

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 23 DAY OF March , 20 22 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : F33
LOT: F33 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 713 Namur Street
PURCHASERS: Marcel Pierre Ormsby

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: March 23, 2022

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: \$623,419.00
BALANCE AT CLOSING: \$593,419.00
LESS H.S.T. AMOUNT: \$572,937.17
SCHEDULE "G" DATED: March 31, 2022
TARION SCHEDULE "B" DATED: March 31, 2022

INSERT: 680 dated: April 26, 2022 in the amount of: \$5,321.00
NEW PURCHASE PRICE: \$628,740.00
NEW BALANCE AT CLOSING: \$598,740.00
NEW LESS H.S.T. AMOUNT: \$577,646.02
SCHEDULE "G" DATED: April 26, 2022
TARION SCHEDULE "B" DATED: April 26, 2022

Dated at Toronto, ON this 26 day of April , 2022
In the presence of:

WITNESS PURCHASER
WITNESS PURCHASER

Dated at Ottawa, ON this 26 day of April , 2022
VALECRAFT HOMES (2019) LIMITED
Per: Frank Nieuwkoop
Name: F. Nieuwkoop
Title: Vice President
I HAVE THE AUTHORITY TO BIND THE CORPORATION



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASER: Marcel Pierre Ormsby			Printed: 26-Apr-22 4:04 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
F33	6	110 THE THOMAS	23-Mar-23
ITEM	QTY	EXTRA / CHANGE	PRICE
*18 101	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	* \$791.00
39230	Note:	- As per Kitchen Sketch dated April 26, 2022 - Located in between stove and extended pantry (full width) - Standard kitchen layout	Each
*19 101	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	* \$791.00
39231	Note:	- As per Kitchen Sketch dated April 26, 2022 - Located between the fridge and stove (full width) - Standard kitchen layout	Each
*20 90924	1	KITCHEN - CABINETRY - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS	* \$500.00
39232	Note:	- Standard level cabinetry - Standard kitchen layout + optional extended pantry (item #4)	Each
21 704	2 -	CERAMIC TILE - GROUT COLOR PER COLOUR	\$150.00
39233	Note:		
*22 114214	1 -	HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	* \$2,371.00
39234	Note:	- As per Floorplan Sketch dated April 26, 2022 - Standard areas include great room, dining room, main floor hallway & upper hallway.	Each
23 120125	1 - KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL		\$75.00
39236	Note:	- As per Kitchen Sketch dated April 26, 2022	Each
*24 871	*1 - KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.		* \$98.00
39237	Note:	Opening to be approximately 37" wide x 72" high - As per Floorplan & Kitchen Sketch dated April 26, 2022 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - Standard kitchen layout	Each
25	1 - KITCHEN - UPGRADED LAMINATE COUNTERTOP IN KITCHEN		\$395.00
39246	Note:	- As per Floorplan & Kitchen Sketch dated April 26, 2022 - Standard Kitchen layout not including breakfast bar	Each
26 168	1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - SILVER - - KITCHEN - SILVER		\$150.00
39247	Note:	- As per Wall Tile installation sketch dated April 26, 2022	Each
*27 114858	1 - KITCHEN/DINETTE - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - EXTENDED PANTRY. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD		* \$0.00
39354	Note:	- As per UPC Sketch dated April 26, 2022 - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. -See Item 3 (UPC), Item 4 (Extended Pantry), Item 9 (standard pantry revision) and Item 10 (pantry configuration).	Each

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,862-1

InvoiceSQL.rpt 01sept21

Vendor Initials:

DS
FN

 Purchaser Initials:

DS
M O

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASER: Marcel Pierre Ormsby

Printed: 26-Apr-22 4:04 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
F33	6	110 THE THOMAS	23-Mar-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$5,321.00
HST	\$0.00
Total	\$5,321.00

Payment Summary

Paid ByAmount

Total Payment:

PURCHASER:

DocuSigned by:

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26-Apr-22

DATE

Marcel Pierre Ormsby

VENDOR:

DocuSigned by:

A04F827301214EE

PER: Valecraft Homes (2019) Limited

DATE: April 26, 2022

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,862-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____


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

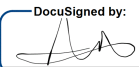
Purchaser


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 \$577,646.02 . 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 Toronto, ON this 26 day of April , 2022

DocuSigned by:




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PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:



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PURCHASER

PER:

 April 26, 2022
DATE:

PROJECT: PLACE ST THOMAS 6 **LOT:** F33



**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.

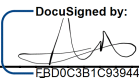
- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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.

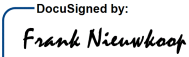
- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement 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 April 26, 2022.

Signed at Toronto, ON, this 26 day of April, 2022.

DocuSigned by:

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Purchaser

Valecraft Homes (2019) Limited

Purchaser

DocuSigned by:

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Per:

April 26, 2022
Date:

Lot #: F33

Project: **Place St. Thomas 6**



THE THOMAS

MODEL 110

2051 sq.ft
(314 sq.ft. finished basement)

Site: Place St. Thomas 6

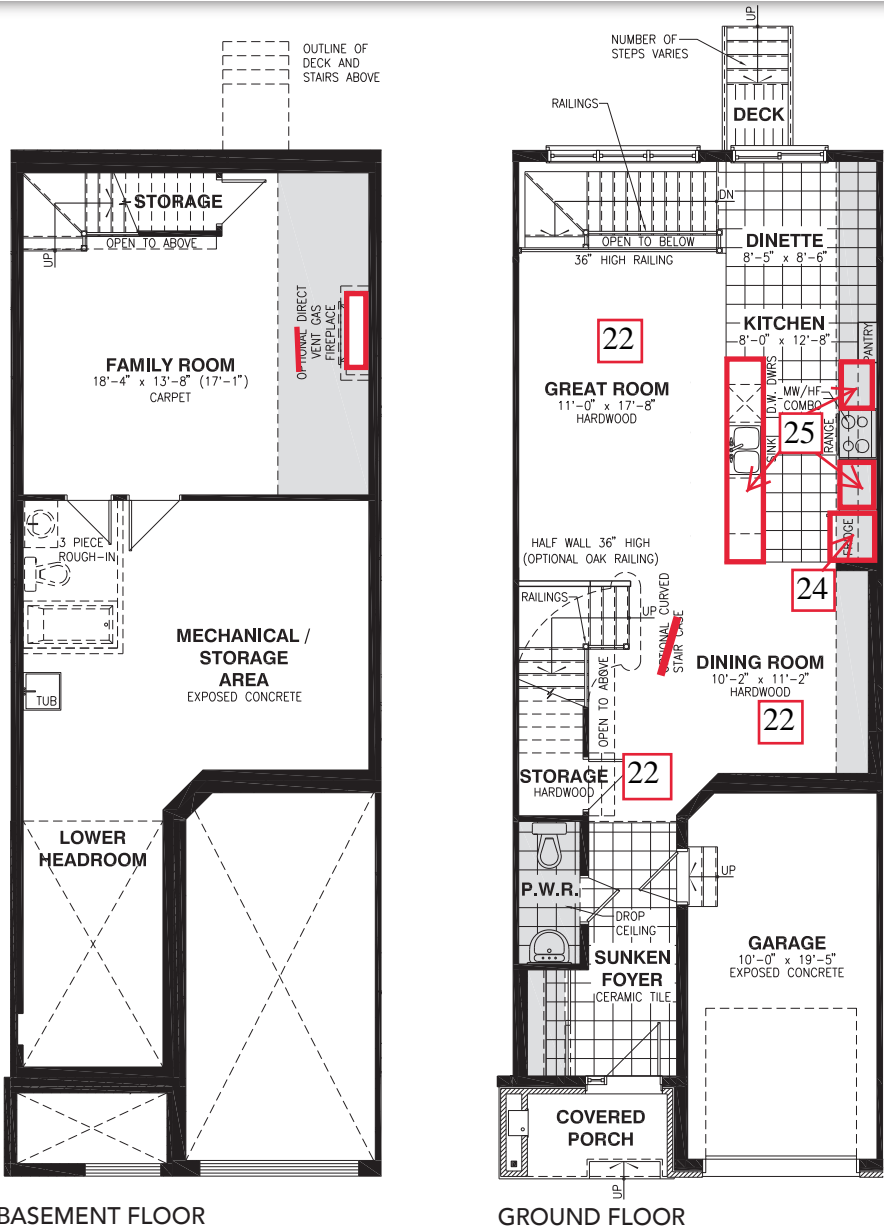
Plan No.: 50M-352

Lot: F33 - Phase 6

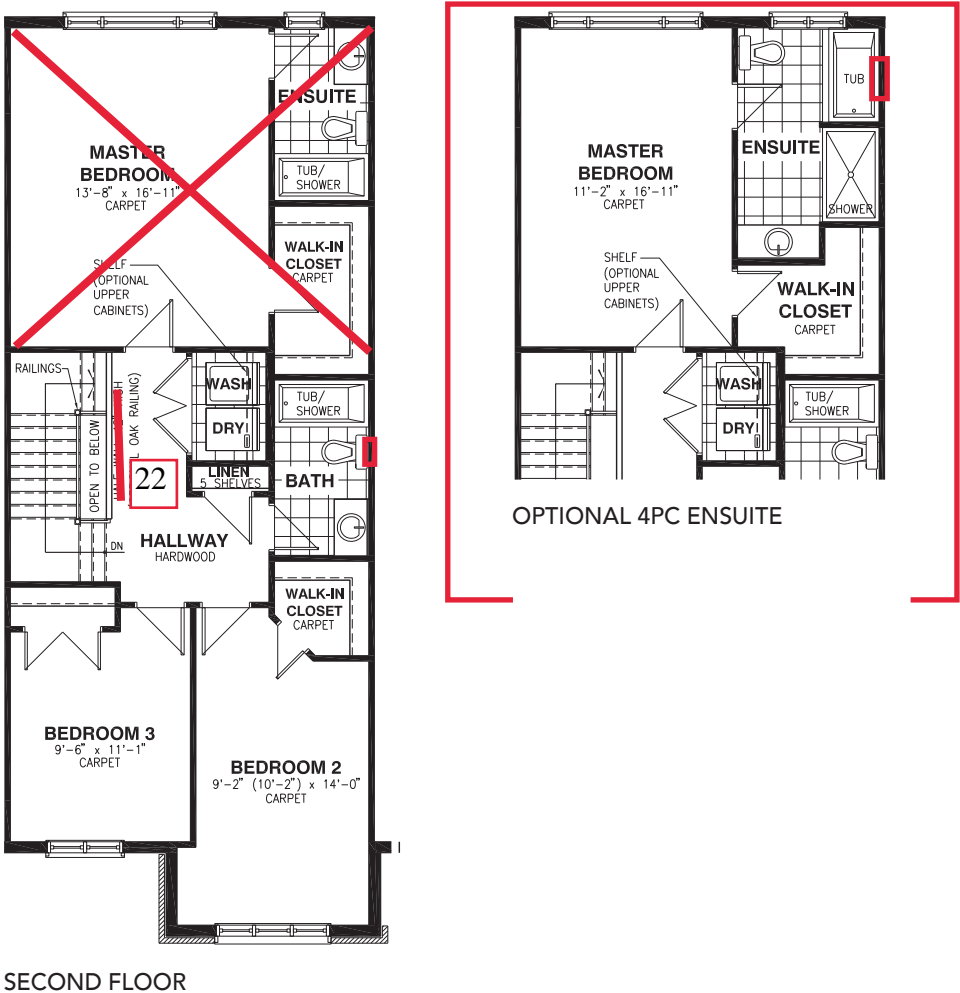
Date: April 26, 2022

Purchaser: Marcel Pierre Ormsby

Purchaser: _____



Floorplan Sketch



DS MO DS FN



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas.
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. *Note: Number of steps varies due to site grading.



BUILDER: VALECRAFT

PROJECT: PLACE ST THOMAS PH6

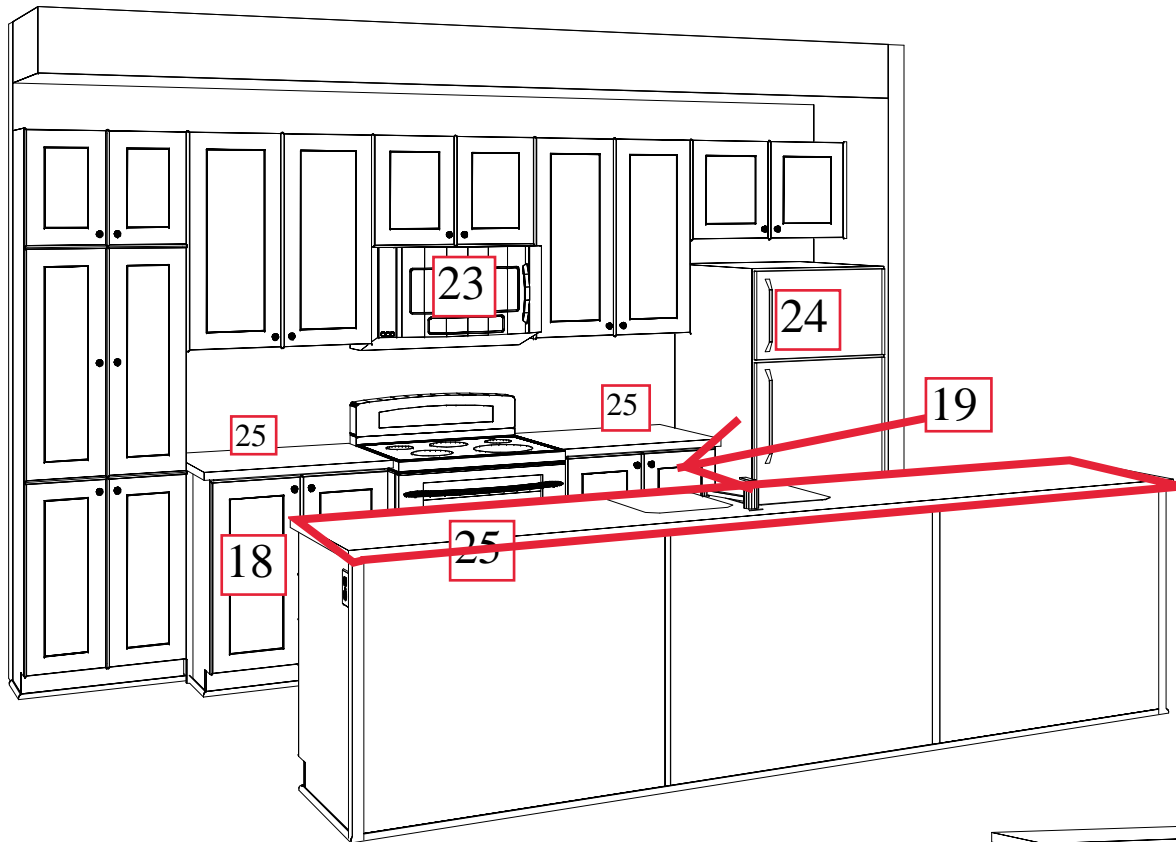
REDESIGN NUMBER:

MODEL: 110 THOMAS STND

LOT: PST PH6 F33

DONE BY:

DATE: April 26, 2022

****DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS****

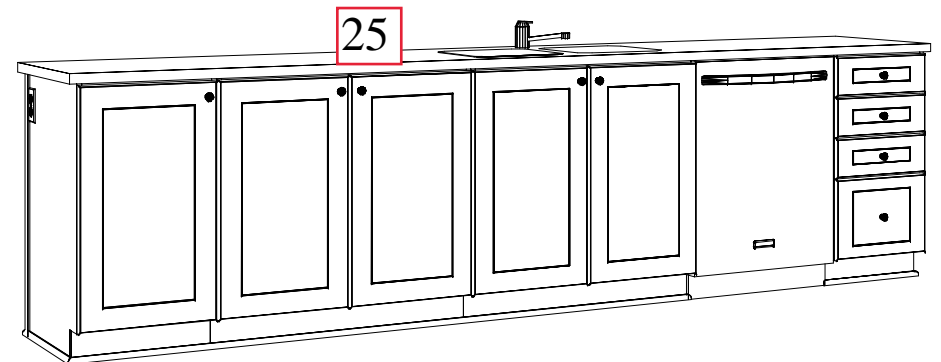
Project: Place St. Thomas 6

Plan No: 50M-352

Lot No: F33 - Phase 6

Model: #110, Thomas, Rev

Purchaser: Marcel Pierre Ormsby



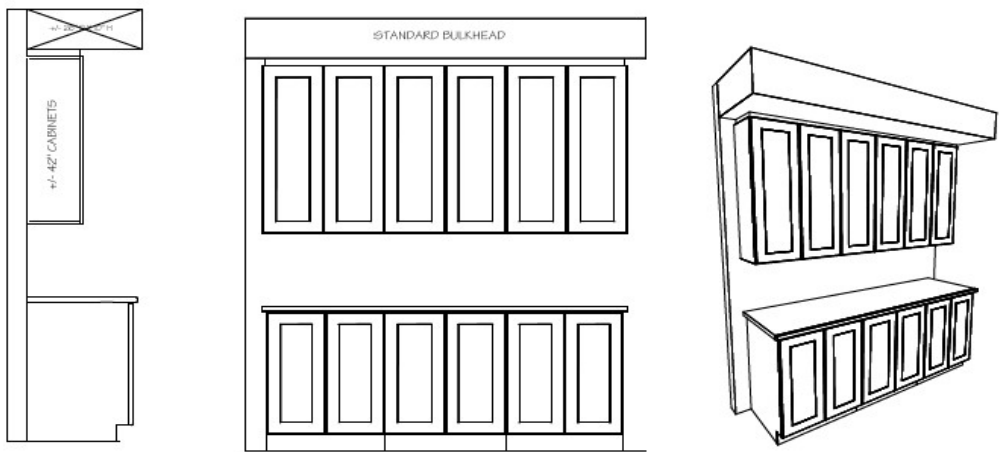
Handwritten signature "m o" and initials "FN" in blue ink, each enclosed in a blue box with "DS" in the top left corner.



OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &
STANDARD BULKHEAD DETAILS

UPC9-2A Upgrade #: 3, 27

- Includes upgrade to 42” uppers with filler detail on upper kitchen cabinetry to standard bulkhead.



Site: Place St. Thomas 6

Purchaser: Marcel Pierre Ormsby

Plan No: 50M-352

Lot: F33 - Phase 6

Purchaser:

Date: April 26, 2022

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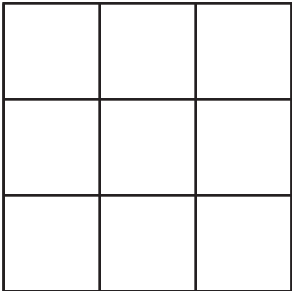


Valecraft
Homes (2019) Limited

Tile Installation Options

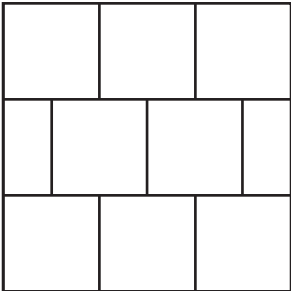
FLOOR TILE

Standard square

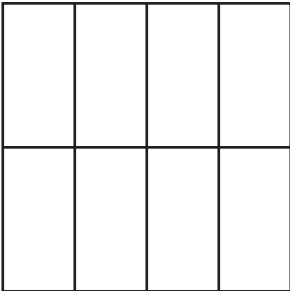


Foyer, Powder Room,
Laundry Room,
Kitchen, Dinette,
Main Bathroom,
4PC Ensuite Bathroom

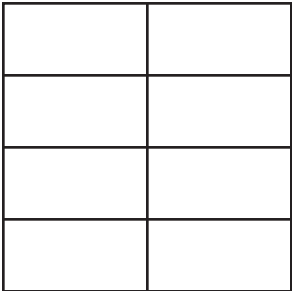
Square brick



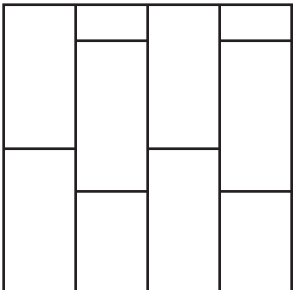
Rectangular
front to back of the house



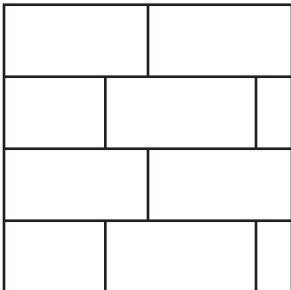
Rectangular
side to side of the house



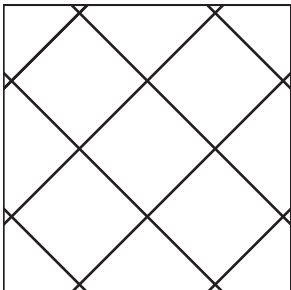
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: F33 - Phase 6

Model: #110 Thomas Rev

Purchaser: Marcel Pierre Ormsby

Purchaser:

Date: April 26, 2022

Upgrade #: 5

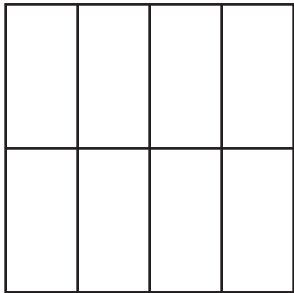


Valecraft
Homes (2019) Limited

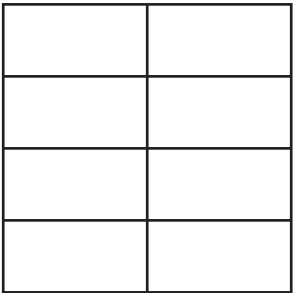
Tile Installation Options

WALL TILE

Vertical stacked

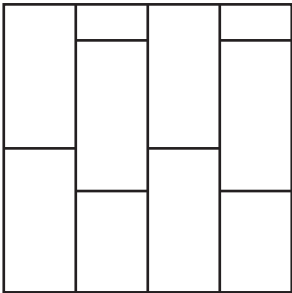


Horizontal stacked

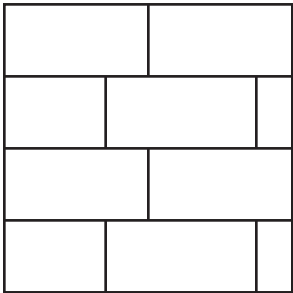


Kitchen Backsplash,
Main Bathroom,
4PC Ensuite Walk-In
Shower

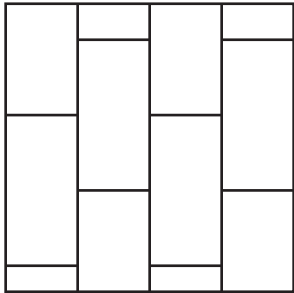
Vertical 1/3 offset staggered



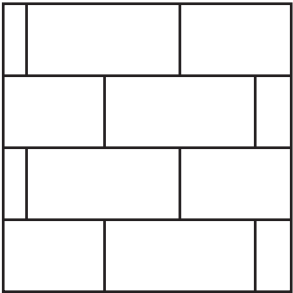
Horizontal 1/3 offset staggered



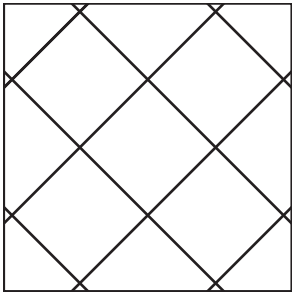
Vertical brick



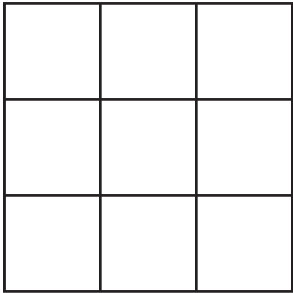
Horizontal brick



45 degree




Standard square



Fireplace,
4PC Ensuite Tub Deck
& Tub Backsplash

Project: Place St. Thomas 6
Plan #: 50M-352
Lot: F33 - Phase 6
Model: #110 Thomas Rev

Purchaser: Marcel Pierre Ormsby
Purchaser: _____
Date: April 26, 2022
Upgrade #: 5

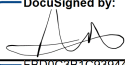
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	F33 - Phase 6	Civic Address:	713 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Marcel Pierre Ormsby			Model Name/#:	Thomas #110
	Purchaser(s):				Closing Date:	23-Mar-23
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard + 2 x Swing Doors at Foyer Closet					STD, 8
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Standard					STD
BATHROOM ACCESSORIES/ MIRRORS	Standard					STD
FIREPLACE MANTLE	Standard - MDF Modern Type 1 Mantle Painted White					13

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	6, 7, 17, 22
BRACKET	Red Oak	Colonial	SB 200	6, 7, 17, 22
SPINDLES	Red Oak	Colonial	SB 200	6, 7, 17, 22
POSTS	Red Oak	Colonial	SB 200	6, 7, 17, 22
NOSINGS	Red Oak	N/A	SB 200	6, 7, 17, 22
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	N/A	N/A	SB 200	6, 7, 17, 22

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Fridge Opening Approximately 37" wide by 72" high	24	\	\
RANGE	Standard Opening	STD	\	\
DISHWASHER	Standard Opening	STD	\	\
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard Opening	STD	Basic Stainless steel	23
WASHING MACHINE/DRYER	Standard Opening	STD	\	\

Purchaser's Signature(s) :

DocuSigned by:




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Date:

April 26, 2022

Purchaser's Signature(s) :

DocuSigned by:




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Date:

April 26, 2022

Approved By :


DocuSigned by:



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Date:

Aprl 26, 2022

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	F33 - Phase 6	Civic Address:	713 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Marcel Pierre Ormsby			Model Name/#:	Thomas #110
	Purchaser(s):				Closing Date:	23-Mar-23
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i-B10R on perimeter and extended pantry + 100i-PM-V392WT on island			STD + Two Tone Kitchen	3, 4, 9, 10, 18, 19, 20, 24
	HARDWARE CODE	5923-195	TYPE	Knobs	STD	STD
	COUNTERTOP	P1000-VLP	COUNTERTOP EDGE PROFILE	Standard	UPG Laminate	25
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K61			STD	STD
	HARDWARE CODE	5923-195	TYPE	Knobs	STD	STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD
4PC ENSUITE BATHROOM	STYLE AND COLOUR	100i-R477W			STD	STD, 5
	HARDWARE CODE	5923-195	TYPE	Knobs	STD	STD, 5
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard	STD	STD, 5
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	\	\	\


DocuSigned by:



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Purchaser's Signature(s) :

DocuSigned by:



A04F827301214EE...

Purchaser's Signature(s) :

DocuSigned by:



A04F827301214EE...

Approved By :

Date: April 26, 2022

Date: April 26, 2022

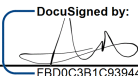
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Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	F33 - Phase 6	Civic Address:	713 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Marcel Pierre Ormsby			Model Name/#:	Thomas #110
	Purchaser(s):				Closing Date:	23-Mar-23
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	OC-117 simply white		STD	\		\
FOYER	Low Luster OC-30 Gray Mist		STD	\		\
POWDER ROOM	Semi Gloss OC-30 Gray Mist		STD	\		\
MAIN FLOOR HALLWAY	Low Luster OC-30 Gray Mist		STD	\		\
DINING ROOM	Low Luster OC-30 Gray Mist		STD	\		\
FLEX ROOM	\		\	\		\
GREAT ROOM	Low Luster OC-30 Gray Mist		STD	\		\
RECREATION ROOM	\		\	\		\
KITCHEN	Semi Gloss OC-30 Gray Mist		STD	\		\
LAUNDRY	Low Luster OC-30 Gray Mist		STD	\		\
2nd FLOOR HALLWAY	Low Luster OC-30 Gray Mist		STD	\		\
MAIN BATH	Semi Gloss OC-30 Gray Mist		STD	\		\
BEDROOM #2	Low Luster OC-30 Gray Mist		STD	\		\
BEDROOM #3	Low Luster OC-30 Gray Mist		STD	\		\
BEDROOM #4	\		\	\		\
MASTER BEDROOM	Low Luster OC-30 Gray Mist		STD	\		\
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-30 Gray Mist		STD	\		\
MASTER BEDROOM 4PC ENSUITE	Semi Gloss OC-30 Gray Mist		STD	\		\
FINISHED BASEMENT FAMILY ROOM	Low Luster OC-30 Gray Mist		STD	\		\
BASEMENT BATHROOM	\		\	\		\

Purchaser's Signature(s) :

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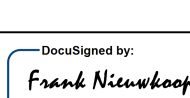


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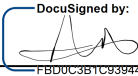
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	Lot No:	F33 - Phase 6	Civic Address:	713 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Marcel Pierre Ormsby			Model Name/#:	Thomas #110
	Purchaser(s):				Closing Date:	23-Mar-23
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Euro Pasha Davenport Earth HD Porcelain 13"x13" (Standard square installation)		934 Delorean gray	STD floor tile + STD floor grout	STD, STD
POWDER ROOM	FLOOR	Euro Pasha Davenport Earth HD Porcelain 13"x13" (Standard square installation)		934 Delorean gray	STD floor tile + STD floor grout	STD, STD
	WALL	\		\	\	\
	INSERT OR BORDER	\				
MUDROOM	FLOOR	\		\	\	\
	WALL	\				
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	Ceratec Graniser Kafka Grey 13"x13" (Standard square installation)		903 Birch	STD floor tile + UPG grout	STD, 21
	WALL	\		\	\	\
	INSERT OR BORDER	\				
KITCHEN	FLOOR	Euro Pasha Davenport Earth HD Porcelain 13"x13" (Standard square installation)		934 Delorean gray	STD floor tile + STD floor grout	STD, STD
	BACKSPLASH	Olympia Colour & Dimension Collection Series Dark Grey 04"x16" Matte QT.CD.DGR.0416.MT (horizontal stacked installation)		929 Charcoal Gray	SILVER wall tile + UPG grout	26, 21
	INSERT OR BORDER	\				
DINETTE	FLOOR	Euro Pasha Davenport Earth HD Porcelain 13"x13" (Standard square installation)		934 Delorean gray	STD floor tile + STD floor grout	STD, STD
FIREPLACE BASEMENT	HEARTH	\		\	\	\
	SURROUND	Olympia Regal 12"x 12" Polished CHARCOAL BLACK #NY.RG.CCB.1212.PL (Standard square installation)		929 Charcoal Gray	STD fireplace tile + UPG grout	13, 21
ADDITIONAL FIREPLACE	HEARTH	\		\	\	\
	SURROUND	\		\	\	\

Purchaser's Signature(s) :

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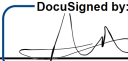
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	Purchaser(s):	Marcel Pierre Ormsby			Model Name/#:	Thomas #110
	Purchaser(s):				Closing Date:	23-Mar-23
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Ceratec Graniser Kafka Grey 13"x13" (Standard square installation)		903 Birch	STD floor tile + UPG grout	STD, 21
	WALL	Ceratec Kafka Grey 7.9"x9.8" (Horizontal stacked installation)		903 Birch	STD wall tile + UPG grout	STD, 21
	INSERT OR BORDER	\		\	\	
3PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
4PC ENSUITE BATHROOM	FLOOR	Ceratec Graniser Kafka Grey 13"x13" (Standard square installation)		903 Birch	STD floor tile + UPG grout	STD, 21, 5
	TUB DECK	Ceratec Graniser Kafka Grey 13"x13" (Standard square installation)		903 Birch	STD floor tile + UPG grout	STD, 21, 5
	TUB BACKSPLASH	Ceratec Graniser Kafka Grey 13"x13" (Standard square installation)		903 Birch	STD floor tile + UPG grout	STD, 21, 5
	INSERT OR BORDER	\		\	\	
	WALK-IN SHOWER	Ceratec Kafka Grey 7.9"x9.8" (Horizontal stacked installation)		903 Birch	STD wall tile + UPG grout	STD, 21, 5
BASEMENT/OTHER BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				

Purchaser's Signature(s) :

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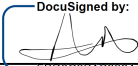
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	Purchaser(s):	Marcel Pierre Ormsby			Model Name/#:	Thomas #110
	Purchaser(s):				Closing Date:	23-Mar-23
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon essential collection tradition grade matte engineered expert Red Oak Smoky Grey 3 1/8"				UPG	22
DINING ROOM	Lauzon essential collection tradition grade matte engineered expert Red Oak Smoky Grey 3 1/8"				UPG	22
FLEX ROOM	N/A				N/A	N/A
RECREATION ROOM	N/A				N/A	N/A
GREAT ROOM	Lauzon essential collection tradition grade matte engineered expert Red Oak Smoky Grey 3 1/8"				UPG	22
DEN/HOME OFFICE	N/A				N/A	N/A
REAR HALLWAY	N/A				N/A	N/A
KITCHEN	See tile selection				\	\
DINETTE	See tile selection				\	\
MAIN STAIRS TO BEDROOMS	SB 200				UPG - Stained Oak	17
UPPER HALLWAY	Lauzon essential collection tradition grade matte engineered expert Red Oak Smoky Grey 3 1/8"				UPG	22
BEDROOM # 2	A4531 Spartacus 16787 Mystic Beige + STD underpad				STD carpet + STD underpad	STD, STD
BEDROOM # 3	A4531 Spartacus 16787 Mystic Beige + STD underpad				STD carpet + STD underpad	STD, STD
BEDROOM # 4	N/A				N/A	N/A
MASTER BEDROOM	A4531 Spartacus 16787 Mystic Beige + STD underpad				STD carpet + STD underpad	STD, STD
MASTER BEDROOM WALK-IN CLOSET	A4531 Spartacus 16787 Mystic Beige + STD underpad				STD carpet + STD underpad	STD, STD
STAIRS TO BASEMENT	A4531 Spartacus 16787 Mystic Beige + STD underpad				STD carpet + STD underpad	STD, STD
FINISHED BASEMENT FAMILY ROOM	A4531 Spartacus 16787 Mystic Beige + STD underpad				STD carpet + STD underpad	STD, STD

Purchaser's Signature(s) :

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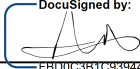
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	Purchaser(s):	Marcel Pierre Ormsby			Model Name/#:	Thomas #110
	Purchaser(s):				Closing Date:	23-Mar-23
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Standard			Stainless Steel	STD
	FAUCET	Standard			Chrome	STD
MAIN BATHROOM	SINK	Standard			White	STD
	VANITY FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
4PC ENSUITE BATHROOM	SINK	Standard			White	STD, 5
	VANITY FAUCET	Standard			Chrome	STD, 5
	WATER CLOSET	Standard			White	STD, 5
	SHOWER	Standard			White base, chrome trim, clear glass	STD, 5
	SHOWER FAUCET	Standard			Chrome	STD, 5
	BATHTUB	Standard			White	STD, 5
	BATHTUB FAUCET	Standard			Chrome	STD, 5
POWDER ROOM	PEDESTAL	Standard			White	STD
	SINK FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
BASEMENT/OTHER BATHROOM	SINK	N/A			N/A	N/A
	VANITY FAUCET	N/A			N/A	N/A
	WATER CLOSET	N/A			N/A	N/A
	TUB/SHOWER	N/A			N/A	N/A
	TUB/SHOWER FAUCET	N/A			N/A	N/A
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

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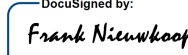


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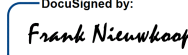


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Valecraft Homes Décor Disclaimers

Lot#: F33 Model:110 THE THOMAS in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Marcel Pierre Ormsby

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.

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Valecraft Homes Décor Disclaimers

Lot#: F33 Model:110 THE THOMAS in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Marcel Pierre Ormsby

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#: F33 Model:110 THE THOMAS in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Marcel Pierre Ormsby

TEL:

RAILINGS

All railings, spindles, posts, nosing’s and stairs come from solid wood and veneered wood materials sourced from multiple locations and suppliers. As such there will be variations in grains and shades between the various natural components beyond our control. Due to this variance in material, all components will stain with colour or natural finish differently. Iron spindles are wrought in nature and depending on the manufacturing process will have differences from spindle to spindle which is normal. Also the finish of the iron spindles is of a powder coated nature. This process can produce minor colour variations or tones. Furthermore, the assembly of the metal spindles can develop a natural rattle over time from vibration in the railing. Minor rattling is normal and is a part of the wrought iron spindle assembly.

FIREPLACE MANTLE

Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/OR Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Installing A Fireplace Fan Kit As well As Maintaining The Mantle Installed Above The Fireplace.

STAIN COLOURS

Due to the many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplace mantles, the colour may not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. The builder will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, spindles and rails. The Purchaser is to choose from the builder’s stain samples for these areas to their satisfaction.

APPLIANCE SPECIFICATIONS

All appliance openings are set to the builder's standard openings. Please advise the Sales Representative at time of the structural appointment if custom sizing of cabinets is required for any built - in appliances. The Purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

The Purchaser acknowledges and accepts that in order to accommodate upgraded appliances, all appliance specifications should be provided at the time of their structural appointment. Should this not occur they must be provided to the Décor Center within one (1) week of completion of structural chart. Failure to do so, may result in the need to revert to the standard appliance openings or in a delay in construction of The Purchaser’s dwelling, as a cost of \$150 to re-open The Purchaser’s structural file should changes be required. As a result, the builder may be forced to extend the closing of The Purchaser’s transaction. Due to failure to complete the above-mentioned selections and at no fault of our own, the builder reserves the right to hold The Purchaser responsible for this delayed closing, including charging extra administration cost and interest on the balance due on closing.

Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

Purchasers Accept Standard Appliance Openings (unless otherwise specified):

Fridge - 33"W x 70.75" High Approx.

Range - 30-1/2"D x 31-1/2"W Approx.

Dishwasher - 24" W Approx.

GRANITE, MARBLE ENGINEERED SURFACES WAIVER

Due to the natural composition of such materials as Granite and Marble, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the client is given an opportunity to view the slab prior to installation (W4) and the Purchaser agrees not to hold the Vendor liable for such variations. All countertop surfaces which may have seams, the product pattern & shades can change in these areas.

CERAMIC BACKSPLASHES:

The Purchaser(s) Acknowledge & Accept That The Vendor Does Not Recommend The Deletion Of The Ceramic Kitchen Backsplash & That The Vendor Will Not Be Liable For Any Damage To The Drywall, Paint, Cabinets Or Countertops Resulting From The Deletion Of The Backsplash.

FILE COMPLETION:

Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing.

RESELECTIONS

It is not uncommon for flooring, such as tile, to become discontinued prior to its installation. Therefore, it may be necessary to make a reselection of certain materials sometime during the building process. The builder cannot assure The Purchaser that another choice approximating The Purchaser’s selection will be available.



Valecraft Homes Décor Disclaimers

Lot#: F33 Model:110 THE THOMAS in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Marcel Pierre Ormsby

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.

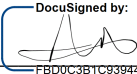
The wood used in the finishing products of The Purchaser’s home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby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


FBD0C3B1C939446...

Date April 26, 2022

Date April 26, 2022

DS
FN



CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 6 PURCHASER #1: Marcel Pierre Ormsby
LOT: F33 - Phase 6 PURCHASER #2:
MODEL: #110, Thomas, Rev FIRM UP DATE: April 18, 2022

CLOSING DATE: March 23, 2023

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTI MEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

DocuSigned by:
FBD0C3B1C839446...
PURCHASER'S SIGNATURE

April 26, 2022
DATE

PURCHASER'S SIGNATURE

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: Mar 23, 2022 INTERIOR COLOURS: April 26, 2022
FIRM UP: April 18, 2022 EXTERIOR COLOURS (if applicable): N/A
BANK LETTER: April 18, 2022 ORBITAL/S&S/KITCHENCRAFT (if applicable): Mar 23, 2022
SOLICITOR INFO: April 18, 2022 680 & AMENDMENT: April 26, 2022

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Sales Consultant's Signature

April 26, 2022
Date

Sales Assistant's Signature

Date

Approved by:
DocuSigned by:
Frank Nieuwkoop
A04F827301214EE...

April 26, 2022
Date

Certificate Of Completion

Envelope Id: C87357AC7C9D4070BD04965CECD879D2

Status: Completed

Subject: Please DocuSign: PST PH6 F33 Amendment Apr 26-22 (DocuSign).pdf

Source Envelope:

Document Pages: 23

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210-1455 Youville Drive

Orleans, ON K1C6Z7

place-st-thomas@valecraft.com

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Marcel Pierre Ormsby

mercyles1@gmail.com

Security Level: Email, Account Authentication
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Frank Nieuwkoop

frank@valecraft.com

Valecraft Homes

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Place St.Thomas Sales

place-st-thomas@valecraft.com

Sales Team

Valecraft Home 2019

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Lisa Ballard lballard@valecraft.com Administrative Coordinator Valecraft Homes Ltd Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 4/27/2022 5:10:52 PM Viewed: 4/28/2022 9:31:23 AM
Tricia Oliver tolover@valecraft.com Project Officer Valecraft Homes Ltd Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 4/27/2022 5:10:53 PM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/26/2022 5:13:40 PM
Certified Delivered	Security Checked	4/27/2022 5:08:08 PM
Signing Complete	Security Checked	4/27/2022 5:10:47 PM
Completed	Security Checked	4/27/2022 5:10:53 PM
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