

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED

ON THE 15th DAY OF November , 2020 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : R04
LOT: R04 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 735-H Dearborn Private

PURCHASERS: Jacob Joseph Alexander and Melina Marchand

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: November 27th, 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: \$365,627.77
BALANCE AT CLOSING: \$350,627.77
LESS H.S.T. AMOUNT: \$347,554.91
SCHEDULE "G" DATED: December 16th, 2020
TARION SCHEDULE "B" DATED: December 16th, 2020

INSERT: 680 dated: November 11, 2021 in the amount of: \$1,000.00
NEW PURCHASE PRICE: \$366,627.77
NEW BALANCE AT CLOSING: \$351,627.77
NEW LESS H.S.T. AMOUNT: \$348,505.48
SCHEDULE "G" DATED: November 11, 2021
TARION SCHEDULE "B" DATED: November 11, 2021

Dated at Ottawa this 11th day of November , 2021

In the presence of:

WITNESS

DocuSigned by:
PURCHASER AA84C61291F349F...

WITNESS

DocuSigned by:
PURCHASER 3D002414E7...

Dated at Ottawa this 12th day of November , 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: DocuSigned by:
REV: September 3, 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.

DS

Purchaser

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Purchaser

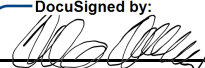
DS

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 \$348,505.48 . 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.


Signed at Ottawa this 11th day of November , 2021

DocuSigned by:



PURCHASER

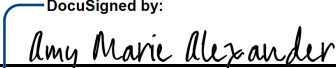
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VALECRAFT HOMES LIMITED

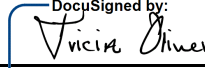
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PER:

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November 12, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 **LOT:** R04



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase Condo			
PURCHASERS: Jacob Joseph Alexander and Melina Marchand			Printed: 11-Nov-21 1:31 pm
LOT NUMBER R04 Level: 3	PHASE Condo	HOUSE TYPE 5310	CLOSING DATE 16-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE
47		1 - - FEE FOR ADDING AN ADDITIONAL PURCHASER'S NAME TO THE AMENDMENT AND AGREEMENT OF PURCHASE AND SALES. THIS AMOUNT TO BE ADDED TO THE FINAL PURCHASE PRISE.	\$1,000.00
37757		Note:	Each

Sub Total	\$1,000.00
HST	\$0.00
Total	\$1,000.00

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

PURCHASER:

DocuSigned by:

Jacob Joseph Alexander

11-Nov-21

DATE

PURCHASER:

DocuSigned by:

Melina Marchand

11-Nov-21

DATE

VENDOR:

DocuSigned by:

B66AFC94F0B9401... PER: Valecraft Homes Limited

DATE: November 12, 2021

DocuSigned by:

Amy Marie Alexander

November 11, 2021 | 8:48 PM EST

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,773-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



**Condominium Form
(Tentative Occupancy 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 #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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 #8(g) of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #8(a) of the Agreement of Purchase & Sale.
- 3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #8(b) of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
- 5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated November 11, 2021.
- 6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 48 of the Agreement of Purchase & Sale.

Signed at Ottawa, **this** 11th **day of** November, **20**21.

DocuSigned by:

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DocuSigned by:

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Purchaser

Valecraft Homes Limited

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Purchaser

DocuSigned by:

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Per:

November 12, 2021
Date:

Lot #: R04

Project: Deerfield Village 2

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 15th DAY OF November 2020 .

REGARDING PROPERTY KNOWN AS: BUILDER'S REFERENCE #: R04
UNIT #(DWELLING): R04 LEVEL: 3
PARKING SPACE #: R9
CIVIC ADDRESS: 735-H Dearborn Private
DEERFIELD VILLAGE 2 PLAN # 4M-1290

PURCHASERS: Jacob Joseph Alexander and Melina Marchand

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: November 27th, 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: Jacob Joseph Alexander and Melina Marchand
Schedule T Dated November 15th, 2020
HST Form Dated November 15th, 2020

INSERT: Jacob Joseph Alexander, Melina Marchand and Amy Marie Alexander
Schedule T Dated November 11, 2021
HST Form Dated November 11, 2021

Dated at Ottawa this 11th day of November , 2021

In the presence of:

WITNESS

DocuSigned by: [Signature]
PURCHASER AA84C61291F349F...

WITNESS

DocuSigned by: Amy Marie Alexander
PURCHASER E021A3D002414E7...

DATED at Ottawa this 12th day of November , 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]
B66AFC94F0B9401...

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1)

Full Name:

Jacob Joseph Alexander

Business Address:

1395 Meadowlands Drive East, Nepean, Ont., K2E OC4

Business Telephone Number:

613-515-2665

Home Address:

1347 Maxime St, Gloucester, Ont., K1B 3L2

Home Telephone Number:

Occupation:

Personal Trainer

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)


Type:

Driver's Licence

Number:

A5313-38109-50218

DS



Purchaser

DS



Purchaser

(2)

Full Name:

Melina Marchand

Business Address:

1395 Meadowlands Drive East, Nepean, Ont., K2E OC4

Business Telephone Number:

613-515-2665

Home Address:

1347 Maxime St, Gloucester, Ont., K1B 3L2

Home Telephone Number:

Occupation:

Personal Trainer

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

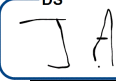
Type:

Driver's Licence

Number:


M0551-53709-37416

DS



Purchaser

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Purchaser

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(3)

Full Name:

Amy Marie Alexander

Business Address:

102 Parsons Creek Dr., Fort McMurray, AB, T9K OB3

Business Telephone Number:

780-799-5704

Home Address:

146 Iris Way, Fort McMurray, AB, T9K 0H3

Home Telephone Number:

Cell: 780-880-3807

Occupation:

Teacher

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

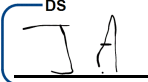
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Driver's Licence

Number:

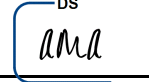
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Purchaser

DS



Purchaser

(4)

Full Name:

Business Address:

Business Telephone Number:

Home Address:

Home Telephone Number:

Occupation:

Identity Verification (Original of one of the following seen by Vendor)

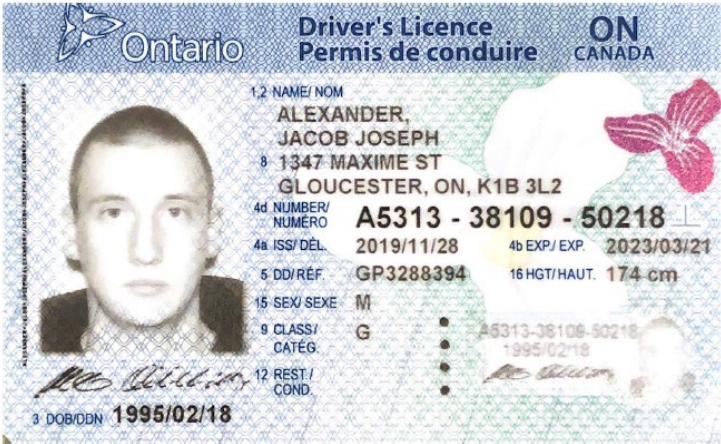
- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type:

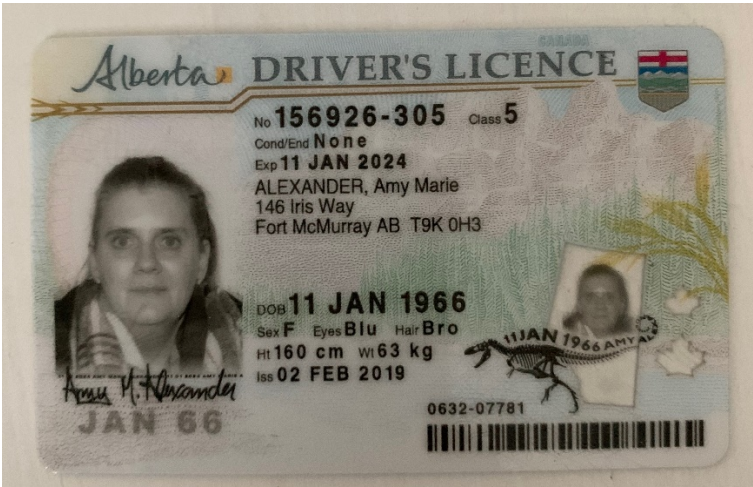
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Purchaser



DS J A DS DS DS



DV2 R04

Jacob Joseph Alexander, Melina Marchand, and Amy Marie Alexander

November 11, 2021