

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 21 DAY OF March , 20 22 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 12
LOT: 12 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 744 Namur Street

PURCHASERS: Kartik Singh Kaler & Robin Singh Kaler

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: March 22, 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: \$762,900.00
BALANCE AT CLOSING: \$712,900.00
LESS H.S.T. AMOUNT: \$696,371.68
SCHEDULE "G" DATED: March 21, 2022
TARION SCHEDULE "B" DATED: March 21, 2022

INSERT: 680 dated: April 24, 2022 in the amount of: \$16,563.00
NEW PURCHASE PRICE: \$779,463.00
NEW BALANCE AT CLOSING: \$729,463.00
NEW LESS H.S.T. AMOUNT: \$711,029.20
SCHEDULE "G" DATED: April 24, 2022
TARION SCHEDULE "B" DATED: April 24, 2022
SCHEDULE "W2 & W4" DATED: April 24, 2022

Dated at Brampton, ON this 24 day of April , 2022

In the presence of:

WITNESS

DocuSigned by:
Kartik Singh Kaler
PURCHASER

WITNESS

DocuSigned by:
PURCHASER

Dated at Ottawa, ON this 24 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
REV: September 17, 2020



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Kartik Singh Kaler and Robin Singh Kaler			Printed: 22-Apr-22 10:45 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
12	6	826 THE BRADLEY 3 BED ELEV B	14-Mar-23
ITEM	QTY	EXTRA / CHANGE	PRICE
*4 102292		1 - - STAIRS - UPPER - NATURAL OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	* \$5,012.00
39193	Note:	- As per Floorplan Sketch dated April 24, 2022 - Main floor to 2nd level (does not include basement stairs) - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.	Each
*5 117584		1 - KITCHEN - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	* \$778.00
39177	Note:	- As per UPC and Kitchen Sketch dated April 24, 2022 - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.	Each
*6 87533		1 - - APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER.	* \$5,693.00
39178	Note:	-All appliances except OTR are delivered after closing & Does not include installation.	Each
*7 30		1 - KITCHEN - OTR - LEVEL 1 - WHIRLPOOL 2 C/F 400 CFM MICROWAVE WITH HOOD - STAINLESS	* \$687.00
39179	Note:	- In lieu of basic stainless steel (see item # 6)	Each
8		1 - ENSUITE BATH - MOVE TOILET. TO NOW BE LOCATED IN BETWEEN BATHROOM DOOR AND EXTERIOR WALL, FACING VANITY.	\$125.00
39180	Note:	- As per Floorplan Sketch dated April 24, 2022	Each
9		1 - ENSUITE BATH - EXTEND VANITY 3FT, ADD SECOND SINK, FAUCET, MIRROR AND LIGHT FIXTURE IN STANDARD ENSUITE BATHROOM- FROM BUILDER'S STANDARD SELECTION.	\$2,395.00
39181	Note:	- As per Floorplan Sketch dated April 24, 2022 - See item #8 (ensuite toilet relocation) - See item #16 (upgrade laminate)	Each
*10 12711		1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	* \$5,789.00
39190	Note:	- As per Floorplan and Kitchen Sketch dated April 24, 2022 - As per Edge Profile sketch dated April 24, 2022 - See item #11 (undermount sink) - Does not include upgraded faucet	Each
*11 28041		1 - KITCHEN - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK	* \$160.00
39183	Note:	- See item #10 (solid surface countertop)	Each
*12 1000		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	* \$1,172.00
39184	Note:		Each
*13 60491		1 - KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL IN EXTRA AREA - KITCHEN (4)	* \$75.00
39185	Note:	- As per Floorplan Sketch dated April 24, 2022 - Includes Dinette	Each
*14 60495		1 - OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL IN EXTRA AREA - STUDY (10B)	* \$2,150.00
39186	Note:	- Den as per Floorplan Sketch dated April 24, 2022	Each

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,858-1

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Vendor Initials:

FN

Purchaser Initials:

KS

RS

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Kartik Singh Kaler and Robin Singh Kaler

Printed: 22-Apr-22 10:45 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
12	6	826 THE BRADLEY 3 BED ELEV B	14-Mar-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*15 101 39187		1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: - As per Kitchen Sketch dated April 24, 2022 - Located between stove & dinette	* \$791.00	Each
16 39188		1 - ENSUITE BATH - UPGRADED LAMINATE IN ENSUITE BATHROOM. INCLUDES 3FEET EXTENSION TO VANITY Note: - See item #9 (ensuite vanity extension)	\$154.00	Each
17 704 39189		1 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$75.00	Each
18 39251		1 - - REMAINING DECOR BONUS APPLIED IN FULL Note: - Remaining decor bonus of \$8,055.00 applied in full to the purchase price.	-\$8,055.00	Each

Sub Total	\$17,001.00
HST	\$0.00
Total	\$17,001.00

Payment Summary

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

PURCHASER:

DocuSigned by:

853FA326D980446F...

24-Apr-22
Kartik Singh KalerDATE

PURCHASER:

DocuSigned by:

D33E88855630491...

24-Apr-22
Robin Singh KalerDATE

VENDOR:

DocuSigned by:

A04F827301214EE...

PER: Valecraft Homes (2019) Limited

DATE: April 24, 2022

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,858-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Freehold Form
(Tentative Closing Date)

SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

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

PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
- 4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
- 5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
- 6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
- 8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated April 24, 2022.

Signed at Brampton, ON, this 24 day of April, 2022.

DocuSigned by:
Kartik Singh Kaler
858A526D988448F...
Purchaser

Valecraft Homes (2019) Limited

DocuSigned by:
[Signature]
D33E8885639491...
Purchaser

DocuSigned by:
Frank Nieuwkoop
A04FB27301214EE...
Per:

April 24, 2022

Date:

Lot #: 12

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 \$711,029.20 . 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 Brampton, ON this 24 day of April , 2022

DocuSigned by:

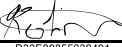


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PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:



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PURCHASER

DocuSigned by:



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PER:

April 24, 2022

DATE:

PROJECT: PLACE ST THOMAS 6 **LOT:** 12

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name:	<u>Kartik Singh Kaler</u>	Lot no:	<u>12</u>	Plan #:	<u>50M-352</u>
Purchaser's name:	<u>Robin Singh Kaler</u>	Project:	<u>PLACE ST THOMAS 6</u>		
Home Phone:	<u>313-423-2525</u>	Model:	<u>826 Bradley "B" 3Bed Std</u>		
Work Phone:	<u>313-423-2525</u>	Closing Date:	<u>March 14, 2023</u>		
E-Mail (1):	<u>k3kaler1@gmail.com</u>	E-Mail (2):	<u>Robinkaler25@gmail.com</u>		

Valecraft Homes (2019) Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

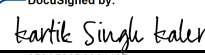
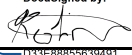
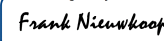
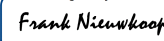
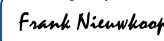
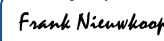
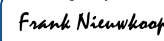
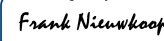
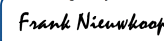
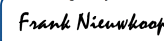
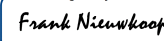
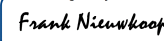
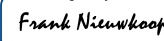
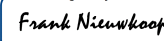
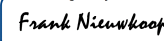
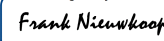
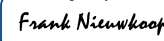
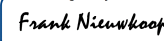
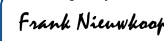
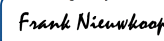
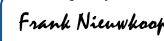
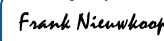
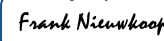
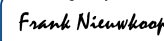
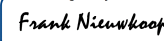
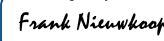
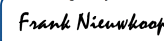
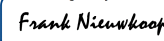
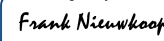
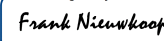
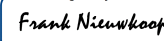
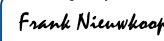
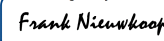
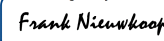
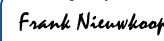
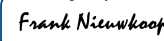
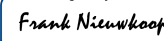
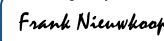
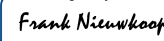
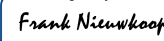
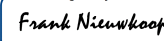
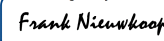
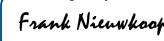
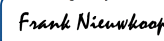
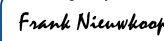
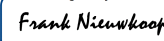
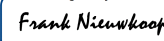
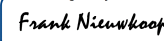
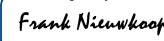
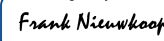
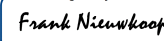
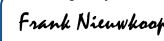
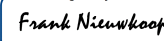
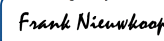
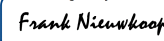
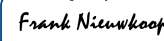
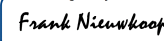
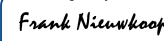
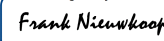
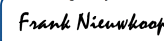
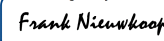
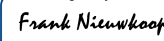
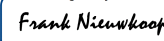
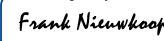
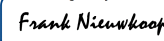
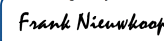
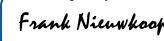
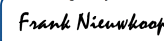
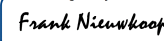
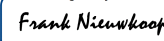
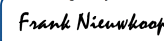
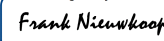
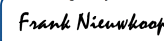
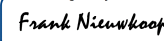
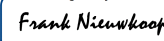
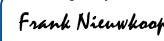
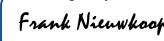
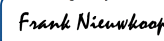
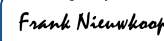
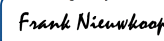
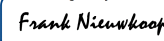
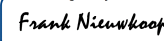
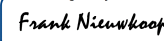
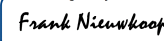
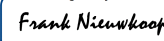
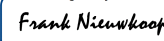
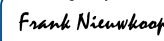
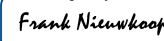
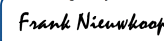
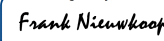
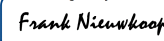
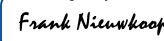
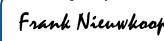
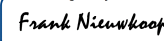
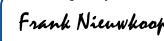
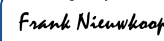
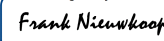
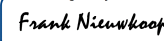
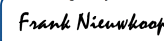
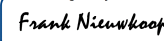
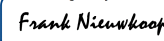
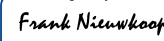
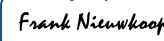
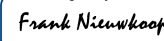
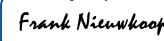
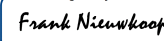
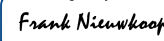
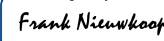
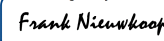
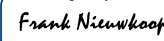
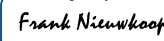
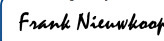
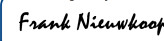
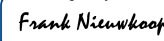
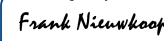
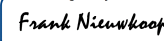
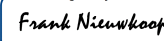
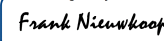
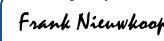
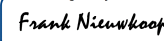
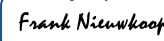
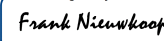
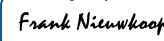
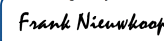
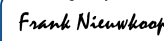
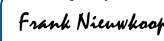
Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes (2019) Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Kartik Singh Kaler & Robin Singh Kaler
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

<input type="checkbox"/>	We <u>accept</u> this opportunity
<input checked="" type="checkbox"/>	We <u>decline</u> this opportunity

Project: <u>PLACE ST THOMAS 6</u>	LOT NO: <u>12</u>																																																														
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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, Kartik Singh Kaler & Robin Singh Kaler 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: 12

DocuSigned by:
Kartik Singh Kaler
(Signature)

April 24, 2022
(Date)

DocuSigned by:
Robin Singh Kaler
(Signature)

April 24, 2022
(Date)



THE BRADLEY

MODEL 826
2183 sq.ft. or 2376 sq.ft.

Site: Place St. Thomas 6

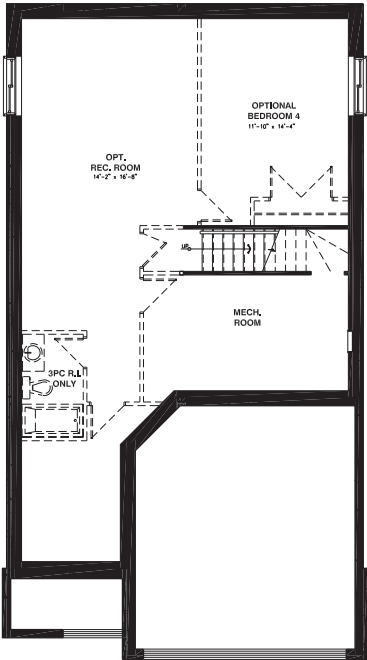
Plan No.: 50M-352

Lot: 12 - Phase 6

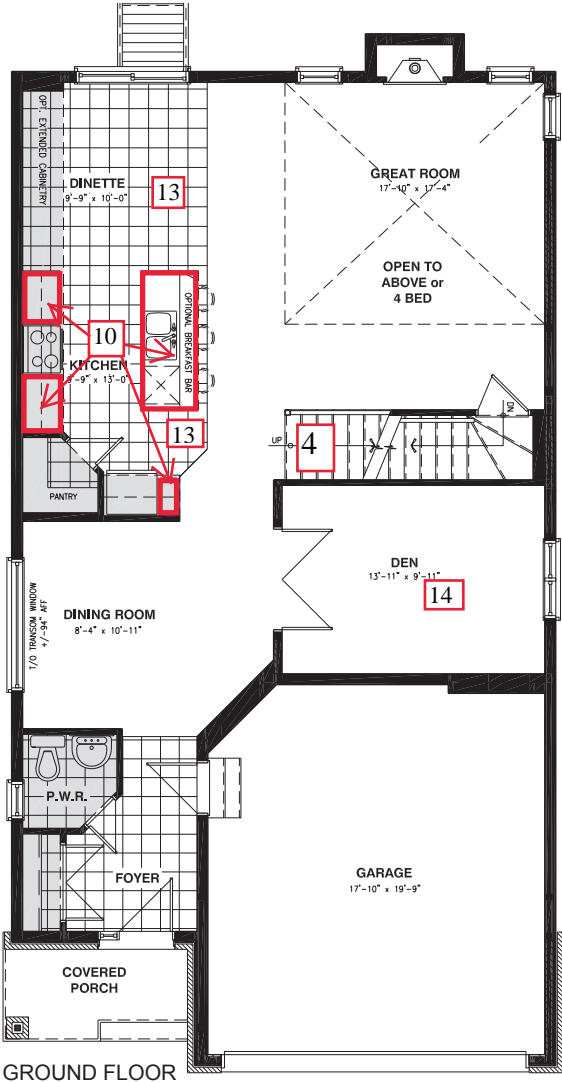
Date: April 24, 2022

Purchaser: Kartik Singh Kaler

Purchaser: Robin Singh Kaler

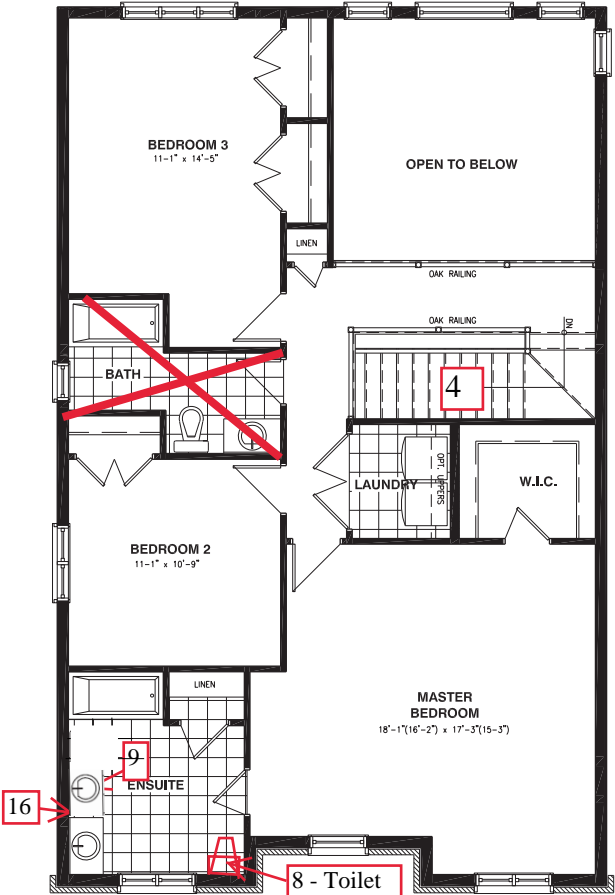


BASEMENT FLOOR

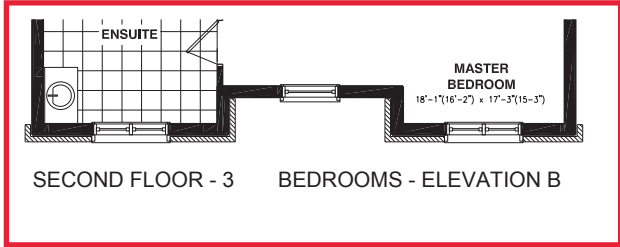


GROUND FLOOR

Floorplan Sketch



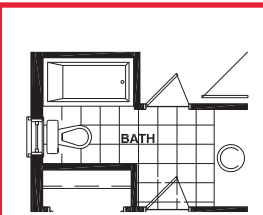
SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 BEDROOMS - ELEVATION B



OPTIONAL 5PC ENSUITE



OPTIONAL JACK & JILL



Valecraft Homes (2019) Ltd.

Place St. Thomas 6

Plan: 50M-352

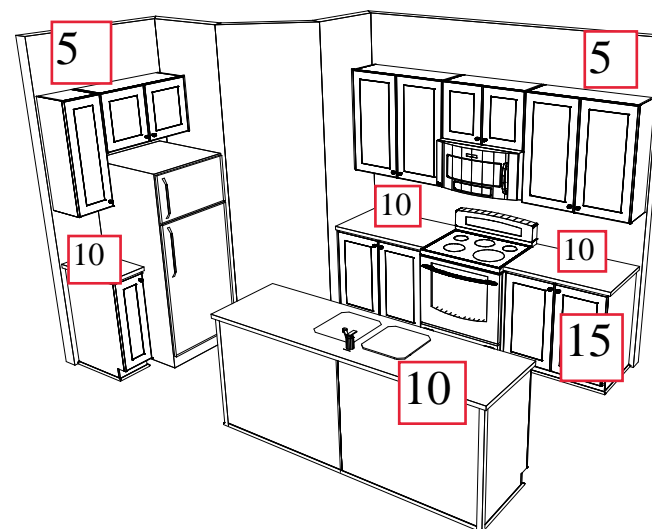
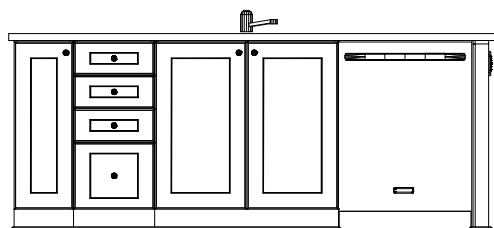
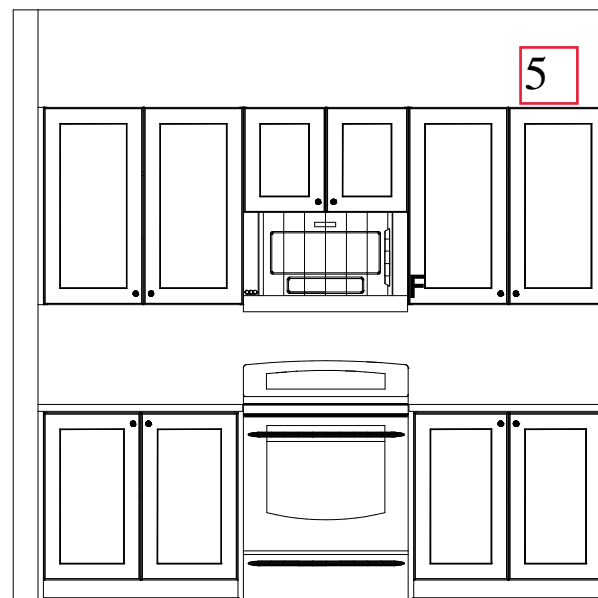
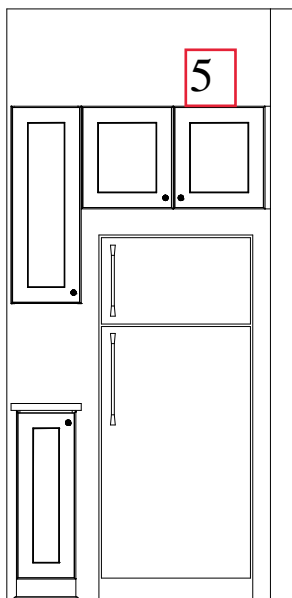
Lot: 12 - Phase 6

Model: #826 "B" Std, Bradley 3Bed

Date: April 24, 2022

Purchaser: Kartik Singh Kaler

Purchaser: Robin Singh Kaler



Kitchen Sketch - April 24, 2022

Standard Kitchen Layout - Bradley #826

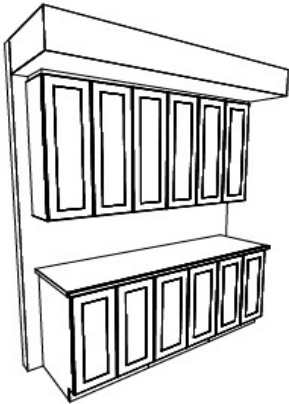
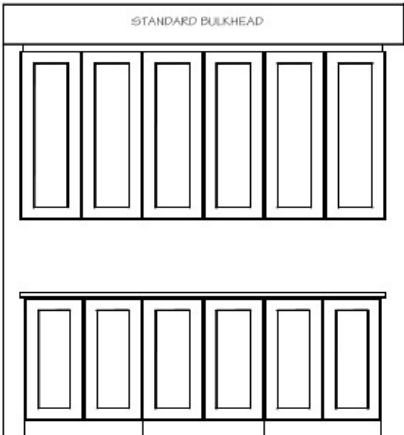
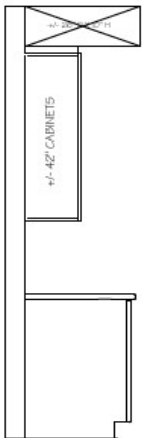


Valecraft
Homes (2019) Limited

OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &
STANDARD BULKHEAD DETAILS

UPC9-2A Upgrade #: 5

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



Site: Place St. Thomas 6

Purchaser: Kartik Singh Kaler

Plan No: 50M-352

Lot: 12 - Phase 6

Purchaser: Robin Singh Kaler

Date: April 24, 2022

DS
KSK

DS
RSK

DS
FN



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

#10 - Quartz Kitchen
Countertop

Project: Place St. Thomas 6

Purchaser: Kartik Singh Kaler

Plan #: 50M-352

Purchaser: Robin Singh Kaler

Lot: 12 - Phase 6

Date: April 24, 2022

Model: #826 "B" Std Bradley 3Bed

Upgrade #: 10

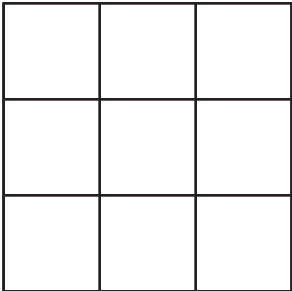


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Tile Installation Options

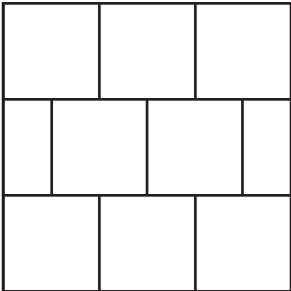
FLOOR TILE

Standard square

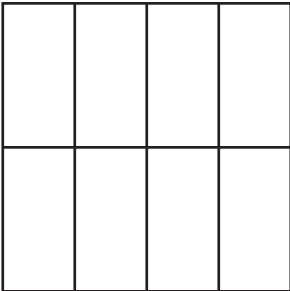


Foyer, Powder Room,
Laundry Room,
Main Bathroom (Jack &
Jill)
Ensuite Bathroom

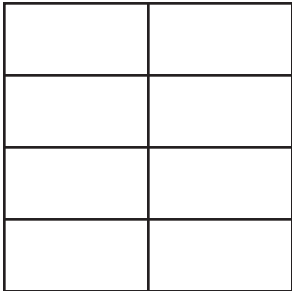
Square brick



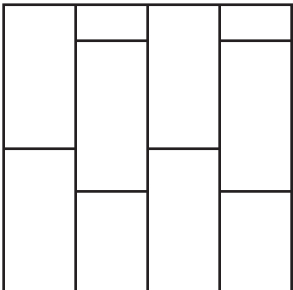
Rectangular
front to back of the house



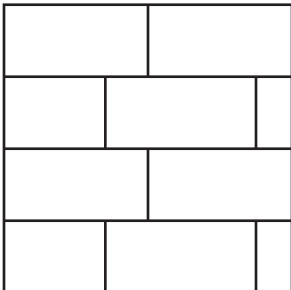
Rectangular
side to side of the house



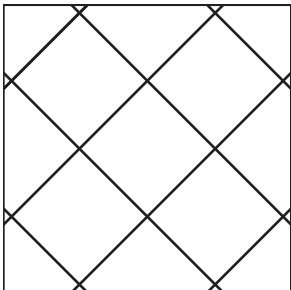
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 12 - Phase 6

Model: #826 "B" Std Bradley 3Bed

Purchaser: Kartik Singh Kaler

Purchaser: Robin Singh Kaler

Date: April 24, 2022

Upgrade #: Standard Floor Tile

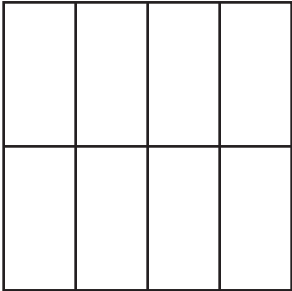


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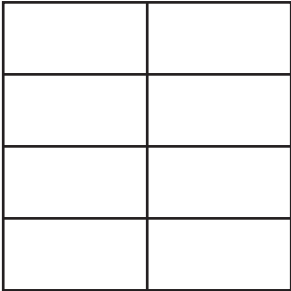
Tile Installation Options

WALL TILE

Vertical stacked

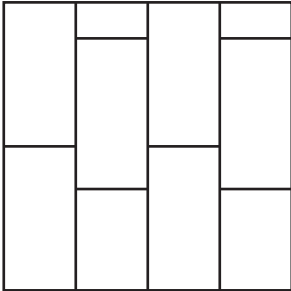


Horizontal stacked

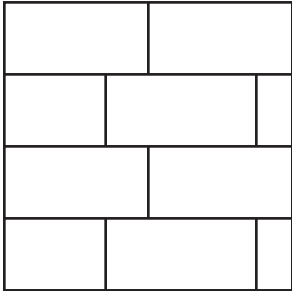


Main Bathroom (Jack & Jill)
Ensuite Bathroom

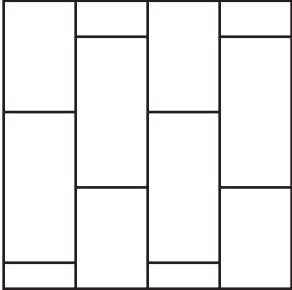
Vertical 1/3 offset staggered



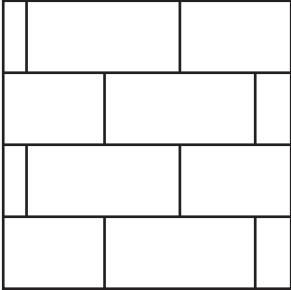
Horizontal 1/3 offset staggered



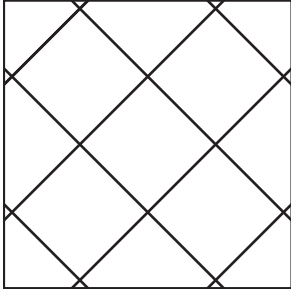
Vertical brick



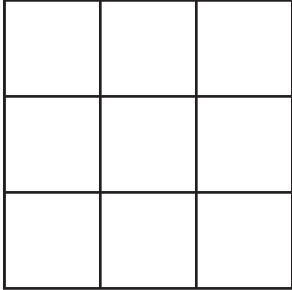
Horizontal brick



45 degree



Standard square



Kitchen Backsplash,
Fireplace,

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 12 - Phase 6


Model: #826 "B" Std Bradley 3Bed

Purchaser: Kartik Singh Kaler

Purchaser: Robin Singh Kaler

Date: April 24, 2022

Upgrade #: Standard Floor Tile


	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	12 - Phase 6	Civic Address:	744 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Kartik Singh Kaler			Model Name/#:	Bradley #826
	Purchaser(s):	Robin Singh Kaler			Closing Date:	14-Mar-23
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD , 3
DOOR STYLE	Standard					STD , 3
INTERIOR HARDWARE	Standard					STD , 3
INTERIOR LIGHTING PACKAGE	Standard Roma Collection Package					STD
BATHROOM ACCESSORIES	Standard					STD
FIREPLACE MANTLE	Standard					STD

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

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Standard Opening	STD	Basic stainless steel	6
RANGE	Standard Opening	STD	Basic stainless steel	6
DISHWASHER	Standard Opening	STD	Basic stainless steel	6
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard Opening	STD	400CFM OTR upgraded stainless steel	6, 7
WASHING MACHINE/DRYER	Standard Opening	STD	Basic white top load washer & Basic Top Load dryer	6

Purchaser's Signature(s) :

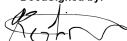
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Date:


April 24, 2022

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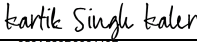
Date:

April 24, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	12 - Phase 6	Civic Address:	744 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Kartik Singh Kaler			Model Name/#:	Bradley #826
	Purchaser(s):	Robin Singh Kaler			Closing Date:	14-Mar-23
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i-B10R			STD	STD, 5, 10, 15
	HARDWARE CODE	7814-900	TYPE	Handle	STD	STD, 15
	COUNTERTOP	Quartz silestone Tebas Black	COUNTERTOP EDGE PROFILE	Eased edge	Level 1 Quartz incl. Breakfast bar	10
MAIN BATHROOM JACK & JILL	STYLE AND COLOUR	Shaker 90 AV-M2056			STD	STD, 3
	HARDWARE CODE	7814-195	TYPE	Handle	STD	STD, 3
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD, 3
ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K64			STD	STD, 9
	HARDWARE CODE	7814-195	TYPE	knobs	STD	STD, 9
	COUNTERTOP	P1000-VLP	COUNTERTOP EDGE PROFILE	Standard edge	UPG laminate	9, 16
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	\	\	\

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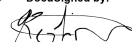
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	12 - Phase 6	Civic Address:	744 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Kartik Singh Kaler			Model Name/#:	Bradley #826
	Purchaser(s):	Robin Singh Kaler			Closing Date:	14-Mar-23
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi - Gloss OC-117 simply white		STD	\		\
FOYER	Low Luster 2111-60 Barren Plain		12	\		\
POWDER ROOM	Semi Gloss 2111-60 Barren Plain		12	\		\
MAIN FLOOR HALLWAY	Low Luster 2111-60 Barren Plain		12	\		\
DINING ROOM	Low Luster 2111-60 Barren Plain		12	\		\
FLEX ROOM	\		\	\		\
GREAT ROOM	Low Luster 2111-60 Barren Plain		12	\		\
RECREATION ROOM	\		\	\		\
DINETTE	Low Luster 2111-60 Barren Plain		12	\		\
KITCHEN	Semi Gloss 2111-60 Barren Plain		12	\		\
MUDROOM	\		\	\		\
2nd FLOOR HALLWAY	Low Luster 2111-60 Barren Plain		12	\		\
MAIN BATH	Semi Gloss 2111-60 Barren Plain		12	\		\
BEDROOM #2	Low Luster 2111-60 Barren Plain		12	\		\
BEDROOM #3	Low Luster 2111-60 Barren Plain		12	\		\
BEDROOM #4	\		\	\		\
MASTER BEDROOM	Low Luster 2111-60 Barren Plain		12	\		\
MASTER BEDROOM WALK-IN CLOSET	Low Luster 2111-60 Barren Plain		12	\		\
MASTER BEDROOM ENSUITE	Semi Gloss 2111-60 Barren Plain		12	\		\
FINISHED BASEMENT FAMILY ROOM	\		\	\		\
BASEMENT BATHROOM	\		\	\		\

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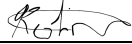


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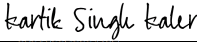
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	12 - Phase 6	Civic Address:	744 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Kartik Singh Kaler			Model Name/#:	Bradley #826
	Purchaser(s):	Robin Singh Kaler			Closing Date:	14-Mar-23
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Centura Jefferson series 13"x13" Dk. Grey JFR30054 (standard square installation)	934 Delorean Gray	STD floor tile + STD floor grout	STD, STD	
POWDER ROOM	FLOOR	Centura Jefferson series 13"x13" Dk. Grey JFR30054 (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 Bone 13"x13" (standard square installation)	903 Birch	STD floor tile + UPG grout	STD, 17	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See hardwood selection	\	\	13	
	BACKSPLASH	Olympia colour & dimension collection series arctic white 6"x6" bright QT.CD.ARW.0606.BR (Standard square installation)	931 standard white	STD backsplash tile + STD wall grout	STD, STD	
	INSERT OR BORDER	\				
DINETTE	FLOOR	See hardwood selection	\	\	13	
FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	Olympia regal series 12"x12" polished charcoal black NY.RG.CCB.1212.PL (standard square installation)	931 standard white	STD fireplace wall tile + STD wall grout	STD, STD	
ADDITIONAL FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	\	\	\	\	

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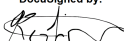


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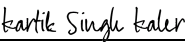
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Date: April 24, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	12 - Phase 6	Civic Address:	744 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Kartik Singh Kaler			Model Name/#:	Bradley #826
	Purchaser(s):	Robin Singh Kaler			Closing Date:	14-Mar-23
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM JACK & JILL	FLOOR	Ceratec Graniser Kafka Bone 13"x13" (standard square installation)	903 Birch	STD floor tile + UPG grout	STD, 3	
	WALL	Ceratec Kafka Bone 7.9"x 9.8" (horizontal stacked installation)	931 standard white	STD wall tile + STD wall grout	STD, 17, 3	
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	Ceratec Graniser Kafka Grey 13"x13" (standard square installation)	934 delorean grey	STD floor tile + STD floor grout	STD, STD, 9	
	WALL	Ceratec Kafka Grey 7.9"x 9.8" (horizontal stacked installation)	931 standard white	STD wall tile + STD wall grout	STD, STD, 9	
	INSERT OR BORDER	\				
5PC ENSUITE BATHROOM	FLOOR	\	\	\	\	
	TUB DECK	\	\	\	\	
	TUB BACKSPLASH	\	\	\	\	
	INSERT OR BORDER	\	\	\		
	WALL IN SLOWER	\	\	\	\	
BASEMENT/OTHER BATHROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				

Purchaser's Signature(s) :

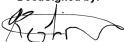
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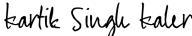
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	12 - Phase 6	Civic Address:	744 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Kartik Singh Kaler			Model Name/#:	Bradley #826
	Purchaser(s):	Robin Singh Kaler			Closing Date:	14-Mar-23
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon essential collection engineered expert red oak tradition grade matte Natural 3 1/8"			STD	STD	
DINING ROOM	Lauzon essential collection engineered expert red oak tradition grade matte Natural 3 1/8"			STD	STD	
FLEX ROOM	N/A			N/A	N/A	
RECREATION ROOM	N/A			N/A	N/A	
GREAT ROOM	Lauzon essential collection engineered expert red oak tradition grade matte Natural 3 1/8"			STD	STD	
DEN/HOME OFFICE	Lauzon essential collection engineered expert red oak tradition grade matte Natural 3 1/8"			UPG	14	
REAR HALLWAY	N/A			N/A	N/A	
KITCHEN	Lauzon essential collection engineered expert red oak tradition grade matte Natural 3 1/8"			UPG	13	
BREAKFAST AREA/DINETTE	Lauzon essential collection engineered expert red oak tradition grade matte Natural 3 1/8"			UPG	13	
MAIN STAIRS TO BEDROOMS	Red Oak Natural			UPG	4	
UPPER HALLWAY	Lauzon essential collection engineered expert red oak tradition grade matte Natural 3 1/8"			STD	STD	
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	\			\	\	
FINISHED BASEMENT FAMILY ROOM	\			\	\	

Purchaser's Signature(s) :

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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:	12 - Phase 6	Civic Address:	744 Namur Street, Emrbun ON K0A 1W0		
	Purchaser(s):	Kartik Singh Kaler			Model Name/#:	Bradley #826
	Purchaser(s):	Robin Singh Kaler			Closing Date:	14-Mar-23
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Reginox ND1831UA/9 Undermount double bowl			Stainless Steel	11
	FAUCET	Standard			Chrome	STD
MAIN BATHROOM JACK & JILL	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
3PC ENSUITE BATHROOM	SINK	Standard			White	STD, 9
	VANITY FAUCET	Standard			Chrome	STD, 9
	WATER CLOSET	Standard			White	STD , 8
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
	BATHTUB	N/A			N/A	N/A
	BATHTUB FAUCET	N/A			N/A	N/A
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) :

DocuSigned by:

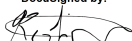


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Date: April 24, 2022

Purchaser's Signature(s) :

DocuSigned by:




D33E88855639491...

Date: April 24, 2022

Approved By :

DocuSigned by:



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Date: April 24, 2022



Valecraft Homes Décor Disclaimers

Lot#: 12 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Kartik Singh Kaler and Robin Singh Kaler

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.

^{DS}
KSK

^{DS}
RSK

^{DS}
FN



Valecraft Homes Décor Disclaimers

Lot#: 12 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Kartik Singh Kaler and Robin Singh Kaler

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.

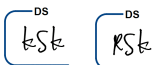

Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of The Purchaser's driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.

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#: 12 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Kartik Singh Kaler and Robin Singh Kaler

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#: 12 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Kartik Singh Kaler and Robin Singh Kaler

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

DocuSigned by:
Kartik Singh Kaler
858A526D986448F...
DocuSigned by:
Robin Singh Kaler
D33E88855639491...

Date April 24, 2022

Date April 24, 2022

Certificate Of Completion

Envelope Id: 88D2C00BFF664C99A9AB3534BD4550AF

Status: Completed

Subject: Please DocuSign: PST PH6 12 Amendment - Interior Colours.pdf

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Document Pages: 25

Signatures: 40

Certificate Pages: 5

Initials: 35

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Envelope Stamping: Enabled

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210-1455 Youville Drive

Orleans, ON K1C6Z7

place-st-thomas@valecraft.com

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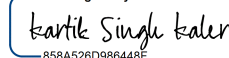
Signer Events

Kartik Singh Kaler

k3kaler1@gmail.com

Security Level: Email, Account Authentication
(None)**Signature**

DocuSigned by:


858A526D986448F...

Signature Adoption: Pre-selected Style

Signed by link sent to k3kaler1@gmail.com

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Signed using mobile

Timestamp

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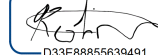
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Robin Singh Kaler

Robinkaler25@gmail.com

Security Level: Email, Account Authentication
(None)

DocuSigned by:


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Signature Adoption: Drawn on Device

Signed by link sent to Robinkaler25@gmail.com

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Electronic Record and Signature Disclosure:

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ID: 528f0abe-7663-43bd-987a-02c1a03a1744

Frank Nieuwkoop

frank@valecraft.com

Valecraft Homes

Security Level: Email, Account Authentication
(None)

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Signature Adoption: Pre-selected Style

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Carbon Copy Events	Status	Timestamp
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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: 4/29/2022 7:07:09 AM Viewed: 4/29/2022 7:12:33 AM
Tricia Oliver toliver@valecraft.com Project Officer Valecraft Homes Ltd Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 4/29/2022 7:07:10 AM
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Completed	Security Checked	4/29/2022 7:07:10 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Valecraft Homes (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Valecraft Homes:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: frank@valecraft.com

To advise Valecraft Homes of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at frank@valecraft.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Valecraft Homes

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to frank@valecraft.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Valecraft Homes

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to frank@valecraft.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Valecraft Homes as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Valecraft Homes during the course of your relationship with Valecraft Homes.