

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

ON THE 27 DAY OF September, 2020

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: 237
LOT: 237 BLOCK:
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 672 Parade Dr

PURCHASERS: Kristina Alessandra Musca and Sebastian Dawid Pawlak

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: October 19, 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: \$574,582.00
BALANCE AT CLOSING: \$524,582.00
LESS H.S.T. AMOUNT: \$529,718.09
SCHEDULE "G" DATED: September 27, 2020
TARION SCHEDULE "B" DATED: September 27, 2020

INSERT: 680 dated: November 5, 2020 in the amount of: \$2,273.00
NEW PURCHASE PRICE: \$576,855.00
NEW BALANCE AT CLOSING: \$526,855.00
NEW LESS H.S.T. AMOUNT: \$531,730.09
SCHEDULE "G" DATED: November 5, 2020
TARION SCHEDULE "B" DATED: November 5, 2020

Dated at Ottawa this 5 day of November, 2020

In the presence of:

Victor 2 H
WITNESS

Victor 2 H
WITNESS

K. Musca
PURCHASER

S. Pawlak
PURCHASER

Dated at Ottawa this 17th day of November, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]
17th September 2020

SCHEDULE "G"

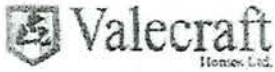
HARMONIZED SALES TAX AND NEW HOUSING REBATE

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



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 1

PURCHASERS: Kristina Alessandra Musca and Sebastian Dawid Pawlak

Printed: 5-Nov-20 11:49 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
237	1	810 THE KEMP 3 BED ELEV B	15-Dec-21

ITEM	QTY	UNIT	CHARGE	PRICE	INTERNAL USE
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13	1		ENSUITE BATH - DELETE THE LINEN CLOSET AND INSTALL AN OPERATING SINGLE CASEMENT WINDOW APPROX 30" WIDE X 36" HIGH. WINDOW TO BE CENTERED IN THE SPACE THE LINEN CLOSET OCCUPIED	\$ 320.00	Each
25800			Note: Window to be approx 4'-4" from floor to accommodate future linen cabinet		
14	1		ENSUITE BATH - SPACE BETWEEN THE 3X3 SHOWER AND THE END OF THE VANITY. PLEASE CONFIRM THE SIZE.	N/C	Each
25803			Note: *** APPROX 6" ***		
15	1		WINDOW - INCREASE STD BASEMENT WINDOW HEIGHT FROM APPROX. 24IN DEEP TO APPROX 30 DEEP (IN LOCATION AS PER SCHEDULE D)	\$ 171.00	Each
28993			Note: Subject to limiting distance at side yard as per Current Building Code Rear window		
26026					
16	1		GARAGE DOOR - UPGRADE TO 15 x 8 MID-AMERICA/REGAL INSULATED WITH THERMAL INSERTS AND WEATHERSTRIPPING	\$ 1,512.00	Each
99615			Note: Does not include Black Doors		
26079					
17	1		MUDROOM - Delete closet and install a roughin for future laundry tub see sketch for location	\$ 270.00	Each
26211			Note: Roughin to be installed at the corner so future laundry tub can face washer/dryer and accommodate future cabinets		

Sub Total	\$2,273.00
HST	\$0.00
Total	\$2,273.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: K. Musca 05-Nov-20
Kristina Alessandra Musca DATE

PURCHASER: SP 05-Nov-20
Sebastian Dawid Pawlak DATE

VENDOR: T. Ditt PER: Valecraft Homes Limited
DATE: November 17, 2020

PREPARED BY: Victoria Hunt
LOCKED BY:
PE 1.232-1
16-May-20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

Valcraft

THE KEMP

MODEL 810
1900 sq. ft.

Site: RATHWELL LANE, COLUMBIA, MISSOURI

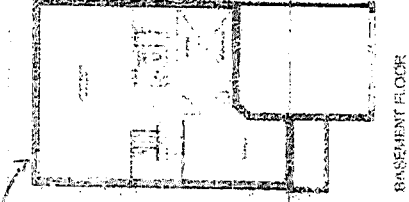
Plan No. 4101 - 1580

Lot: 23-7

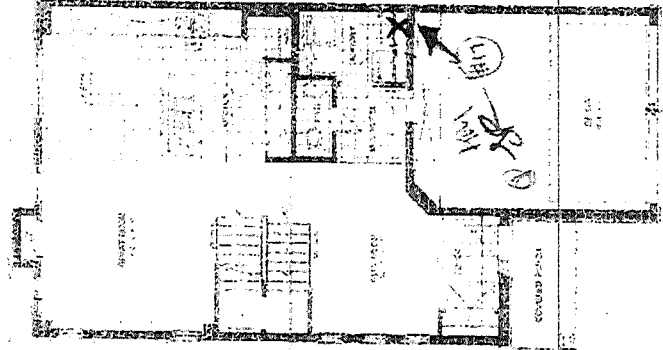
Date: NOV. 5, 2020

Purchaser: SEBASTIAN D. & K. M. D.

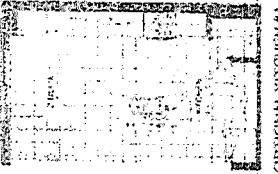
(15) *WV* *SP* *CP*



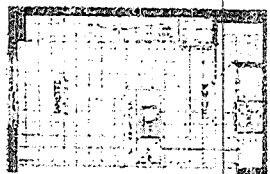
BASEMENT FLOOR



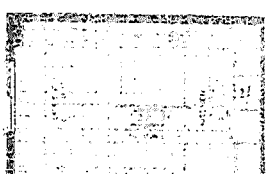
FIRST FLOOR



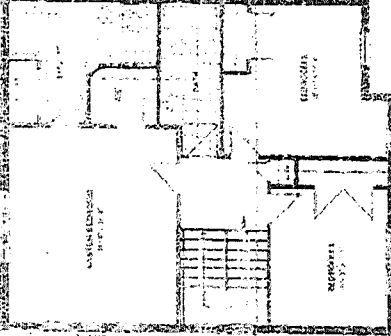
OPTIONAL KITCHEN #1



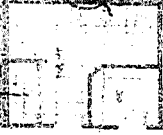
OPTIONAL KITCHEN #2



OPTIONAL KITCHEN #3



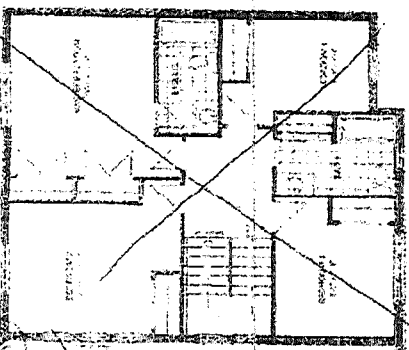
SECOND FLOOR 18 BEDROOMS ELEVATION A



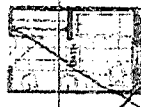
OPTIONAL 3RD BEDROOM



OPTIONAL 3RD BEDROOM



SECOND FLOOR OPTIONAL 4 BEDROOMS ELEVATION A



OPTIONAL 4TH BEDROOM 4 BEDROOMS



SECOND FLOOR 2 BEDROOMS ELEVATION B



OPTIONAL 4TH BEDROOM 4 BEDROOMS

SECOND FLOOR 3 BEDROOMS ELEVATION C

SECOND FLOOR 4 BEDROOMS ELEVATION D

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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.

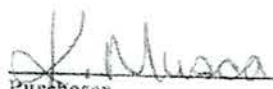
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. \$225.00 + HST= \$254.25

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 #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 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 #6 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.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated November 5, 2020.
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 # 32 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 5 day of November, 2020.


Purchaser

Valecraft Homes Limited


Purchaser


Per:

November 17, 2020
Date:

Lot #: 237 - 4M-1589

Project: Rathwell Landing