301214EE...

June 23, 2021
Date:

Lot #: 24 - Phase 6

Project: **Place St. Thomas 6**