

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: \$777,503.36
BALANCE AT CLOSING: \$686,223.36
LESS H.S.T. AMOUNT: \$709,295.01
SCHEDULE "G" DATED: September 13, 2021
TARION SCHEDULE "B" DATED: September 13, 2021

INSERT: 680 dated: November 10, 2021 in the amount of: \$3,867.00
NEW PURCHASE PRICE: \$781,370.36
NEW BALANCE AT CLOSING: \$690,090.36
NEW LESS H.S.T. AMOUNT: \$712,717.13
SCHEDULE "G" DATED: November 10, 2021
TARION SCHEDULE "B" DATED: November 10, 2021

Dated at Oshawa, ON this 10 day of November , 2021

In the presence of:

WITNESS

DocuSigned by:
Analiza Reyes
PURCHASER

WITNESS

DocuSigned by:
Dandelo De Guzman
PURCHASER

Dated at Ottawa, ON this 10 day of November , 2021

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
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Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

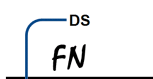
1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation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

DS

Purchaser

DS

Purchaser

DS

Vendor



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Analiza Reyes and Dandelo De Guzman			Printed: 10-Nov-21 10:31 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	6	1086 THE STEEL ELEV B	12-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
80	1	- DELETE ITEM # 30 - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - STANDARD AREAS	-\$4,907.00
37754	Note:		Each
81	1	- OFFICE - DELETE ITEM # 31 - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - STUDY	-\$3,586.00
37755	Note:		Each
82	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 5 - 3/16" STAINED - STANDARD AREAS	\$8,154.00
37740	Note:	- 5 3/16" Stained Maple - Standard areas include Great Room, Living Room, Dining Room, Main Floor Hallway & Upper Hallway	Each
83	1	- OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 5 - 3/16" STAINED - STUDY/OFFICE	\$3,906.00
37741	Note:	- 5 3/16" Stained Maple	Each
84	1	- ADMINISTRATION FEE - ORDERS RECEIVED LATER THAN 21 DAYS AFTER FIRM UP.	\$300.00
37742	Note:		Each
85	1	- REVISION # 2 TO INTERIOR COLOUR CHART DATED JULY 14, 2021	\$0.00
37756	Note:	- Hardwood in Great Room, Living Room, Dining Room, Main Floor Hallway, Upper Hallway & Office	Each

Sub Total	\$3,867.00
HST	\$0.00
Total	\$3,867.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:
Analiza Reyes
0811DE63D13746F...
10-Nov-21
DATE

PURCHASER:

DocuSigned by:
Dandelo De Guzman
6C45812B725C492...
10-Nov-21
DATE

VENDOR:

DocuSigned by:
Frank Nieuwkoop
A04F827301214EE...
PER: Valecraft Homes (2019) Limited

DATE: November 10, 2021

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,771-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER:

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 November 10, 2021.

Signed at Oshawa, ON, this 10 day of November, 2021.

DocuSigned by:
Analiza Reyes
Purchaser 0814DE63D13746F...

Valecraft Homes (2019) Limited


DocuSigned by:
Dandelo De Guzman
Purchaser 3015812B72BC492...

DocuSigned by:
Frank Nieuwkoop
Per: A04F827301214EE...

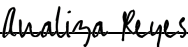
November 10, 2021
Date:

Lot #: 24 - Phase 6

Project: **Place St. Thomas 6**


	SINGLES AND TOWNS COLOUR CHART - Rev.02					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	24 - Phase 6	Civic Address:	792 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Analiza Reyes			Model Name/#:	Steel #1086
	Purchaser(s):	Dandelo De Guzman			Closing Date:	12-Apr-22
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"			UPG	82, 85	
LIVING/DINING ROOM	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"			UPG	82, 85	
FLEX ROOM						
FAMILY ROOM						
GREAT ROOM	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"			UPG	82, 85	
DEN/HOME OFFICE	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"			UPG	83, 85	
REAR HALLWAY						
KITCHEN						
BREAKFAST AREA/DINETTE						
MAIN STAIRS TO BEDROOMS						
UPPER HALLWAY	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"			UPG	82, 85	
BEDROOM # 2						
BEDROOM # 3						
BEDROOM # 4						
MASTER BEDROOM						
MASTER BEDROOM WALK-IN CLOSET						
PARTIAL STAIRS TO BASEMENT DOOR (LANDING)						
FINISHED BASEMENT RECREATION ROOM						

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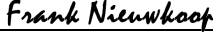
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Purchaser's Signature(s) :



DocuSigned by: 8C45812B72BC492...

Approved By :



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Date: November 10, 2021

Date: November 10, 2021

Date: November 10, 2021