

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 4 DAY OF March, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 21  
LOT: 21 BLOCK :  
50M-352 PLACE ST THOMAS 6  
CIVIC ADDRESS: 780 Namur Street

PURCHASERS: Michelle Uyeyama & Joseph Tadao Louis-Marc Uyeyama

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: March 25, 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: \$679,480.49  
BALANCE AT CLOSING: \$599,690.49  
LESS H.S.T. AMOUNT: \$622,549.11  
SCHEDULE "G" DATED: June 20, 2021  
TARION SCHEDULE "B" DATED: June 20, 2021

INSERT: 680 dated: July 5, 2021 in the amount of: \$8,348.00  
NEW PURCHASE PRICE: \$687,828.49  
ADDITIONAL DEPOSIT OF: \$4,175.00  
NEW BALANCE AT CLOSING: \$603,863.49  
NEW LESS H.S.T. AMOUNT: \$629,936.72  
SCHEDULE "G" DATED: July 5, 2021  
TARION SCHEDULE "B" DATED: July 5, 2021

Dated at Orleans, ON this 5 day of July, 2021

In the presence of:

WITNESS

DocuSigned by:  
PURCHASER  
S14E199D2249428...

WITNESS

DocuSigned by:  
PURCHASER  
C71A1A8E7...

Dated at Ottawa this 5 day of July, 2021

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop  
A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President  
I HAVE THE AUTHORITY TO BIND THE CORPORATION



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Michelle Uyeyama and Joseph Tadao Louis-Marc Uyeyama			Printed: 24-Jun-21 2:27 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	6	826 THE BRADLEY 4 BED ELEV C	31-Mar-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
72	1	- DELETE ITEM # 71 - (RE: Purchasers sole responsibility for cooktop and wall oven installation)	\$0.00	Each
34715	Note:			
73	1	- KITCHEN - KITCHENAID 30" INDUCTION COOKTOP - MODEL # KICU509XBL - BLACK	\$3,285.00	Each
34687	Note:	- Cooktop installed prior to closing.		
74	1	- KITCHEN - KITCHENAID MICROWAVE WALL OVEN - MODEL # KOCE500ESS - STAINLESS STEEL	\$5,063.00	Each
34688	Note:	- Microwave/Wall Oven installed prior to closing.		
75	1	- REVISION 01 TO INTERIOR COLOUR CHART DATED JUNE 20, 2021	\$0.00	Each
34716	Note:	Re: Appliances ( Wall Oven & Cooktop )		

Sub Total	\$8,348.00
HST	\$0.00
Total	\$8,348.00

Payment Summary

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

PURCHASER:

DocuSigned by:

Michelle Uyeyama

July 5, 2021

PURCHASER:

DocuSigned by:

Joseph Tadao Louis-Marc Uyeyama

July 5, 2021

VENDOR:

DocuSigned by:

A04F827301214EE... PER: Valecraft Homes (2019) Limited

July 5, 2021

PREPARED BY: Adam Bowman  
LOCKED BY: Lisa Ballard  
PE 1,603-1  
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

- Dated at      Orleans, ON      this      5      day of      June      ,      2021**

**VALECRAFT HOMES (2019) LIMITED**

DocuSigned by:  
*Frank Nieuwkoop*

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PER: A04F827301214EE...

DATE: \_\_\_\_\_

**PROJECT: PLACE ST THOMAS 6 LOT: 21**



**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.

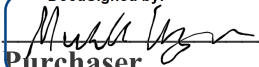
- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #22 of the Agreement of Purchase & Sale.                      \$275.00 + HST= \$310.75

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

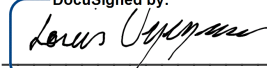
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

- 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 July 5, 2021.

Signed at Orleans, ON, this 5 day of July, 2021.

DocuSigned by:  
  
**Purchaser**  
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**Valecraft Homes (2019) Limited**


DocuSigned by:  
  
**Purchaser**  
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DocuSigned by:  
  
**Per:** A04F827301214EE...

July 5, 2021  
**Date:**

**Lot #:** 21 - Phase 6

**Project:**      **Place St. Thomas 6**

	SINGLES AND TOWNS COLOUR CHART - Rev. 01					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	21 - Phase 6	Civic Address:	780 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Michelle Uyeyama			Model Name/#:	Bradley 4Bed #826
	Purchaser(s):	Joseph Tadao Louis-Marc Uyeyama			Closing Date:	31-Mar-22
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE						
DOOR STYLE						
INTERIOR HARDWARE						
INTERIOR LIGHTING PACKAGE						
BATHROOM ACCESSORIES						
FIREPLACE MANTLE						

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL				
BRACKET				
SPINDLES				
POSTS				
NOSINGS				
HARDWOOD STAIRCASE <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>				
COOKTOP	Cutout Depth approx. 19 5/16" Cutout Width approx. 29 1/2"	73	Kitchenaid # KICU509XBL 30" induction cooktop - black	73
DISHWASHER				
MICROWAVE WALL OVEN	Cutout Depth approx. 24" Cutout Width approx. 28 1/2" Cutout Height approx. 41 5/16"	74	Kitchenaid # KOCE500ESS 30" microwave wall oven - stainless steel	74
HOODFAN				
WASHING MACHINE/DRYER				

Purchaser's Signature(s) :

DocuSigned by:



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Purchaser's Signature(s) :

DocuSigned by:



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Approved By :

DocuSigned by:



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Date:

July 5, 2021

Date:

July 5, 2021

Date:

July 5, 2021