

ON THE 20 DAY OF November, 20 21.

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: November 20, 2021

DELETE:	PURCHASE PRICE:	<u>\$513,469.21</u>
	BALANCE AT CLOSING:	<u>\$483,469.21</u>
	LESS H.S.T. AMOUNT:	<u>\$475,636.47</u>
	SCHEDULE "G" DATED:	<u>November 20, 2021</u>
	TARION SCHEDULE "B" DATED:	November 20, 2021

**Dated at        Ottawa, ON        this        18        day of        December        ,        2021**

  
PURCHASER

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**PURCHASER**

REV: September 17, 2020

**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 #17 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #7 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 #7 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 December 18, 2021.
6. Any increase in existing or newly imposed levies, development charges, education development any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 33 of the Agreement of Purchase & Sale.

Signed at Ottawa, ON, this 18 day of December, 2021.

  
\_\_\_\_\_  
**Purchaser**

**Valecraft Homes Limited**

\_\_\_\_\_  
**Purchaser**

  
\_\_\_\_\_  
**Per:**

December 23, 2021  
**Date:**

**Lot #:** D18 - Phase 6

**Project:** Place St Thomas 6




**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 \$489,412.58. 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 Ottawa, ON this 18 day of December, 2021

  
PURCHASER

VALECRAFT HOMES (2019) LIMITED

PURCHASER

PER: 

December 23, 2021  
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: D18



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASER: Micheline Francine Harvey		Printed: 14-Dec-21 5:53 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
D18	6	160 THE STANLEY 2	30-Aug-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*19 120312	1	GREAT ROOM - DELETE FIREPLACE SURROUND	\$ 0.00
37976	Note:		Each
20	1	GREAT ROOM - DELETE FIREPLACE MANTLE	\$ 0.00
37977	Note:		Each
21	1	KITCHEN - DELETE ITEM # 7 - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD FINISHES	-\$884.00
37978	Note:		Each
22 115531	1	KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 1 CABINETY - BUILDERS STANDARD COUNTERTOP AND BACKSPLASH	\$ 3,402.00
37979	Note:	- As per Kitchen Sketch dated December 18, 2021 - As per Floorplan Sketch dated December 18, 2021	Each
23	1	KITCHEN - DELETE ITEM # 15 - UPC9-1B - BUILDERS STANDARD CABINETY	-\$740.00
37980	Note:		Each
24 117181	1	KITCHEN - CABINETY - UPC9-1B - LEVEL 1 CABINETY - OPTIONAL KITCHEN 1. INCLUDES 40IN UPPERS, FILLER DETAIL TO STANDARD BULKHEAD AND LIGHT VALANCE	\$ 920.00
37981	Note:	- As per Kitchen Sketch dated December 18, 2021 - As per UPC Sketch dated December 18, 2021  - Upper Cabinets raised 2 inches to avoid setbacks. Does not include additional lighting or switches. Purchaser Acknowledges and accepts that Upper Kitchen cabinety upgraded wood doors will have center style. As per UPC Sketch dated December 18, 2021	Each
25 117099	1	KITCHEN - CABINETY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W 1 GABLE - LEVEL 1 SERIES CABINETY	\$ 702.00
37982	Note:	- As per Kitchen Sketch dated December 18, 2021 - As per Floorplan Sketch dated December 18, 2021  - See item #22 (optional kitchen layout #1) - See item #24 (UPC9-1B upper cabinety)	Each
26 101	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 704.00
37983	Note:	- Located between fridge & corner pantry as per Kitchen Sketch dated December 18, 2021 - As per Floorplan Sketch dated December 18, 2021  - See item #22 (optional kitchen layout #1)	Each
27 120137	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPTION #1 C/W FLUSH BREAKFAST BAR	\$ 5,786.00
37985	Note:	- As per Kitchen Sketch dated December 18, 2021 - As per Floorplan Sketch dated December 18, 2021 - Eased Edge as per edge profile sketch date Dec. 18.21 - See item #22 (optional kitchen layout #1) - Does not include undermount sink or upgraded faucet	Each

## NON STANDARD EXTRAS (680)

### Place St. Thomas - Phase 6

**PURCHASER:** Micheline Francine Harvey

**Printed:** 14-Dec-21 5:53 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
<b>D18</b>	<b>6</b>	<b>160 THE STANLEY 2</b>	<b>30-Aug-22</b>

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
<b>28</b> 113090	1	<b>ENSUITE BATH - VANITY - UPGRADE 5PC ENSUITE VANITY CABINETRY LEVEL 1</b>	\$ 431.00	Each
37987		Note: - As per Floorplan sketch dated December 18, 2021 - See item #9 (5 piece ensuite) - See item #30 (bank of drawers)		
<b>29</b> 113092	1	<b>MAIN BATHROOM - VANITY - UPGRADE MAIN BATHROOM VANITY CABINETRY TO LEVEL 1</b>	\$ 229.00	Each
37988		Note: - As per Floorplan Sketch dated December 18, 2021		
<b>30</b> 117138	1	<b>ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10</b>	\$ 704.00	Each
37989		Note: - Approximately centered between two sinks - As per Floorplan sketch dated December 18, 2021 - See item #9 (5 piece ensuite) - See item #28 (level 1 cabinetry)		
<b>31</b> 1000	1	<b>- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE</b>	\$ 1,050.00	Each
37990		Note:		
<b>32</b> 704	1	<b>- CERAMIC TILE - GROUT COLOR PER COLOUR</b>	\$ 75.00	Each
37991		Note:		
<b>33</b> 165	1	<b>KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE</b>	\$ 120.00	Each
38033		Note: - As per Kitchen Sketch dated December 18, 2021 - See item #22 (optional kitchen layout #1) - See Wall Tile installation sketch dated December 18, 2021		
<b>34</b> 162	1	<b>KITCHEN - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - - KITCHEN</b>	\$ 90.00	Each
38037		Note: - As per Kitchen Sketch dated December 18, 2021 - See item #22 (optional kitchen layout #1) - See Wall Tile installation sketch dated December 18, 2021		
<b>35</b> 7	1	<b>BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1</b>	\$ 110.00	Each
37994		Note: - As per Floorplan Sketch dated December 18, 2021		
<b>36</b> 7	1	<b>BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - FAMILY ROOM - LEVEL 1</b>	\$ 310.00	Each
37995		Note: - As per Floorplan Sketch dated December 18, 2021		
<b>*37</b> 114601	1	<b>- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS</b>	*\$ 1,978.00	Each
37996		Note: - As per Floorplan Sketch dated December 18, 2021		

*including Great Room, Dining room, lower hall and upper hall.*

**Vendor Initials:**
**Purchaser Initials:**
**PREPARED BY:** Samar Merhi

**LOCKED BY:**
**PE 1,791-2**

InvoiceSQL.rpt 01sept21

**CONSTRUCTION SCHEDULING APPROVAL**
**PER:**
**DATE:**





## Place St. Thomas - Phase 6

Printed: 14-Dec-21 5:53 pm

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$15,567.00
HST	\$0.00
Total	\$15,567.00

**PURCHASER:** Micheline Francine Harvey 18-Dec-21  
DATE

**VENDOR:** \_\_\_\_\_  
PER: Valecraft Homes (2019) Limited

DATE: December 23, 2021

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

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

Schedule "W2"

**NON RESILIENT FLOORING WAIVER**

for

**HARDWOOD FLOORING**

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes (2019) Limited recommends strongly against the use of hardwood flooring in unconventional areas of the home such as the kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

It is for this reason that VALECRAFT HOMES (2019) LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder's recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/We, Micheline Francine Harvey have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: PLACE ST THOMAS 6

LOT NO: D18

  
(Signature)

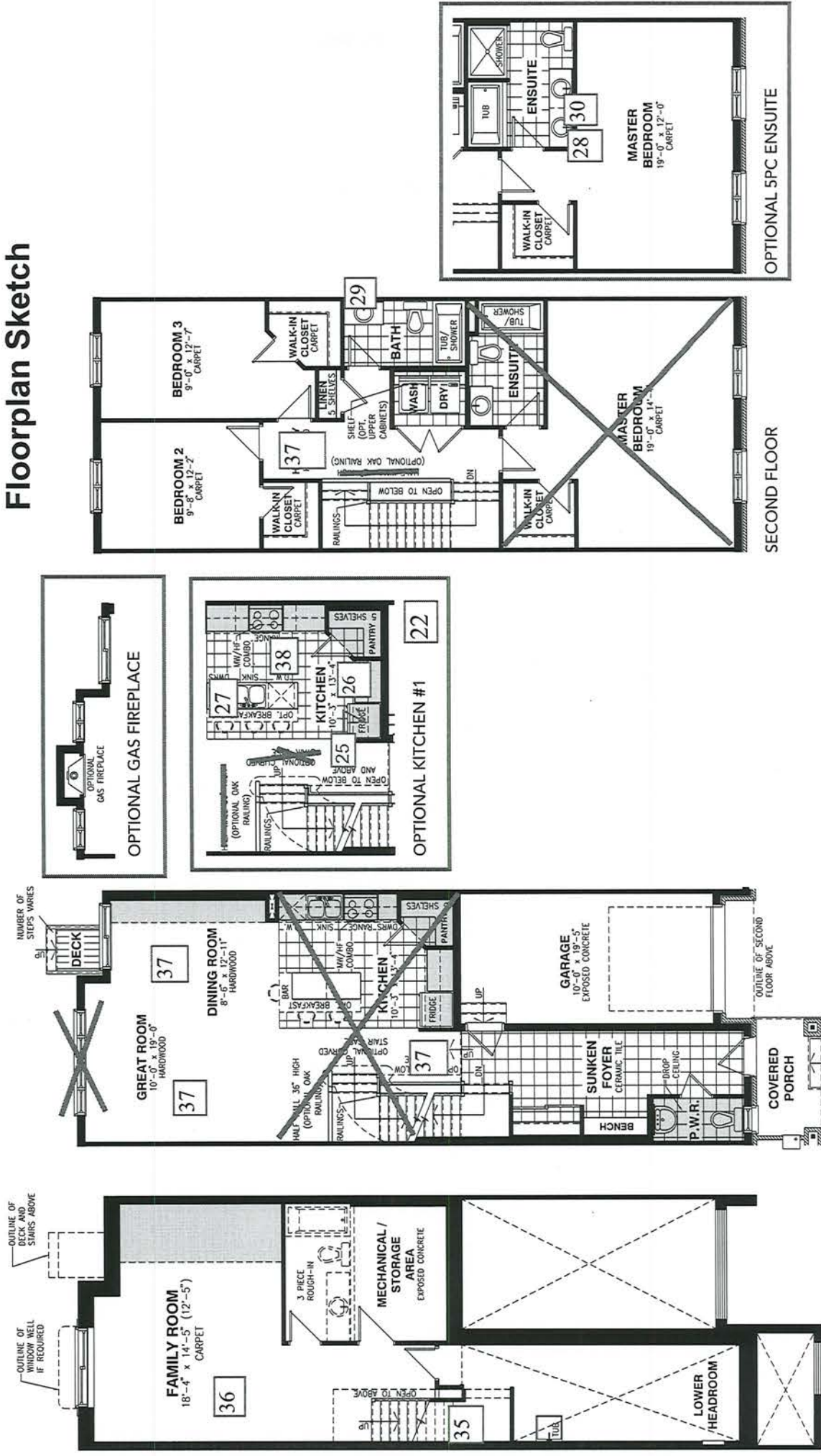
December 18, 2021  
(Date)

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(Signature)

December 18, 2021  
(Date)



## Floorplan Sketch



BASEMENT FLOOR

## GROUND FLOOR

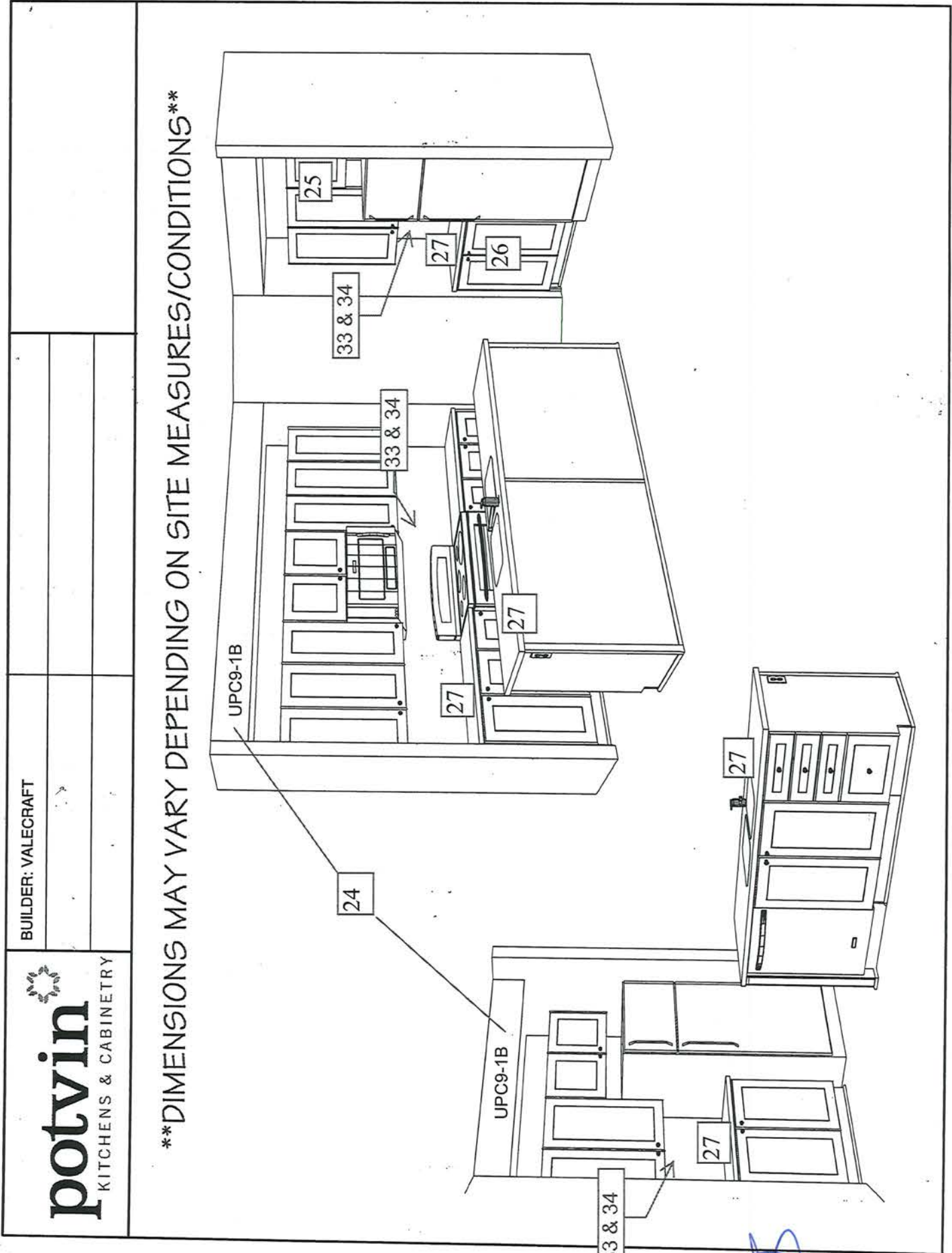
Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas.

\*Note: Number of steps varies due to site grading. All dimensions are approximate. E & O.E.; plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. Vertical and/or horizontal dimensions may be required to determine momentary piping.

Site: Place St. Thomas - Phase 6  
Plan No: 50M-352  
Lot: D18 - Phase 6  
Model: 160-2, Stanley 2, Rev  
Date: December 18, 2021

Purchaser: Micheline Francine Harvey

Optional Kitchen Layout #1 - Item #22





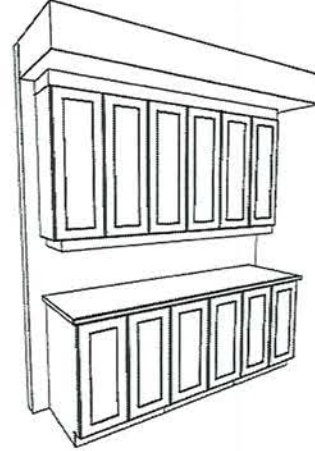
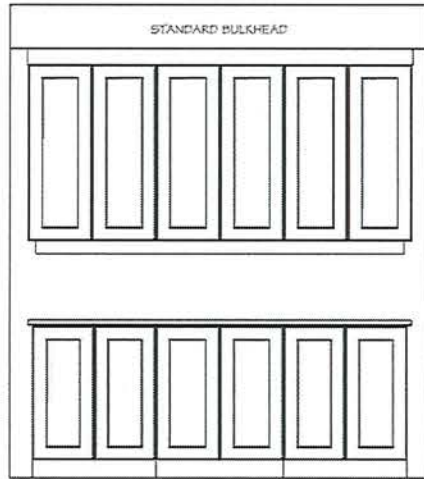
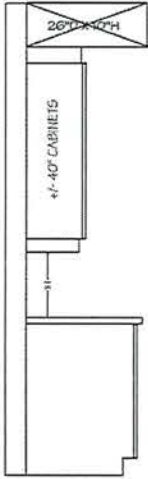


**Valecraft**  
Homes (2019) Limited

**OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &  
STANDARD BULKHEAD DETAILS**

**UPC9-1B** Upgrade #: 24

- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to standard bulkhead.



Site: Place St. Thomas 6

Purchaser: Micheline Francine Harvey

Plan No: 50M-352

Lot: D18 - Phase 6

Purchaser:

Date: December 18, 2021

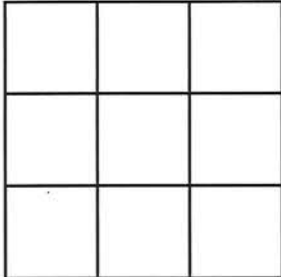
08/19/2020



## Tile Installation Options

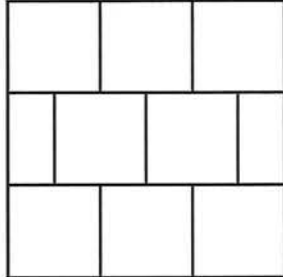
### FLOOR TILE

Standard square

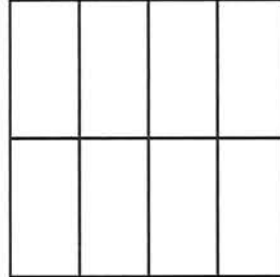


Foyer, Powder Room,  
Laundry,  
Main Bathroom,  
5 PC Ensuite Bathroom

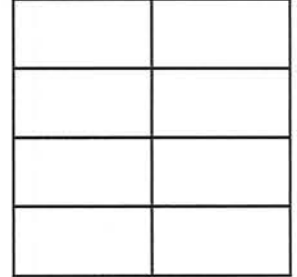
Square brick



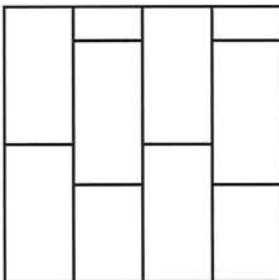
Rectangular  
front to back of the house



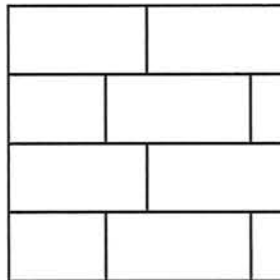
Rectangular  
side to side of the house



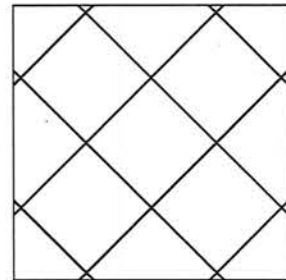
Rectangular 1/3 staggered  
front to back of the house



Rectangular 1/3 staggered  
side to side of the house



45 degree



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: D18

Model: #160-2, Stanley 2, Rev

Purchaser: Micheline Francine Harvey

Purchaser: \_\_\_\_\_

Date: December 18, 2021

Upgrade #: Standard, 9

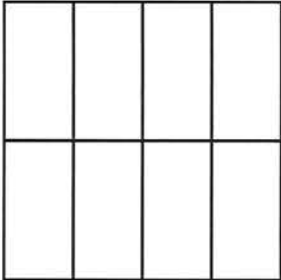




## Tile Installation Options

### WALL TILE

Vertical stacked

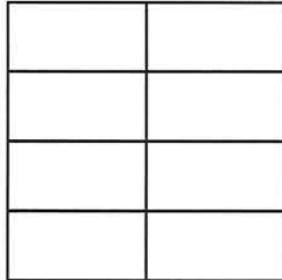


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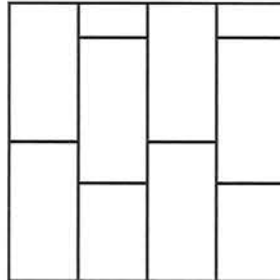
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Horizontal stacked



Main Bathroom,  
Ensuite Bathroom Tub,  
Ensuite Bathroom  
Walk-In Shower,

Vertical 1/3 offset staggered

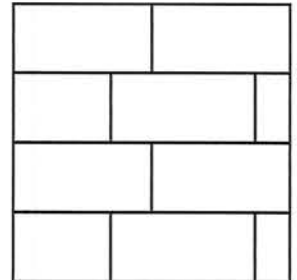


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Horizontal 1/3 offset staggered

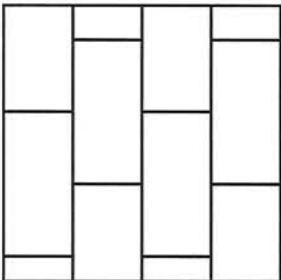


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Vertical brick

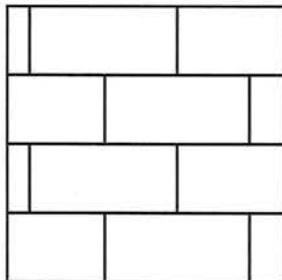


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Horizontal brick



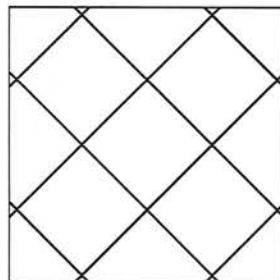
Kitchen Backsplash,

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\_\_\_\_\_

45 degree

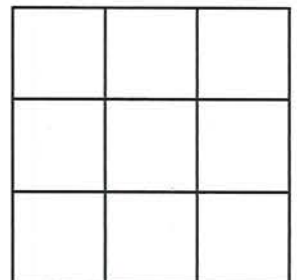


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Standard square



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Project: Place St. Thomas 6

Plan #: 50M-352

Lot: D18

Model: #160-2, Stanley 2, Rev

Purchaser: Micheline Francine Harvey

Purchaser: \_\_\_\_\_

Date: December 18, 2021

Upgrade #: 9, 33, 34,



## Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen Countertop (#27)

Project: Place St. Thomas 6

Purchaser: Micheline Francine Harvey

Plan #: 50M-352

Purchaser: \_\_\_\_\_


Lot: D18

Date: December 18, 2021

Model: #160-2, Stanley 2, Rev

Upgrade #: 27




	SINGLES AND TOWNS COLOUR CHART				
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep: A. Bowman
	Lot No:	D18 - Phase 6	Civic Address:	743 Namur Street, Embrun ON K0A 1W0	
	Purchaser(s):	Micheline Harvey			Model Name/ #: Stanley 2 #160-2
	Purchaser(s):				Closing Date: 30-Aug-22

INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE	Standard	STD
DOOR STYLE	Standard	STD
INTERIOR HARDWARE	Standard	STD
INTERIOR LIGHTING PACKAGE	Standard Roma Collection + S&S Electric Quote + undercabinet strip led lighting under kitchen cabinets	STD, 11, 16, 17
BATHROOM ACCESSORIES	Standard	STD
FIREPLACE MANTLE	Delete Fireplace Mantle	20

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	STD, 5, 6, 37
BRACKET	Red Oak	Colonial	SB 200	STD, 5, 6, 37
SPINDLES	Red Oak	Colonial	SB 200	STD, 5, 6, 37
POSTS	Red Oak	Colonial	SB 200	STD, 5, 6, 37
NOSINGS	Red Oak	N/A	SB 200	STD, 4, 5, 6, 37
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red Oak	N/A	SB 200	4, 37


APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Standard Opening	STD	/	/
RANGE	Standard Opening	STD	/	/
DISHWASHER	Standard Opening	STD	/	/
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard Opening	STD	Basic Stainless Steel	18
WASHING MACHINE/DRYER	Standard Opening	STD	/	/

Purchaser's Signature(s) :



Purchaser's Signature(s) :

Approved By :




Date:

December 18, 2021

Date:

Date:

December 23, 2022

SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	D18 - Phase 6	Civic Address:	743 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Micheline Harvey			Model Name/#:	Stanley 2 #160-2
	Purchaser(s):				Closing Date:	30-Aug-22
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Cape Cod Birch Gunstock			Level 1	22, 24, 25, 26
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE	Eased Edge	Level 1 Quartz	27
MAIN BATHROOM	STYLE AND COLOUR	Cape Cod Birch Graphite Rustic			Level 1	29
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	RK7002-T	COUNTERTOP EDGE PROFILE	Standard	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	Cape Cod Birch Graphite Rustic			Level 1	28, 30, 9
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD, 9
	COUNTERTOP	RK7002-T	COUNTERTOP EDGE PROFILE	Standard	STD	STD, 9
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			STD	STD
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) : X Micheline Harvey


Date: December 18, 2021

Purchaser's Signature(s) : \_\_\_\_\_

Date: \_\_\_\_\_

Approved By : [Signature]

Date: December 23, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	D18 - Phase 6	Civic Address:	743 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Micheline Harvey			Model Name/#:	Stanley 2 #160-2
	Purchaser(s):				Closing Date:	30-Aug-22
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss OC-117 simply white		STD			
FOYER	Low Luster OC-28 Collingwood		31			
POWDER ROOM	Semi Gloss OC-28 Collingwood		31			
MAIN FLOOR HALLWAY	Low Luster OC-28 Collingwood		31			
LIVING/DINING ROOM	Low Luster OC-28 Collingwood		31			
FLEX ROOM	/		/			
GREAT ROOM	Low Luster OC-28 Collingwood		31			
FAMILY ROOM (BASEMENT)	Low Luster OC-28 Collingwood		31			
DEN/STUDY/HOME OFFICE	/		/			
KITCHEN/DINETTE/BREAKFAST	Semi Gloss OC-28 Collingwood		31			
LAUNDRY/MUDROOM	Low Luster OC-28 Collingwood		31			
2nd FLOOR HALLWAY	Low Luster OC-28 Collingwood		31			
MAIN BATH	Semi Gloss OC-28 Collingwood		31			
BEDROOM #2	Low Luster OC-28 Collingwood		31			
BEDROOM #3	Low Luster OC-28 Collingwood		31			
BEDROOM #4	/		/			
MASTER BEDROOM	Low Luster OC-28 Collingwood		31			
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-28 Collingwood		31			
MASTER BEDROOM ENSUITE	Semi Gloss OC-28 Collingwood		31			
FINISHED BASEMENT RECREATION ROOM	/		/			
BASEMENT BATHROOM	/		/			

Purchaser's Signature(s) : X 

Date: December 18, 2021


Purchaser's Signature(s) : \_\_\_\_\_

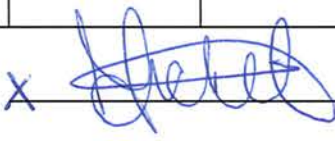
Date: \_\_\_\_\_

Approved By : 

Date: December 23, 2021




		SINGLES AND TOWNS COLOUR CHART					
		Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
		Lot No:	D18 - Phase 6	Civic Address:	743 Namur Street, Embrun ON K0A 1W0		
		Purchaser(s):	Micheline Harvey			Model Name/#:	Stanley 2 #160-2
		Purchaser(s):				Closing Date:	30-Aug-22
CERAMIC & GROUT SELECTIONS (2)							
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Ceratec Graniser Kafka 13"x13" Grey (Standard Square Install)		949 Silverado	STD + UPG Grout	STD, 32	
	WALL	Euro Pasha Collection Cinq 8"x10" White (Horizontal Stacked Install)		949 Silverado	STD + UPG Grout	STD, 32	
	INSERT OR BORDER	/					
3PC ENSUITE BATHROOM	FLOOR	/		/	/	/	
	WALL	/		/	/	/	
	INSERT OR BORDER	/					
5PC ENSUITE BATHROOM	FLOOR	Ceratec Graniser Kafka 13"x13" Grey (Standard Square Install)		949 Silverado	STD + UPG Grout	STD, 32, 9	
	TUB DECK	Ceratec Kafka 7.9"x9.8" Grey (Horizontal stacked Install)		949 Silverado	STD + UPG Grout	STD, 32, 9	
	TUB BACKSPLASH	Ceratec Kafka 7.9"x9.8" Grey (Horizontal stacked Install)		949 Silverado	STD + UPG Grout	STD, 32, 9	
	INSERT OR BORDER	/					
	SHOWER WALLS	Ceratec Kafka 7.9"x9.8" Grey (Horizontal stacked Install)		949 Silverado	STD + UPG Grout	STD, 32, 9	
BASEMENT/OTHER BATHROOM	FLOOR	/		/	/	/	
	WALL	/		/	/	/	
	INSERT OR BORDER	/					

Purchaser's Signature(s) :



Date:
December 18, 2021

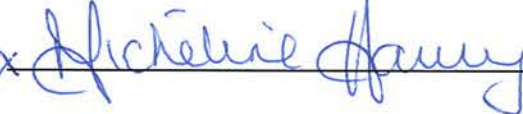
Purchaser's Signature(s) :

Date:


Approved By :


Date:
December 23, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	D18 - Phase 6	Civic Address:	743 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Micheline Harvey			Model Name/#:	Stanley 2 #160-2
	Purchaser(s):				Closing Date:	30-Aug-22
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Engineered Expert Hardwood Essential Collection Red Oak - Wire Brushed - Smoky Grey Chracter Grade Ultra-Matte 3-1/8"				UPG	37
LIVING/DINING ROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak - Wire Brushed - Smoky Grey Chracter Grade Ultra-Matte 3-1/8"				UPG	37
FLEX ROOM	/				/	
FAMILY ROOM (BASEMENT)	Beaulieu A4531 Spartacus 16787 Mystic Beige + Upgraded Underpad				STD Carpet + Level 1 Underpad	STD, 36
GREAT ROOM	Lauzon Engineered Expert Hardwood Essential Collection Red Oak - Wire Brushed - Smoky Grey Chracter Grade Ultra-Matte 3-1/8"				UPG	37
DEN/HOME OFFICE	/				/	/
REAR HALLWAY	/				/	/
KITCHEN	Lauzon Engineered Expert Hardwood Essential Collection Red Oak - Wire Brushed - Smoky Grey Chracter Grade Ultra-Matte 3-1/8"				UPG	38
BREAKFAST AREA/DINETTE	/				/	/
MAIN STAIRS TO BEDROOMS	Red Oak stained - SB 200				UPG	4, 37
UPPER HALLWAY	Lauzon Engineered Expert Hardwood Essential Collection Red Oak - Wire Brushed - Smoky Grey Chracter Grade Ultra-Matte 3-1/8"				UPG	37
BEDROOM # 2	Beaulieu A4531 Spartacus 16787 Mystic Beige + Standard Underpad				STD Carpet + STD Underpad	STD, STD
BEDROOM # 3	Beaulieu A4531 Spartacus 16787 Mystic Beige + Standard Underpad				STD Carpet + STD Underpad	STD, STD
BEDROOM # 4	/				/	/
MASTER BEDROOM	Beaulieu A4531 Spartacus 16787 Mystic Beige + Standard Underpad				STD Carpet + STD Underpad	STD, STD
MASTER BEDROOM WALK-IN CLOSET	Beaulieu A4531 Spartacus 16787 Mystic Beige + Standard Underpad				STD Carpet + STD Underpad	STD, STD
STAIRS TO BASEMENT	Beaulieu A4531 Spartacus 16787 Mystic Beige + Upgraded Underpad				STD Carpet + Level 1 Underpad	STD, 35
FINISHED BASEMENT RECREATION ROOM	/				/	/

Purchaser's Signature(s) :

Date:
December 18, 2021

Purchaser's Signature(s) :
Date:

Approved By :

Date:
December 23, 2021



## ***Valecraft Homes Décor Disclaimers***

**Lot#: D18 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASER: Micheline Francine Harvey**

**TEL:**

*Through years of doing business, we at Valecraft Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Schedule B1A and 680 forms and all Colour Chart forms.*

### **HOUSE EXTERIORS**

The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections. This includes but is not limited to additional brick to external side yard walls to enhance the streetscape and/or to comply to municipal agreements.

Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. The Builder cannot be responsible for results which differ from the artists renderings of elevations.

### **ADDITIONAL WINDOWS**

Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.

### **MULTI-MEDIA**

The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.

### **IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES**

The Purchaser acknowledges and accepts that due to the variation in framing requirements in different parts of the Purchaser's home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing The Purchaser's cables. For above fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Client Upgrades.

### **PLANS**

Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for the services, kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E.& O.E.

For townhomes, Purchasers Agree to sign an exterior block plan layout when available. Purchaser(s) acknowledge that rooflines may be altered at this time from the brochure due to block assembly.

### **INVENTORY AND MODEL HOMES:**

Purchaser(s) Acknowledge And Accept That All Interior Colours And Wiring Have Been Selected And Installed By The Vendor And Will Remain As Installed. (Ie: Cabinetry, Flooring And Paint Colours But Not Limited To.)

### **SELECTIONS AND APPOINTMENTS:**

All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.

In the event the work on the house has progressed beyond the point where the items covered by these invoices cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.

The vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the Purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.





## ***Valecraft Homes Décor Disclaimers***

**Lot#: D18 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASER:** Micheline Francine Harvey

**TEL:**

It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.

The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the above-mentioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.

### **ADMINISTRATION FEES**

Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received Later Than 14 Days After Firm Up. No estimates or orders will be accepted once construction has commenced.

Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply)

Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor. Should a change in price occur, Valecraft Homes reserves the right to request from the Purchaser an adjustment of the price or a refund limited to that item.

The Purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$150. PLUS a 10% holdback fee.

Purchasers are aware that any request to add a percentage of upgrades from the 680's will be processed only after the builder receives approval letter from the bank.

### **GENERAL:**

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The number of steps required at entrances into the home and the garage entrance may vary from the model home/plans depending on individual lot grading requirements. Due to these steps, exterior railings may be required. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as a result of the 2006 Building Code Requirement OBC 9.8.6.2. if 3 or more risers are required as a result of grading.

Basement window wells may or may not be required depending upon individual lot grading requirements.

Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of The Purchaser's driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.

The grading and drainage of The Purchaser's lot has been designed and engineered to ensure that surface water is directed away from The Purchaser's home and into swales. These swales run at the side and rear of The Purchaser's property lines. Swales generally have more aggressive slopes relative to the general lot and will always occupy a portion of the useable space of The Purchaser's lot to serve their function properly.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

### **STAIRCASE VS FLOORING**

#### **WOOD SPECIES DIFFERENCE**

The Purchaser acknowledges and accepts that the wood species of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. The Purchaser acknowledges and accepts that though the flooring is of the same species as the staircase the difference in product finishing may result in a stain colour variance. The Purchaser agrees that the vendor is to be exempt from any and all claims by the Purchaser regarding this colour variance.



## ***Valecraft Homes Décor Disclaimers***

**Lot#: D18 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASER: Micheline Francine Harvey**

**TEL:**

### **GENERAL:**

The vendor may substitute materials of equal or greater value without consent.

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The Purchaser understands that due to normal manufacturing production, materials which are installed in the home may vary slightly in colour from the vendor's samples and/or model homes.

The wood used in the finishing products of The Purchaser's home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.

Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

I hereby acknowledge reading and understanding the above copy and will not hold Valecraft Homes responsible for any issues in relation to above.

Purchaser's Signatures

x 

Date DEC 18 2021

Date \_\_\_\_\_