

EVAN O'FLAHERTY
DANIEL WAUGH

VIP

020

DATE 2021-01-27
Y Y Y Y M M D D

PAY TO THE ORDER OF Valecraft Homes (2019) Limited

\$ 42,280.00

Forty two thousand two hundred eighty

100 DOLLARS

Security features included. Details on back.



ROYAL BANK OF CANADA
QC-VAUDREUIL-DORION BRANCH
585 SAINT-CHARLES AVE., STE. 30
VAUDREUIL - DORION, QC J7V 8P9

MEMO Additional Deposit - PST PHS L#4

[Signature]

0201 00077003151082200

Project: Prince St. Thomas 5
Plan No: 504-348 Lot No: 4- Phase 5
Model: 1035 "A" SL2 Date: Jan 30, 2021
Purchaser: Evan O'Flaherty
Purchaser: Daniel Waugh

RECEIVED

2/1/21

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

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 4
LOT: 4 BLOCK :
50M-348 PLACE ST THOMAS 5
CIVIC ADDRESS: 928 Lucerne Drive
PURCHASERS: Evan O'Flaherty & Daniel Waugh

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: November 27, 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: \$588,582.93
BALANCE AT CLOSING: \$563,582.93
LESS H.S.T. AMOUNT: \$542,108.79
SCHEDULE "G" DATED: December 14, 2020
TARION SCHEDULE "B" DATED: December 14, 2020

INSERT: 680 dated: Feb 11, 2021 in the amount of: \$24,560.02
January 25, 2021
NEW PURCHASE PRICE: \$613,142.95
ADDITIONAL DEPOSIT OF: \$42,280.00
NEW BALANCE AT CLOSING: \$544,862.95
NEW LESS H.S.T. AMOUNT: \$563,843.32
SCHEDULE "G" DATED: January 25, 2021
TARION SCHEDULE "B" DATED: January 25, 2021
SCHEDULE "W4" DATED: January 25, 2021

Dated at Vaudreuil, QC this 11 day of February, 2021

In the presence of:

WITNESS

X [Signature]
PURCHASER

WITNESS

X [Signature]
PURCHASER

Dated at Ottawa this 11 day of February 2021

VALECRAFT HOMES (2019) LIMITED

Per: [Signature]

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

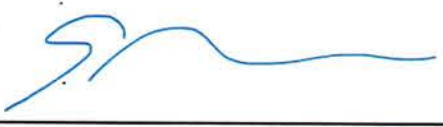

 Vendor


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 \$563,843.32. 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 LAUREVILLE, QC this 11 day of February, 2021

X 
PURCHASER

VALECRAFT HOMES (2019) LIMITED

X 
PURCHASER

PER: 

February 11, 2021
DATE:

PROJECT: PLACE ST THOMAS 5 LOT: 4

NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 5			
PURCHASERS: Evan O'Flaherty and Daniel Waugh		Printed: 11-Feb-21 8:11 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	5	1035 THE MORROW ELEV A	Nov. 30-2021
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
53	1	- DELETE ITEM #47 - S&S ELECTRIC QUOTE & SKETCH	- \$6,968.71
29080	Note:	Delete item # 47	Each
*54	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$6,464.73
998	Note:	S&S Electric Estimate # SS4069 Rev.06 dated 02/01/2021.	Each
29081	Note:	S&S Electric Estimate # SS4069 Rev.06 dated 02/01/2021.	
55	21	- UPGRADE - CRAFTSMAN III SMOOTH 3 PANEL - ALL SWING DOORS INCLUDING FINISHED BASEMENT AREA (TOTAL 21 DOORS)	\$1,575.00
27692	Note:		
56	1	- FOYER - FRONT DOOR INSERT - ADELAIDE - LEVEL 2 - FULL LITE FRONT DOOR WITH SIDELITE	\$1,578.00
115938	Note:	Front Door as per Sketch dated January 25, 2021	Each
27593	Note:	Front Door as per Sketch dated January 25, 2021	
57	1	- GREAT ROOM - FIREPLACE (5 FT WIDE WITH 24" RETURN) INCLUDING QUOTE LEVEL TILE INSTALLED FLOOR TO CEILING (3 SIDES)	\$3,411.00
28542	Note:	- Ceratec Pave Wall Dolmen Sichenia 4.3"x17.7" Fumo (Horizontal 1/3 staggered install) installed from floor to ceiling (including 24" returns). - Great Room as per Sketch dated January 25, 2021 - Delete Standard Mantle - Include plywood backing for future tv mount - Exclude 30" at base on both side walls of fireplace. Cabinetry to be installed.	Each
58	1	- GREAT ROOM - Supply & Install 2 Cabinets Approx. 44"w x 22"d x 30"h (one on each side of fireplace) c/w Quartz Level 2 Countertop. Level 2 Series Cabinetry.	\$5,771.00
28543	Note:	Great Room - Both sides of Fireplace as per Sketch dated January 25, 2021	Each
59	1	- KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	\$84.00
871	Note:	- Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - Kitchen as per Sketch dated January 25, 2021	Each
27610	Note:	- Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - Kitchen as per Sketch dated January 25, 2021	
60	1	- KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W 1 GABLE - LEVEL 2 SERIES CABINETRY	\$740.00
117100	Note:	- Gable on side closest to range. - Kitchen as per Sketch dated January 25, 2021	Each
27611	Note:	- Gable on side closest to range. - Kitchen as per Sketch dated January 25, 2021	
61	1	- KITCHEN - UPGRADE LOWER & UPPER CABINETS BETWEEN REFRIDGERATOR AND WALL BETWEEN DINING ROOM WITH A 24" DEEP PANTRY IN LEVEL 2 CABINETRY.	
27612	Note:	***PANTRY AT THAT LOCATION IS STD WITH OPT #2**** - Optional Kitchen #2 - Kitchen as per Sketch dated January 25, 2021	Each
62	1	- KITCHEN - CABINETRY - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS	\$284.00
90924	Note:	If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first.	Each
27613	Note:	If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first.	
63	1	- KITCHEN - PROVIDE FOR LEVEL 2 SERIES DUMMY DOORS ON BOTH ENDS OF ENLARGED ISLAND	\$2,700.00
27614	Note:	- Kitchen as per Sketch dated January 25, 2021	Each

Vendor Initials:
Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 1,297-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 5

PURCHASERS: Evan O'Flaherty and Daniel Waugh

Printed: 11-Feb-21 8:11 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
4		5	1035 THE MORROW ELEV A	Nov. 30-2021
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*64 6419		29 - KITCHEN - CABINETRY ACCESSORIES - UPGRADE CABINETRY HARDWARE IN KITCHEN ONLY AS PER SAMPLE BOARD	*\$580.00	
27648		Note: - Optional Kitchen #2 - Hardware #305-192-195		
65		1 - MAIN BATHROOM - DELETE ITEM # 36 - QUARTZ LEVEL 2 COUNTERTOP OVER LAUNDRY IN MAIN BATHROOM	-\$2,630.00	Each
27649		Note: Delete Item # 36		
66		1 - MAIN BATHROOM - MAIN BATHROOM/LAUNDRY - SUPPLY & INSTALL UPGRADE LEVEL LAMINATE COUNTERTOP APPROX 30" DEEP OVER LAUNDRY - GABLE END INSTALLED IN BETWEEN WASHER & DRYER	\$1,506.00	Each
27650		Note: - Laundry relocated to Main Bathroom (Item #6) - Upgrade Level Laminate - Main Bathroom/Laundry as per Sketch dated January 25, 2021		
67		1 - MAIN BATHROOM - DELETE ITEM # 38 - QUARTZ LEVEL 2 COUNTERTOP IN MAIN BATHROOM	-\$1,430.00	Each
27652		Note: Delete Item # 38		
68		1 - MAIN BATHROOM - UPGRADE LAMINATE COUNTERTOP - MAIN BATHROOM - OPT 4PC - DOUBLE VANITY	\$454.00	Each
27653		Note: - Main Bathroom double vanity as per Sketch dated January 25, 2021		
69 1101		1 - MAIN BATHROOM - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)	\$819.00	Each
27655		Note: - Approximately centered between 2 sinks in Main Bathroom - Main bathroom as per Sketch dated January 25, 2021		
70 1101		1 - ENSUITE BATH - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)	\$819.00	Each
27656		Note: - Approximately centered between 2 sinks in Ensuite Bathroom - Ensuite Bathroom as per Sketch dated January 25, 2021		
71		1 - ENSUITE BATH - UPGRADE DOUBLE VANITY IN ENSUITE BATHROOM TO LEVEL 2 CABINETRY	\$656.00	Each
27657		Note: Ensuite bathroom as per Sketch dated January 25, 2021		
72		1 - BASEMENT BATHROOM - UPGRADE BASEMENT BATHROOM SINGLE VANITY TO LEVEL 1 CABINETRY	\$334.00	Each
27658		Note: - Basement bathroom as per Sketch dated January 25, 2021		
73 1000		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$1,050.00	Each
27659		Note:		
74 704		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$150.00	
27660		Note:		
75		1 - KITCHEN - Supply & Install Emerald Level Ceramic Tile Backsplash Behind Chimney Hoodfan. Installed Horizontal Stacked.	\$291.00	Each
27661		Note: See Tile Installation Sheet - Cost for behind Chimney Hoodfan Only - Kitchen backsplash included in Item #21		

Vendor Initials: 

Purchaser Initials: 

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 1,297-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 5

PURCHASERS: Evan O'Flaherty and Daniel Waugh

Printed: 11-Feb-21 8:11 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
4		5	1035 THE MORROW ELEV A	Nov. 30-2021
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*76 11		*1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - SILVER -- MAIN BATHROOM (18) - SILVER	* \$514.00	Each
27662		Note: Installed Rectangular front to back of the house. As per Tile Installation sheet and Main Bathroom Sketch dated January 25.		
77		1 - BASEMENT BATHROOM - TILE - FLOOR - UPGRADE - SILVER -- BASEMENT BATHROOM - SILVER	\$205.00	Each
27663		Note: Installed rectangular fron to back of the house. As per tile installation sheet and Basement Bathroom Sketch dated January 25, 2021.		
78 24		1 - MAIN BATHROOM - TILE - WALL - UPGRADE - BRONZE -- MAIN BATHROOM (18) - BRONZE	\$234.00	Each
27664		Note: Installed Horiztonal brick pattern (Item 79). See tile installation sheet and Main Bathroom Sketch dated January 25, 2021.		
*79 21		*1 - MAIN BATHROOM - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- MAIN BATHROOM (18) - .	* \$156.00	Each
27665		Note: As per tile installation sheet Main Bathroom Sketch dated January 25, 2021		
80 133		1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD -- SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - GOLD	\$1,024.00	Each
27666		Note: See tile installation sheet and Ensuite Bathroom Sketch dated January 25, 2021.		
*81 21		*1 - ENSUITE BATH - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - .	* \$190.00	Each
27667		Note: See tile installation sheet and Ensuite Bathroom Sketch dated January 25, 2021. Refer to item 80.		
82		1 - ENSUITE BATH - Supply & Install Gold Level Wall Tiles on Vanity Wall - 1/2 Horizontal Brick Pattern - Intalled from top of countertop to ceiling. Note delete mirrors	\$346.00	Each
27668		Note: As per tile installation sheet and Ensuite Bathroom Sketch dated January 25, 2021		
83 530		1 - ENSUITE BATH - BATHROOMS - DELTA VERO SHOWER FAUCET T17253	\$456.00	Each
28546		Note: Ensuite Bathroom Walk-In Shower		
84 28082		1 - ENSUITE BATH - BATHROOMS - DELTA 3-SETTING DIVERTER T11853-R11000 WITH SLIDE BAR 57530 & WALL ELBOW 50570	\$1,368.00	Each
28547		Note: Ensuite Bathroom Walk-In Shower		
*85 2		*1 - - CARPET - UPGRADE - LEVEL 1 -- BEDROOMS ONLY - LEVEL 1	* \$779.00	Each
27670		Note: Master Bedroom, Bedroom #2 & Bedroom #3 as per Sketch dated January 25, 2021		
86		1 - BASEMENT - SUPPLY & INSTALL LEVEL 2 UNDERPAD IN BASEMENT RECROOM	\$504.00	Each
27673		Note: Basement recroom as per Sketch dated January 25, 2021		
87		1 - BASEMENT - SUPPLY & INSTALL LEVEL 2 UNDERPAD IN BASEMENT BEDROOM	\$209.00	Each
27674		Note: Basement bedroom as per Sketch dated January 25, 2021		

Vendor Initials:

Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 1,297-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 5

PURCHASERS: Evan O'Flaherty and Daniel Waugh

Printed: 11-Feb-21 8:11 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	5	1035 THE MORROW ELEV A	Nov. 30-2021

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
88	1	KITCHEN - DELETE ITEM # 18 - FRANKE TCX120-29 KITCHEN SINK	-\$1,026.00	Each
28545		Note: Delete Item # 18		
89	1	KITCHEN - KITCHEN SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	\$855.00	Each
118344				
27675		Note: - Kitchen Sink - Only available with Solid Surface Countertops		
90	1	KITCHEN - KITCHEN FAUCET - DELTA TRINSIC PRO 9659-AR-DST ARCTIC STAINLESS SINGLE HANDLE PULL-DOWN WITH SPRING SPOUT	\$789.00	Each
28050				
27676		Note: Kitchen Faucet		
91	1	MAIN BATHROOM - Delta Linden Monitor 17 Series Tub & Shower Trim with In2ition #T17494-I	\$266.00	Each
27679		Note: Main Bathroom Tub/Shower Faucet		
92	1	BEDROOM 2 - SUPPLY & INSTALL SOUNDPROOFING INSULATION BETWEEN BEDROOM #2 & MAIN BATHROOM/LAUNDRY.	\$210.00	Each
27684		Note: Bedroom #2 as per Sketch dated January 25, 2021		
93	1	BASEMENT BATHROOM - Supply & Install Upgraded Laminate Countertop in Basement Bathroom (Single Vanity)	\$75.00	Each
28548		Note: Basement Bathroom as per Sketch dated January 25, 2021		
94	1	- DELETE ITEM # 33 - OAK MODERN TYPE 1 MANTLE	-\$657.00	Each
29082		Note: Delete Item # 33		
95	1	BASEMENT BATHROOM - TILE - WALL - UPGRADE - BRONZE - BASEMENT BATHROOM - BRONZE	\$200.00	Each
29085		Note: As per tile installation sheet and Basement Bathroom Sketch dated January 25, 2021 Deleted		
96	1	BASEMENT BATHROOM - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - BASEMENT BATHROOM	\$135.00	Each
29086		Note: As per tile installation sheet and Basement Bathroom as per Sketch dated January 25, 2021		
97	1	MAIN BATHROOM - DELETE ITEM # 34 - AMERICAN STANDARD BOXE SINK (x2)	-\$510.00	Each
29087		Note: - Delete Item # 34		
98	1	KITCHEN - CLARIFICATION - ITEM # 16 - LC POTS & PANS DRAWER - INSTALLED IN KITCHEN ISLAND		Each
29091		Note: Kitchen Island as per Sketch dated January 25, 2021		

Sub Total	\$24,560.02
HST	\$0.00
Total	\$24,560.02

Vendor Initials:

Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 1,297-4

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

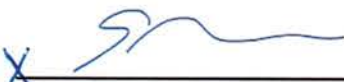
NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 5			
PURCHASERS: Evan O'Flaherty and Daniel Waugh			Printed: 11-Feb-21 8:11 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	5	1035 THE MORROW ELEV A	Nov. 30-2021
ITEM	QTY	EXTRA/CHANGE	PRICE
			INTERNAL USE

Payment Summary

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

PURCHASER:

X



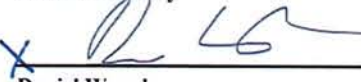
11-Feb-21

DATE

Evan O'Flaherty

PURCHASER:

X




11-Feb-21

DATE

Daniel Waugh


VENDOR:



PER: Valecraft Homes (2019) Limited

February 11,2021

DATE:



CONSTRUCTION SCHEDULING APPROVAL

PER:

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

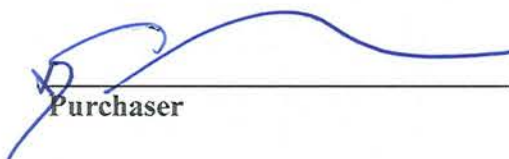
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

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 January 25, 2021.

Signed at Embrun, ON, this 25 day of January, 2021.


Purchaser

Valecraft Homes (2019) Limited


Purchaser


Per:

FEB 8/21
Date:

Lot #: 4 - Phase 5

Project: Place St. Thomas 5



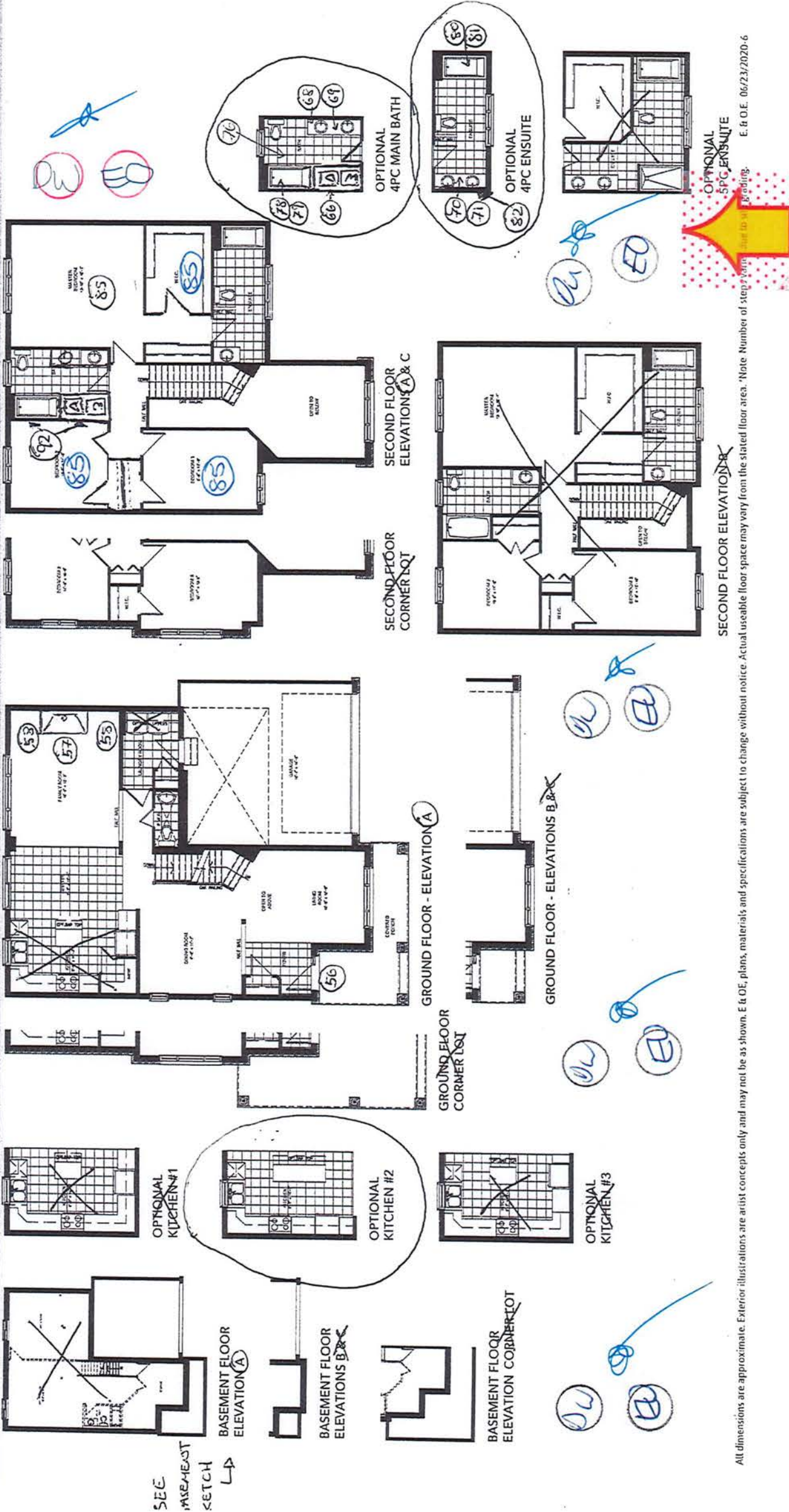
THE MORROW

MODEL 1035

2000 SQ. FT.

Site: Place St. Thomas 5
Plan No.: 50M-348
Lot: 4 - Phase 5
Date: January 25, 2021

Purchaser: Evan O'Flaherty
Purchaser: Daniel Waugh



All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note Number of step 2 vary due to site grading. E & OE. 06/23/2020-6



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

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

Estimate No#: SS4069 Rev.06

Customer Copy

Customer:

Evan O'Flaherty & Daniel Waugh

Home: 438-823-5248; 514-576-5655
Email: evan.oflaherty@mail.mcgill.ca;
waugh_d25@hotmail.com

Builder:
Project:
Lot:
Closing Date:

VALECRAFT HOMES (2019) LTD.
Embrun-Place St Thomas Singles
Ph 5
PST4
11/30/2021

Salesperson: Jason Thompson
Date: 02/01/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Family Room	2.00	15 Amp Standard Plug Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit and at 60 inches from floor on the left side of the fire place	A	\$120.00	\$240.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$120.00	\$120.00
Front Out	1.00	15 Amp Separate Circuit Soffit Plug w/ Switch Add Holiday soffit plug with switch	D	\$327.00	\$327.00
Kitchen	2.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2 keyless fixtures (3 in total) for future pendant lighting	E	\$129.00	\$258.00
Kitchen	5.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 5 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$209.00	\$1,045.00
Kitchen Family Room	1.00	Single Pole Switch Single Pole Switch	F	\$99.00	\$99.00
Family Room	8.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 8 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$209.00	\$1,672.00
Family Room	1.00	Single Pole Switch Single Pole Switch	G	\$99.00	\$99.00
Various Locations	2.00	15 Amp USB Charger Receptacle 15 Amp USB Charger Receptacle (standard) in kitchen and master bedroom	H	\$	\$0.00
Electrical Room	1.00	Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C)	K	\$551.00	\$551.00
Hall	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixtures and add 2 LED slim Pot Light White (AFR4-0930-WH)	M	\$171.00	\$171.00
Soffit	1.00	4 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	N	\$1,040.00	\$1,040.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 2

DW EDO

A





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

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

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Soffit	1.00	Single Pole Switch Single Pole Switch	N	\$99.00	\$99.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$5,721.00
HST:	\$743.73
Total:	\$6,464.73

Notes:


"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."



Customer Signature

Feb 11, 2021

Date




Customer Signature

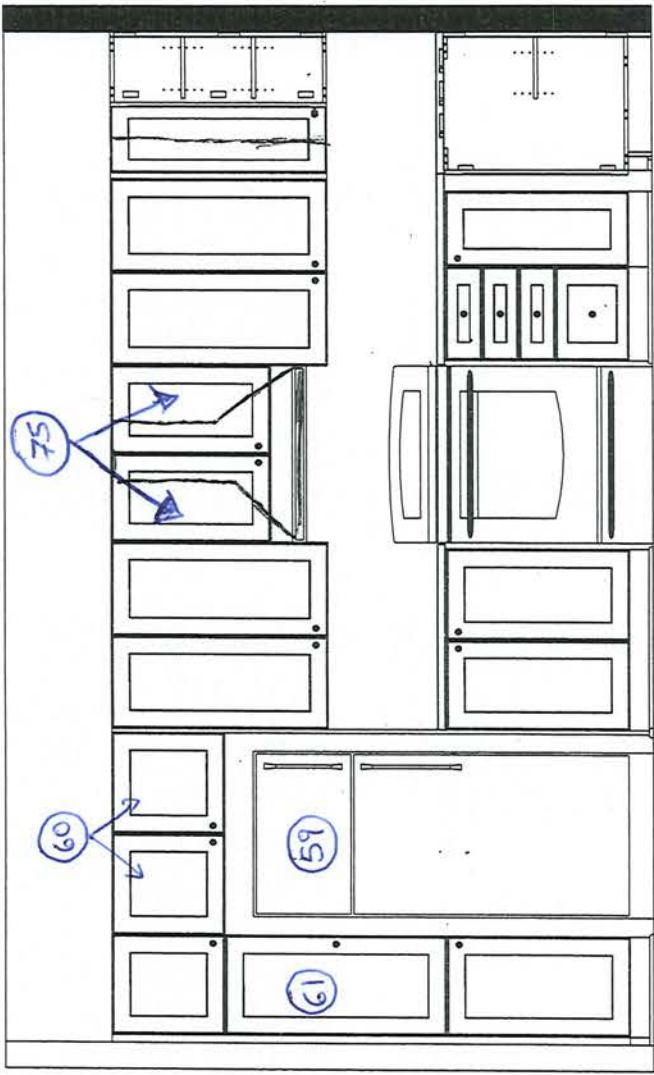
Feb 11, 2021

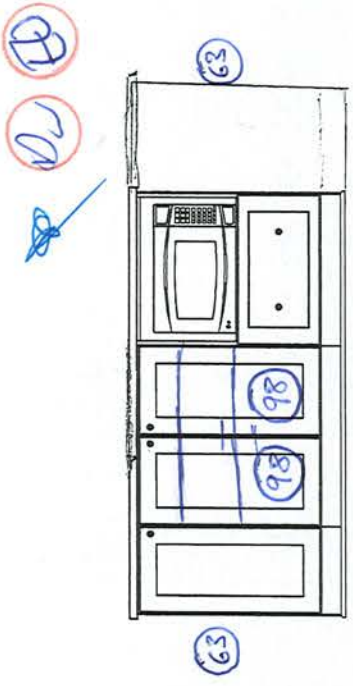
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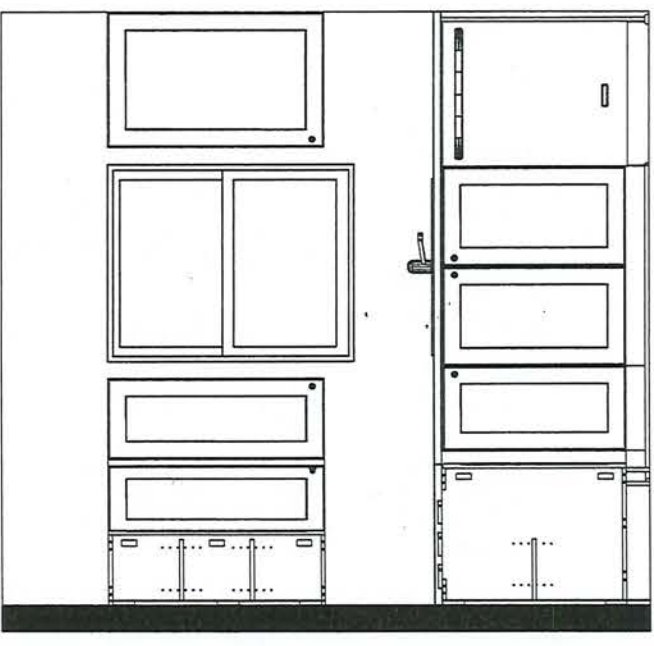


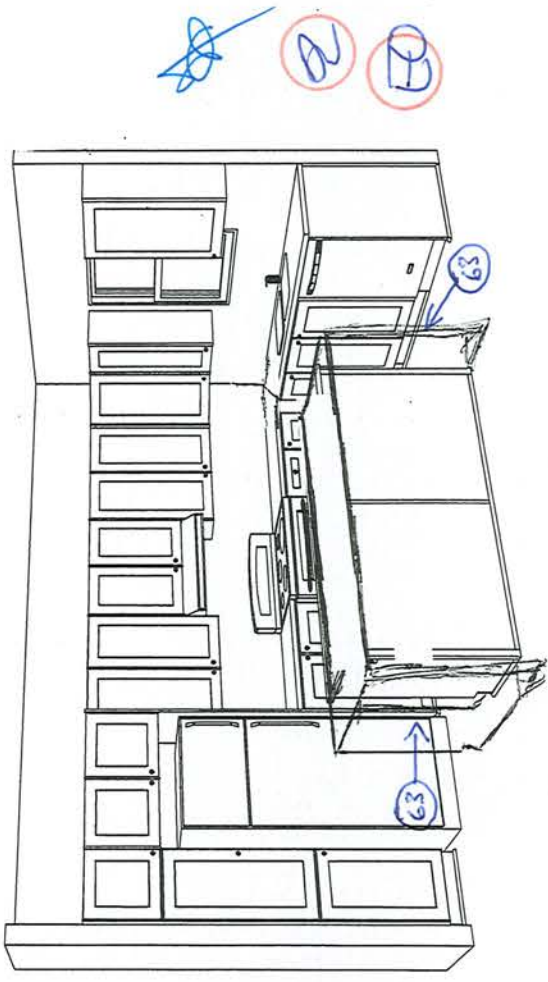
Project: PLACE ST. THOMAS
 Plan No: SOM-348 Lot No: 4- PHASE 5
 Model: 1035 "H" Std Date: JAN 25, 2021
 Purchaser: Evan O'Flaherty
 Purchaser: Daniel Waight

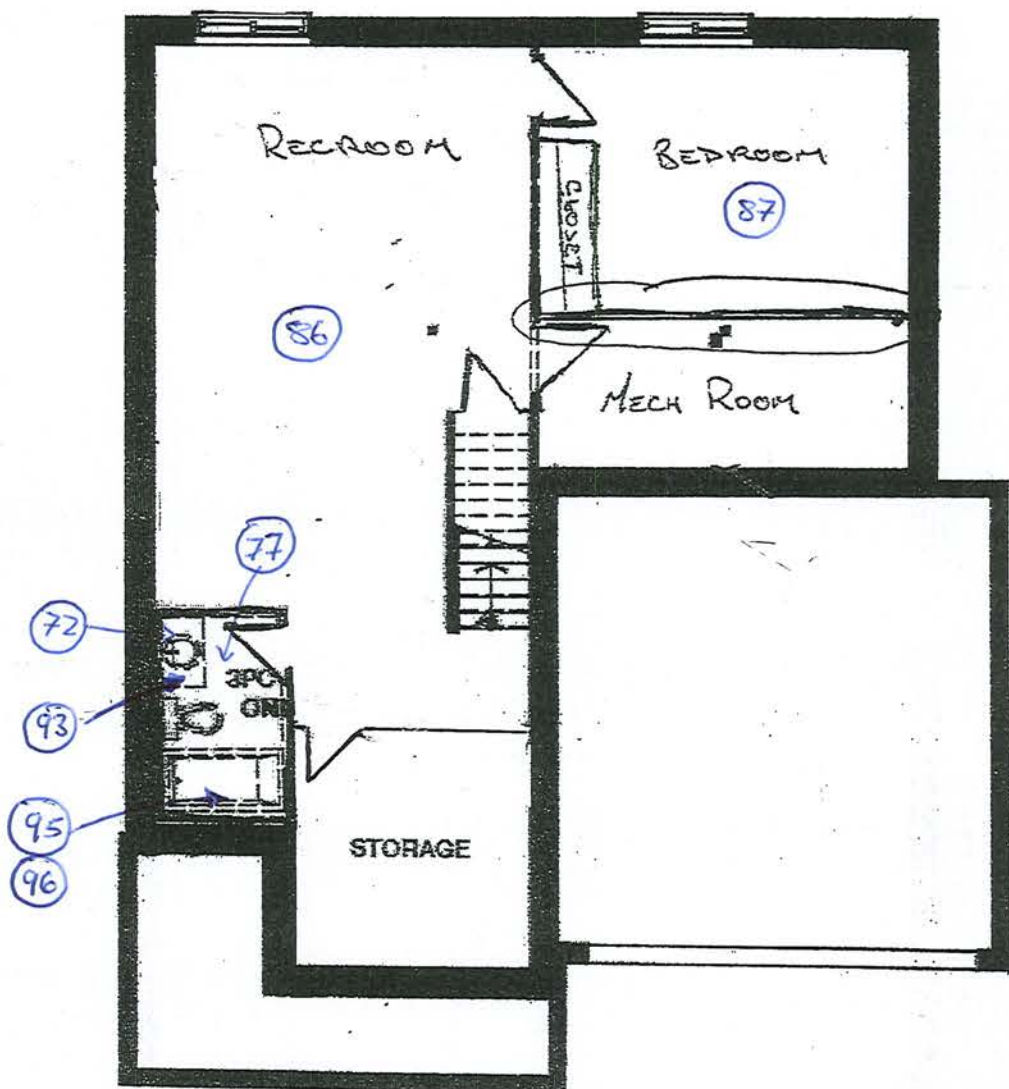
		BUILDER: VALECRAFT REDESIGN NUMBER: DONE BY:	PROJECT: MODEL: 1035 MORROW STND DATE: 19/02/19	LOT: OPTION #2
--	--	--	---	----------------











BASEMENT FLOOR ELEVATION A

CUSTOMER ACCEPTANCE

DATE JAN 25, 2021

Project: PLACE St. THOMAS 5
 Plan No: 504-348 Lot No: 4- Phase 5
 Model: 1035 "A" STD Date: JAN 25, 2021
 Purchaser: Evan O'Flaherty
 Purchaser: Daniel Waugh

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: Evan O'Flaherty Lot no: 4 Plan #: 50M-348
Purchaser's name: Daniel Waugh Project: PLACE ST THOMAS 5
Home Phone: 514-576-5655 Model: 1035 Morrow "A" Standard
Work Phone: 514-412-4400 Closing Date: November 30, 2021
E-Mail (1): waugh_d25@hotmail.com E-Mail (2): Evan.oflaherty@mail.mcgill.ca

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, Evan O'Flaherty & Daniel Waugh
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.

☒ We accept this opportunity

☐ We decline this opportunity

Project: PLACE ST THOMAS 5 LOT NO: 4

[Signature] JAN 25, 2021
Purchaser Date:

[Signature] JAN 25, 2021
Purchaser Date:

[Signature] FEB 8/21
Valecraft Homes (2019) Limited Date:

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

Time scheduled: _____ Date & Time: _____

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: Evan O'Flaherty Lot no: 4 Plan #: 50M-348
Purchaser's name: Daniel Waugh Project: PLACE ST THOMAS 5
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☒ We accept this opportunity

☐ We decline this opportunity

Project: PLACE ST THOMAS 5 LOT NO: 4

x [Signature]
Purchaser

January 25, 2021
Date:

x [Signature]
Purchaser

January 25, 2021
Date:

[Signature]
Valecraft Homes (2019) Limited

Feb 8/21
Date:

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

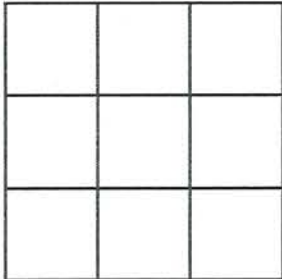
Time scheduled: _____ Date & Time: _____



Tile Installation Options

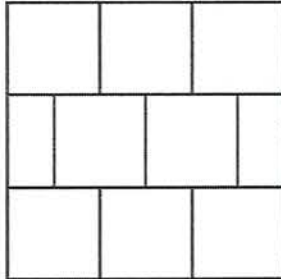
FLOOR TILE

Standard square

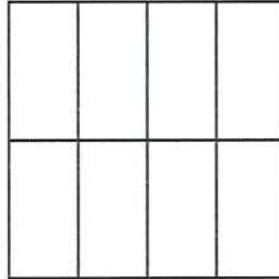


Foyer,
Powder Room,
Mudroom,
Ensuite Bathroom

Square brick

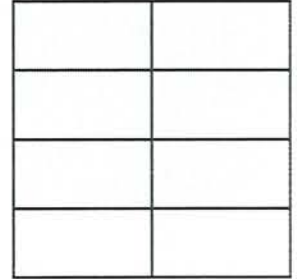


Rectangular
front to back of the house

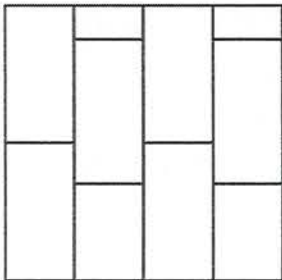


Main Bathroom,
Basement Bathroom

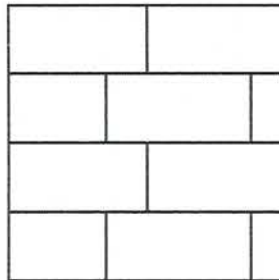
Rectangular
side to side of the house



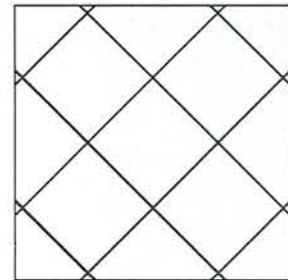
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 5

Plan #: 50M-348

Lot: 4 - Phase 5

Model: 1035 "A" Std

Purchaser: Evan O'Flaherty

Purchaser: & Daniel Waugh

Date: January 25, 2021

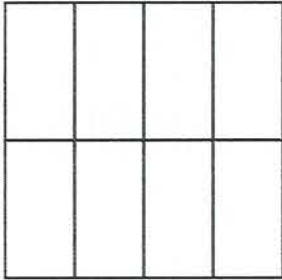
Upgrade #: 41, 44, 45, 46, 76, 77



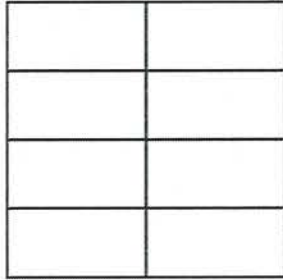
Tile Installation Options

WALL TILE

Vertical stacked

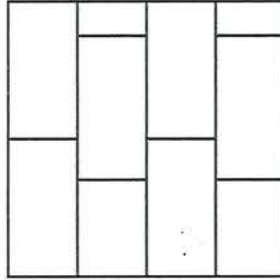


Horizontal stacked

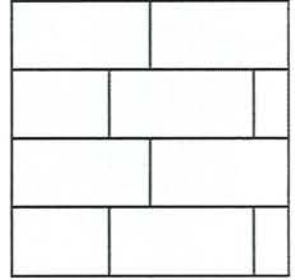


Kitchen Backsplash

Vertical 1/3 offset brick

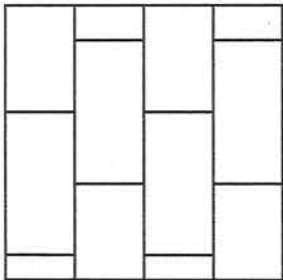


Horizontal 1/3 offset brick

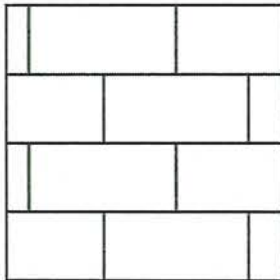


Fireplace

Vertical brick



Horizontal brick



Main Bathroom,

Ensuite Bathroom,

Basement Bathroom

Project: Place St. Thomas 5

Plan #: 50M-348

Lot: 4 - Phase 5

Model: 1035 "A" Std

Purchaser: Evan O'Flaherty

Purchaser: Daniel Waugh

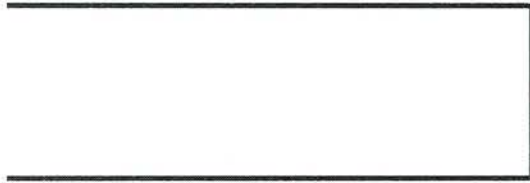
Date: January 25, 2021

Upgrade #: 21,57,75,78,79,80,81,82,95,96

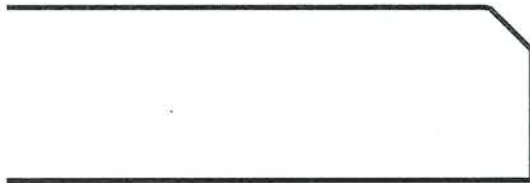




Standard Edge Profiles for Granite & Quartz

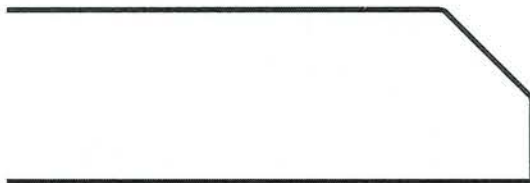


Eased Edge

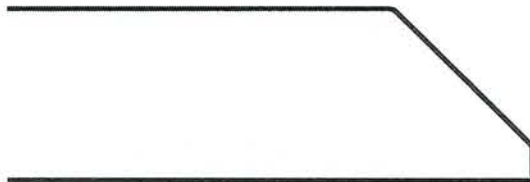


1/4 Bevel

Kitchen,
Ensuite Bathroom



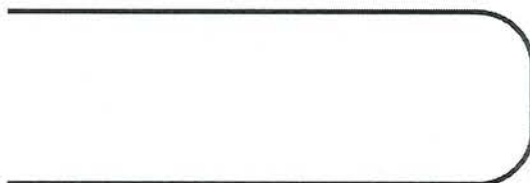
1/2 Bevel



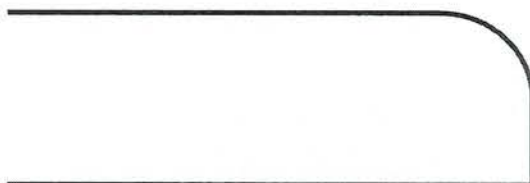
3/4 Bevel



Pencil Top Only
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: Place ST. Thomas 5

Purchaser: Evan O'Flaherty

Plan #: 50M-348

Purchaser: Daniel Waugh

Lot: 4 - Phase 5

Date: January 25, 2021

Model: #1035 "A" Std

Upgrade #: 20, 40