

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 25 DAY OF March , 20 22 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : F30
LOT: F30 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 719 Namur Street

PURCHASERS: Omoafeba Ann Woghiren & Felix Woghiren

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: March 25, 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: \$605,900.00
BALANCE AT CLOSING: \$575,900.00
LESS H.S.T. AMOUNT: \$557,433.63
SCHEDULE "G" DATED: March 25, 2022
TARION SCHEDULE "B" DATED: March 25, 2022

INSERT: 680 dated: April 26, 2022 in the amount of: \$16,520.00
NEW PURCHASE PRICE: \$622,420.00
NEW BALANCE AT CLOSING: \$592,420.00
NEW LESS H.S.T. AMOUNT: \$572,053.10
SCHEDULE "G" DATED: April 26, 2022
TARION SCHEDULE "B" DATED: April 26, 2022
SCHEDULE "W2" DATED: April 26, 2022

Dated at Brampton, ON this 26th day of April , 2022

In the presence of:

WITNESS

DocuSigned by:
Omoafeba Ann Woghiren
PURCHASER

WITNESS

DocuSigned by:
Felix Woghiren
PURCHASER

Dated at Ottawa, ON this 26th 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



Limited Use Freehold Form
(Tentative Occupancy Date – POTL/CEC)

SCHEDULE B

Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

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

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

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

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

- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #17 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #7 of the Agreement of Purchase & Sale.
- 3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #7 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
- 5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated April 25, 2022.
- 6. Any increase in existing or newly imposed levies, development charges, education development any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 33 of the Agreement of Purchase & Sale.

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

DocuSigned by:
Omoafela Ann Woghiren
329AD5DC30F74D5...
Purchaser

Valecraft Homes Limited

DocuSigned by:
Felipe Woghiren
04D728A560E1496...
Purchaser

DocuSigned by:
Frank Nieuwkoop
A04F827301214EE...
Per:

April 26, 2022
Date:

Lot #: F30

Project: Place St Thomas 6



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Omoafeba Ann Woghiren and Felix Woghiren			Printed: 26-Apr-22 12:06 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
F30	6	160 THE STANLEY 2	4-Apr-23
ITEM	QTY	EXTRA / CHANGE	PRICE
*15 114601	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	* \$2,217.00
39314	Note:	- As per Flooplan Sketch dated April 26, 2022 - Standard areas include great room, dining room, main floor hallway & upper hallway.	Each
*16 114612	1	- KITCHEN - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - KITCHEN	* \$88.00
39313	Note:	- As per Floorplan Sketch dated April 26, 2022	Each
*17 1000	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	* \$1,065.00
39306	Note:		Each
*18 871	1	- KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	* \$98.00
39239	Note:	- As per Floorplan & Kitchen Sketch dated April 26, 2022 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - See item #3 (optional kitchen layout 1)	Each
*19 120137	1	- KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPTION #1 C/W FLUSH BREAKFAST BAR	* \$6,510.00
39303	Note:	- As per Floorplan & Kitchen Sketch dated April 26, 2022 - As per Edge Profile Sketch dated April 26, 2022 - See item #3 (optional kitchen layout 1) - See item #24 (upgraded faucet) - See item #28 (undermount sink)	Each
*20 115336	1	- ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC	* \$1,498.00
39305	Note:	- As per Floorplan Sketch dated April 26, 2022 - As per Edge Profile Sketch dated April 26, 2022 - See item #5 (5pc ensuite) - See item #29 (upgraded faucet) - See item #32 (undermount sink)	Each
*21 113110	1	- MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM	* \$755.00
39304	Note:	- As per Floorplan Sketch dated April 26, 2022 - As per Edge Profile Sketch dated April 26, 2022 - See item #30 (upgraded faucet) - See item #31 (undermount sink)	Each
*22 28065	1	- ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T14259-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME	* \$192.00
39202	Note:	- See item #5 (5pc ensuite)	Each
*23 28069	1	- MAIN BATHROOM - BATHROOMS - DELTA TRINSIC TUB/SHOWER FAUCET T14459-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME	* \$192.00
39206	Note:		Each
*24 647	1	- KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 9159-DST CHROME SINGLE HANDLE PULL-DOWN	* \$492.00
39209	Note:	- See item #19 (quartz countertop) - See item #28 (undermount sink)	Each

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,856-1

InvoiceSQL.rpt 05may21

Vendor Initials: FN Purchaser Initials: Ball FW

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Omoafeba Ann Woghiren and Felix Woghiren			Printed: 26-Apr-22 12:06 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
F30	6	160 THE STANLEY 2	4-Apr-23
ITEM	QTY	EXTRA / CHANGE	PRICE
25	704	1 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$75.00
39238		Note:	Each
26	120125	1 - KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL	\$75.00
39240		Note: - As per Kitchen Sketch dated April 26, 2022	Each
27	181	1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - EMERALD - - KITCHEN - EMERALD	\$499.00
39241		Note: - As per Wall Tile installation sketch dated April 26, 2022 - See item #3 (optional kitchen layout 1)	Each
*28	28041	1 - KITCHEN - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK	* \$160.00
39300		Note: - See item #19 (quartz countertop) - See item #24 (upgraded faucet)	Each
*29	523	2 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST CHROME	* \$712.00
39301		Note: - See item #5 (5pc ensuite) - See item #20 (quartz countertop) - See item #32 (undermount sink)	
*30	523	1 - MAIN BATHROOM - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST CHROME	* \$356.00
39302		Note: - See item #21 (quartz countertop) - See item #31 (undermount sink)	Each
*31	672	1 - MAIN BATHROOM - BATHROOM - AMERICAN STANDARD STUDIO UNDERMOUNT SINK 0614 - 000	* \$512.00
39307		Note: - See item #21 (quartz countertop) - See item #30 (upgraded faucet)	Each
*32	672	2 - ENSUITE BATH - BATHROOM - AMERICAN STANDARD STUDIO UNDERMOUNT SINK 0614 - 000	* \$1,024.00
39308		Note: - See item #5 (5pc ensuite) - See item #20 (quartz countertop) - See item #29 (upgraded faucet)	

Sub Total	\$16,520.00
HST	\$0.00
Total	\$16,520.00

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,856-2

InvoiceSQL.rpt 05may21

Vendor Initials:

DS
FN

 Purchaser Initials:

DS
BAW

DS
FW

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Omoafeba Ann Woghiren and Felix Woghiren			Printed: 26-Apr-22 12:06 pm
LOT NUMBER F30	PHASE 6	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 4-Apr-23
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:
Omoafeba Ann Woghiren

Omoafeba Ann Woghiren

26-Apr-22

DATE

PURCHASER:

DocuSigned by:
Felix Woghiren

Felix Woghiren

26-Apr-22

DATE

VENDOR:

DocuSigned by:
Frank Nieuwkoop

PER: Valecraft Homes (2019) Limited

DATE:

April 26, 2022

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,856-3

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____


SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.


Purchaser


Purchaser


Vendor

6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$572,053.10 . 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 26th day of April , 2022

DocuSigned by:

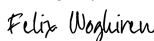


529AD5DC30E74D6

PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:



04D726F300C1490

PURCHASER

DocuSigned by:



A04F827301214EE

PER:

April 26, 2022

DATE:

PROJECT: PLACE ST THOMAS 6 LOT: F30

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, Omoafeba Ann Woghiren & Felix Woghiren 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:** F30

DocuSigned by:
Omoafeba Ann Woghiren
529AD5DC30F74D5...
(Signature)

April 26, 2022
(Date)

DocuSigned by:
Felix Woghiren
04D728A509C1E36...
(Signature)

April 26, 2022
(Date)





Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen (item #19)
Main Bathroom (item #21)
Ensuite Bathroom (item #20)

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: F30 - Phase 6

Model: #160-2, Stanley 2, Std

Purchaser: Omoafeba Ann Woghiren

Purchaser: Felix Woghiren

Date: April 26, 2022

Upgrade #: 3, 5, 19, 20, 21



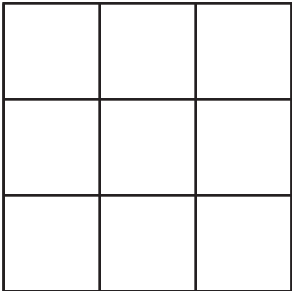


Valecraft
Homes (2019) Limited

Tile Installation Options

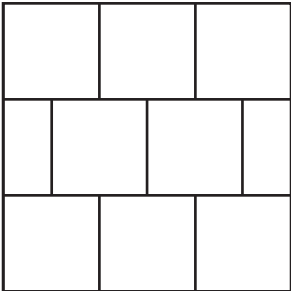
FLOOR TILE

Standard square

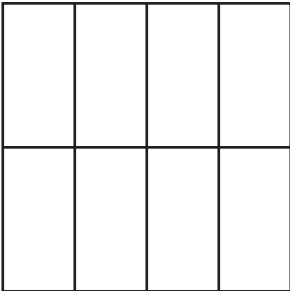


Foyer, Powder Room,
Laundry Room,
Main Bathroom,
5PC Ensuite Bathroom

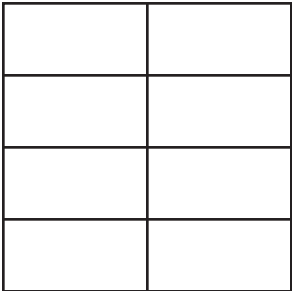
Square brick



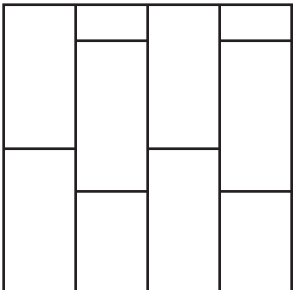
Rectangular
front to back of the house



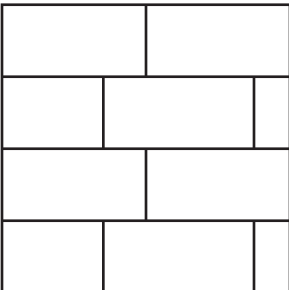
Rectangular
side to side of the house



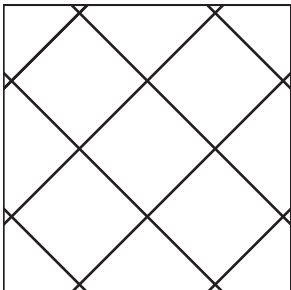
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: F30 - Phase 6

Model: #160-2, Stanley 2, Std

Purchaser: Omoafeba Ann Woghiren

Purchaser: Felix Woghiren

Date: April 26, 2022

Upgrade #: 5

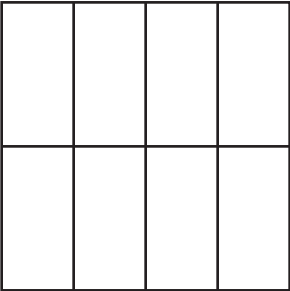


Valecraft
Homes (2019) Limited

Tile Installation Options

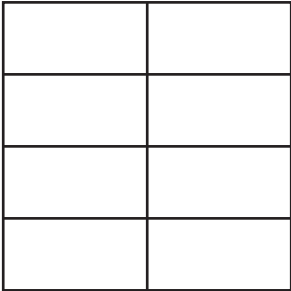
WALL TILE

Vertical stacked



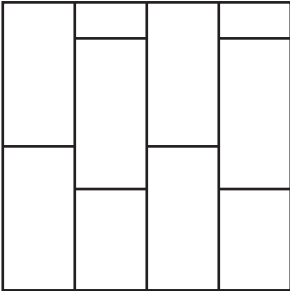
Main Bathroom,
5PC Ensuite Walk-In
Shower

Horizontal stacked

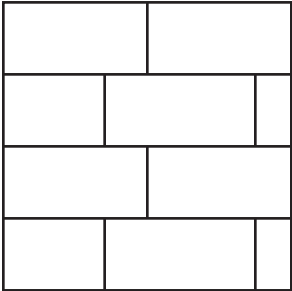


Kitchen Backsplash,

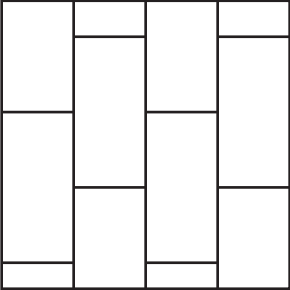
Vertical 1/3 offset staggered



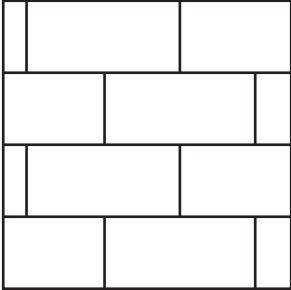
Horizontal 1/3 offset staggered



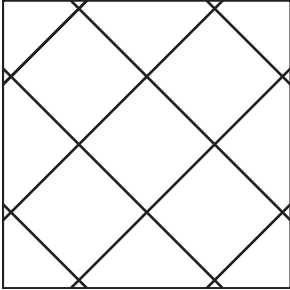
Vertical brick



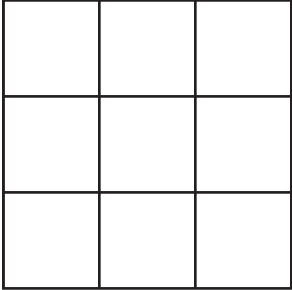
Horizontal brick



45 degree



Standard square



Fireplace,
5PC Ensuite Tub Deck
& Tub Backsplash

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: F30 - Phase 6

Model: #160-2, Stanley 2, Std

Purchaser: Omoafeba Ann Woghiren

Purchaser: Felix Woghiren

Date: April 26, 2022

Upgrade #: 5



BUILDER: VALECRAFT

PROJECT: Place St Thomas PH6

REDESIGN NUMBER:

MODEL: 160 STANLEY STND

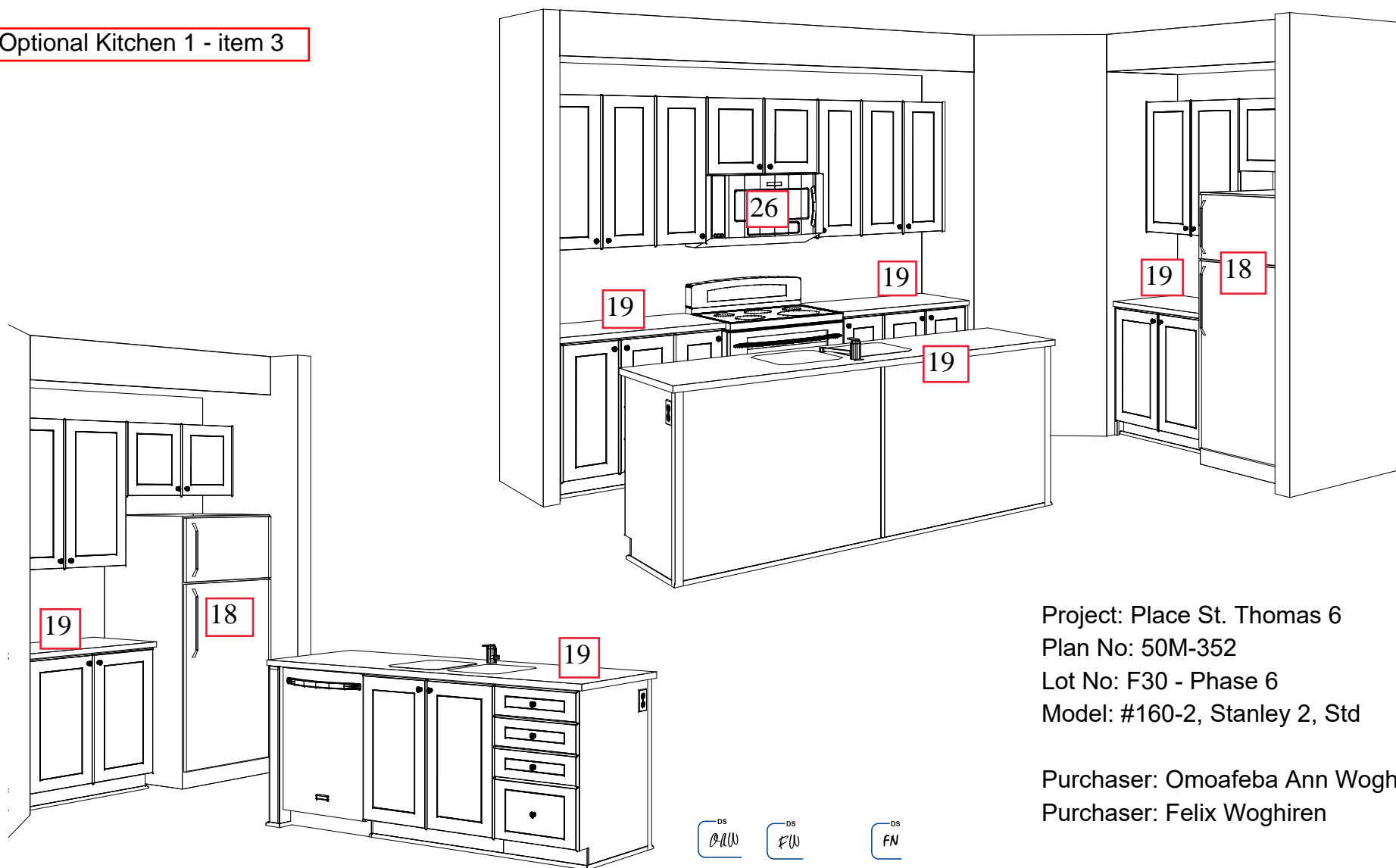
DONE BY:

DATE: April 26, 2022

LOT: PST PH6 F30

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

Optional Kitchen 1 - item 3



Project: Place St. Thomas 6
 Plan No: 50M-352
 Lot No: F30 - Phase 6
 Model: #160-2, Stanley 2, Std

Purchaser: Omoafeba Ann Woghiren
 Purchaser: Felix Woghiren

DS
 0111

DS
 F11

DS
 FN



THE STANLEY 2

MODEL 160-2

2135 sq.ft
(380 sq.ft. finished basement)

Site: Place St. Thomas

Plan No.: 50M-352

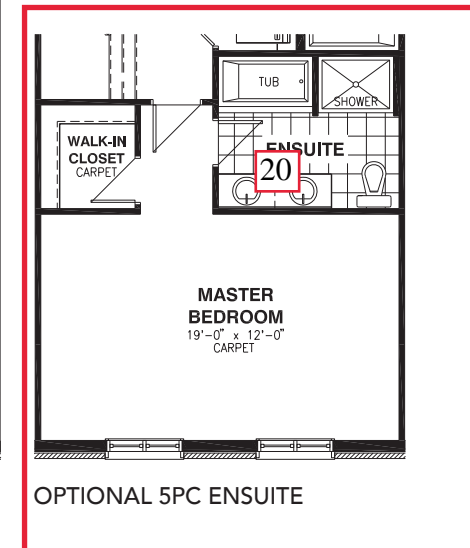
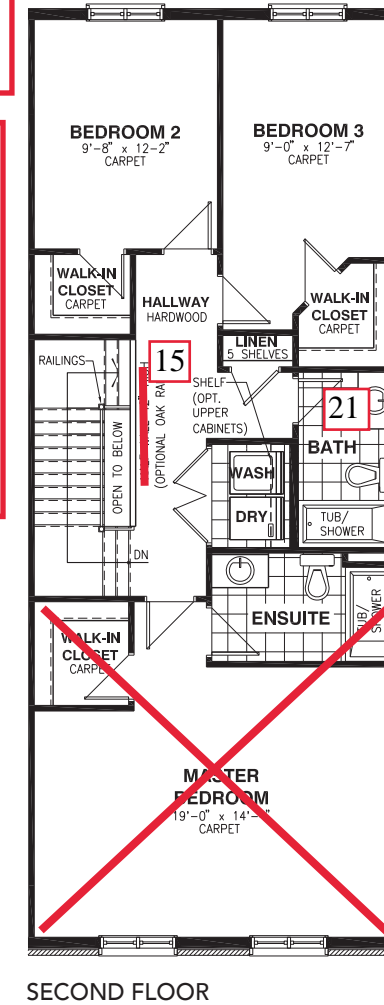
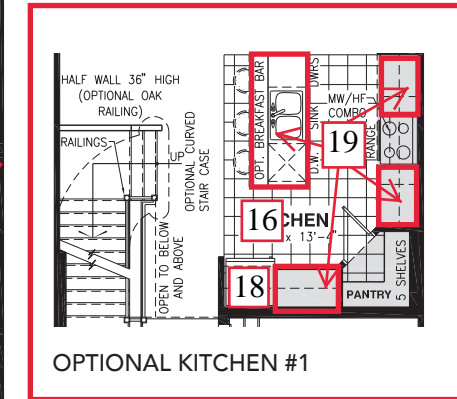
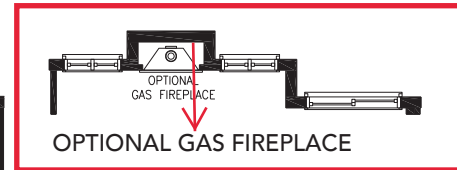
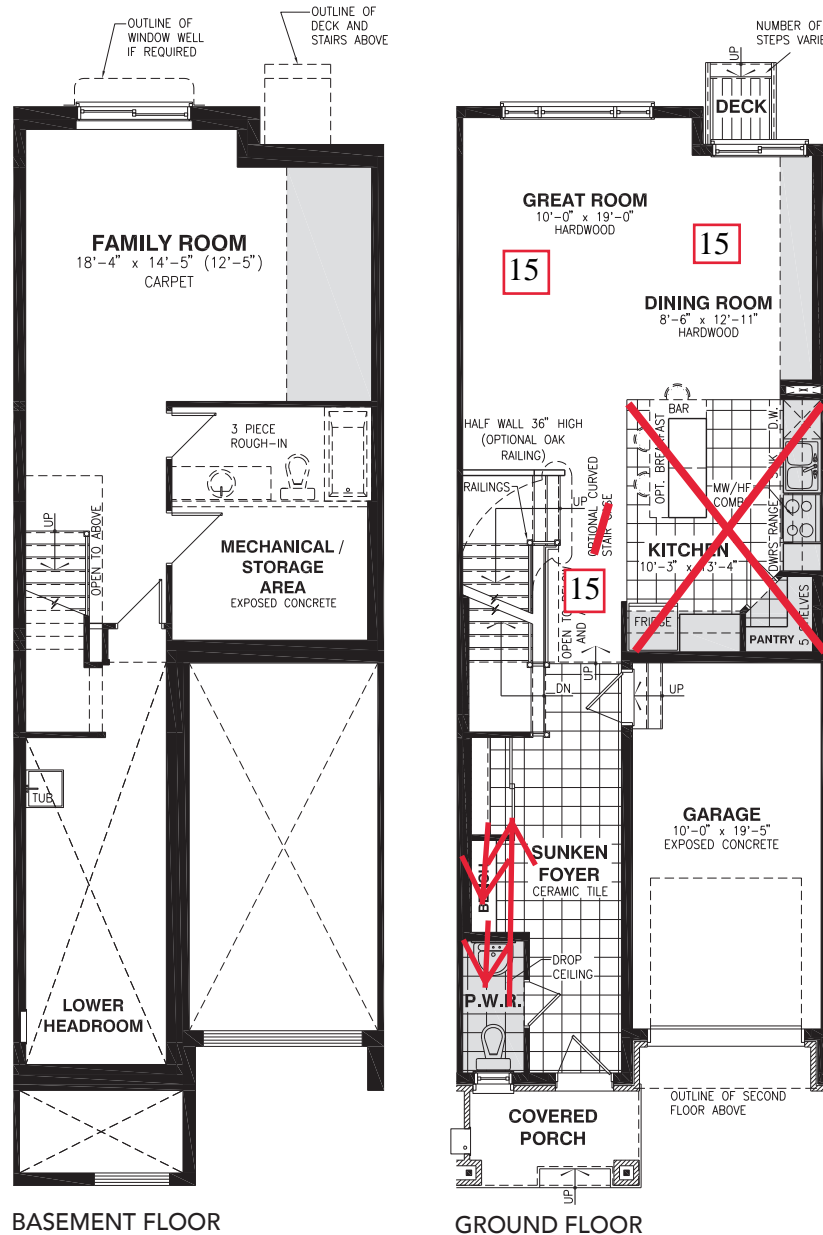
Lot: F30 - Phase 6

Date: April 26, 2022

Purchaser: ~~Omoafeba Ann Woghiren~~

Purchaser: ~~Felix Woghiren~~

Floorplan Sketch



BASEMENT FLOOR

GROUND FLOOR


SECOND FLOOR

OPTIONAL 5PC ENSUITE



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

All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B.
	Lot No:	F30- phase 6	Civic Address:	719 Namur street, Embrun, ON		
	Purchaser(s):	Omoafeba Ann Woghiren			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Felix Woghiren			Closing Date:	April 4th, 2023
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE	Standard				STD	
DOOR STYLE	Standard + 2 standard swing doors at foyer closet				STD, 12	
INTERIOR HARDWARE	Standard				STD	
INTERIOR LIGHTING PACKAGE	Roma Collection Stanard Lighting Package				14	
BATHROOM ACCESSORIES/MIRRORS	Standard				5	
FIREPLACE MANTLE	Standard - mdf modern type 1 mantle painted white				STD, 6	

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	9, 10, 15
BRACKET	Red Oak	Colonial	SB 200	9, 10, 15
SPINDLES	Red Oak	Colonial	SB 200	9, 10, 15
POSTS	Red Oak	Colonial	SB 200	9, 10, 15
NOSINGS	Red Oak	N/A	SB 200	9, 10, 15
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	\

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Fridge opening approximately 37" wide by 72" high	18	\	\
RANGE	Standard Opening	STD	\	\
DISHWASHER	Standard Opening	STD	\	\
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard Opening	STD	Basic Stainless Steel	26
WASHING MACHINE/DRYER	Standard Opening	STD	\	\

Purchaser's Signature(s) :

DocuSigned by:

Omoafeba Ann Woghiren

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Date:

April 26, 2022

Purchaser's Signature(s) :

DocuSigned by:

Felix Woghiren

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Date:

April 26, 2022

Approved By :


DocuSigned by:

Frank Nieuwkoop

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Date:

April 26, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B.
	Lot No:	F30- phase 6	Civic Address:	719 Namur street, Embrun, ON		
	Purchaser(s):	Omoafeba Ann Woghiren			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Felix Woghiren			Closing Date:	April 4th, 2023
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i-B10R			STD	3, 4, 18, 19
	HARDWARE CODE	5923-195	TYPE	Knobs	STD	3
	COUNTERTOP	Silestone Blanco maple	COUNTERTOP EDGE PROFILE	Eased Edge	Quartz level 1+ Flush Breakfast bar	3, 19
MAIN BATHROOM	STYLE AND COLOUR	100i-PM-V392WT			STD	STD
	HARDWARE CODE	5923-900	TYPE	Knobs	STD	STD
	COUNTERTOP	Silestone Blanco maple	COUNTERTOP EDGE PROFILE	Eased Edge	Quartz level 1	21
ENSUITE BATHROOM	STYLE AND COLOUR	100i-PM-A24WT			STD	STD, 5
	HARDWARE CODE	5923-900	TYPE	Knobs	STD	STD, 5
	COUNTERTOP	Silestone Tebas black	COUNTERTOP EDGE PROFILE	Eased Edge	Quartz level 1	5, 20
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			STD	STD
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	\			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
LAUNDRY ROOM	STYLE AND COLOUR	\			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\

Purchaser's Signature(s) :

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Omoafeba Ann Woghiren

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DocuSigned by:

Felix Woghiren

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Date:

April 26, 2022

Approved By :


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Date:

April 26, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B.
	Lot No:	F30- phase 6	Civic Address:	719 Namur street, Embrun, ON		
	Purchaser(s):	Omoafeba Ann Woghiren			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Felix Woghiren			Closing Date:	April 4th, 2023
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi-Gloss OC-117 simply white		STD	\		\
FOYER	Low Luster OC-23 classic Gray		17	\		\
POWDER ROOM	Semi Gloss OC-23 classic gray		17	\		\
MAIN FLOOR HALLWAY	Low Luster OC-23 classic Gray		17	\		\
DINING ROOM	Low Luster OC-23 classic Gray		17	\		\
FLEX ROOM	\		\	\		\
GREAT ROOM	Low Luster OC-23 classic Gray		17	\		\
RECREATION ROOM	\		\	\		\
KITCHEN	Semi Gloss OC-23 classic Gray		17	\		\
LAUNDRY	Low Luster OC-23 classic Gray		17	\		\
2nd FLOOR HALLWAY	Low Luster OC-23 classic Gray		17	\		\
MAIN BATH	Semi Gloss OC-23 classic Gray		17	\		\
BEDROOM #2	Low Luster OC-23 classic Gray		17	\		\
BEDROOM #3	Low Luster OC-23 classic Gray		17	\		\
BEDROOM #4	\		\	\		\
MASTER BEDROOM	Low Luster OC-23 classic Gray		17	\		\
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-23 classic Gray		17	\		\
MASTER BEDROOM 5PC ENSUITE	Semi Gloss OC-23 classic Gray		17	\		\
FINISHED BASEMENT FAMILY ROOM	Low Luster OC-23 classic Gray		17	\		\
BASEMENT BATHROOM	\		\	\		\

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Felix Woghiren

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Date: April 26, 2022


Approved By :

DocuSigned by:

Frank Nieuwkoop

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Date: April 26, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B.
	Lot No:	F30- phase 6	Civic Address:	719 Namur street, Embrun, ON		
	Purchaser(s):	Omoafeba Ann Woghiren			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Felix Woghiren			Closing Date:	April 4th, 2023
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Euro Pasha Keaton ice 13"x13" #46-173 pas kea ice (Standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 25	
POWDER ROOM	FLOOR	Euro Pasha Keaton ice 13"x13" #46-173 pas kea ice (Standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 25	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
MUDROOM	FLOOR	\	\	\	\	
	WALL	\				
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	Euro Pasha Keaton ice 13"x13" #46-173 pas kea ice (Standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 25	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See Hardwood Selection	N/A	N/A	16	
	BACKSPLASH	Euro 4"x8" Cifre Viena Blanco PB wall tile (horizontal stacked installation)	931 standard white	EMERALD wall tile + STD wall grout	3, 27, STD	
	INSERT OR BORDER	\				
BREAKFAST AREA	FLOOR	\	\	\		
FIREPLACE BASEMENT	HEARTH	\	\	\	\	
	SURROUND	Olympia regal series 12" x 12" polished shell white NY.RG.SLW.1212.PL (Standard square installtion)	909 Sterling	STD fireplace tile + UPG grout	6, 25	
ADDITIONAL FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	\	\	\	\	

Purchaser's Signature(s) :

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DocuSigned by:

Felix Woghiren

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Date:

April 26, 2022

Approved By :


DocuSigned by:

Frank Nieuwkoop

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Date:

April 26, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B.
	Lot No:	F30- phase 6	Civic Address:	719 Namur street, Embrun, ON		
	Purchaser(s):	Omoafeba Ann Woghiren			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Felix Woghiren			Closing Date:	April 4th, 2023
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Euro Pasha Keaton ice 13"x13" #46-173 pas kea ice (Standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 25	
	WALL	Euro Pasha Keaton ice wall tile 8"x10" #52-192 pas kea ice 810 (Vertical stacked installation)	909 Sterling	STD wall tile + UPG grout	STD, 25	
	INSERT OR BORDER	\	\	\		
3PC ENSUITE BATHROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
5PC ENSUITE BATHROOM	FLOOR	Euro Pasha Keaton ice 13"x13" #46-173 pas kea ice (Standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 25, 5	
	TUB DECK	Euro Pasha Keaton ice 13"x13" #46-173 pas kea ice (Standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 25, 5	
	TUB BACKSPLASH	Euro Pasha Keaton ice 13"x13" #46-173 pas kea ice (Standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 25, 5	
	INSERT OR BORDER	\	\	\		
	WALK-IN SHOWER	Euro Pasha Keaton ice wall tile 8"x10" #52-192 pas kea ice 810 (Vertical stacked installation)	909 Sterling	STD wall tile + UPG grout	STD, 25, 5	
BASEMENT/OTHER BATHROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				

Purchaser's Signature(s) :

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B.
	Lot No:	F30- phase 6	Civic Address:	719 Namur street, Embrun, ON		
	Purchaser(s):	Omoafeba Ann Woghiren			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Felix Woghiren			Closing Date:	April 4th, 2023
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon essential collection tradition grade matte engineered expert Red Oak SMOKY GREY - 3 1/8"				UPG	15
DINING ROOM	Lauzon essential collection tradition grade matte engineered expert Red Oak SMOKY GREY - 3 1/8"				UPG	15
FLEX ROOM	N/A				N/A	N/A
RECREATION ROOM	N/A				N/A	N/A
GREAT ROOM	Lauzon essential collection tradition grade matte engineered expert Red Oak SMOKY GREY - 3 1/8"				UPG	15
DEN/HOME OFFICE	N/A				N/A	N/A
REAR HALLWAY	N/A				N/A	N/A
KITCHEN	Lauzon essential collection tradition grade matte engineered expert Red Oak SMOKY GREY - 3 1/8"				UPG	16
DINETTE	N/A				N/A	N/A
MAIN STAIRS TO BEDROOMS	A4531 Spartacus 16611 Sandy Beige + Standard Underpad				STD carpet + STD underpad	STD, STD
UPPER HALLWAY	Lauzon essential collection tradition grade matte engineered expert Red Oak SMOKY GREY - 3 1/8"				UPG	15
BEDROOM # 2	A4531 Spartacus 16611 Sandy Beige + Standard Underpad				STD carpet + STD underpad	STD, STD
BEDROOM # 3	A4531 Spartacus 16611 Sandy Beige + Standard Underpad				STD carpet + STD underpad	STD, STD
BEDROOM # 4	N/A				N/A	N/A
MASTER BEDROOM	A4531 Spartacus 16611 Sandy Beige + Standard Underpad				STD carpet + STD underpad	STD, STD
MASTER BEDROOM WALK-IN CLOSET	A4531 Spartacus 16611 Sandy Beige + Standard Underpad				STD carpet + STD underpad	STD, STD
STAIRS TO BASEMENT	A4531 Spartacus 16611 Sandy Beige + Standard Underpad				STD carpet + STD underpad	STD, STD
FINISHED BASEMENT FAMILY ROOM	A4531 Spartacus 16611 Sandy Beige + Standard Underpad				STD carpet + STD underpad	STD, STD

Purchaser's Signature(s) :

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DocuSigned by:

Felix Woghiren

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Date: April 26, 2022

Purchaser's Signature(s) :

DocuSigned by:

Frank Nieuwkoop

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Date: April 26, 2022

Approved By :

Date: April 26, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B.
	Lot No:	F30- phase 6	Civic Address:	719 Namur street, Embrun, ON		
	Purchaser(s):	Omoafeba Ann Woghiren			Model Name/#:	Stanley 2, #160-2
	Purchaser(s):	Felix Woghiren			Closing Date:	April 4th, 2023
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Reginox ND1831UA/9 double bowl undermount sink		Stainless Steel	28	
	FAUCET	Delta trinsic 9159-DST - single handle pull down		Chrome	24	
MAIN BATHROOM	SINK	American standard studio undermount sink 0614 000		White	31	
	VANITY FAUCET	Delta trinsic 559HA-DST		Chrome	30	
	WATER CLOSET	Standard		White	STD	
	TUB/SHOWER	Standard		White	STD	
	TUB/SHOWER FAUCET	Delta trinsic tub/shower faucet T14459-R10000-UNBX		Chrome	23	
5PC ENSUITE BATHROOM	SINK (x2)	American standard studio undermount sink 0614 000		White	32, 5	
	VANITY FAUCETS (X2)	Delta trinsic 559HA-DST		Chrome	29, 5	
	WATER CLOSET	Standard		White	STD, 5	
	SHOWER	Standard		White base, chrome trim, clear glass	STD, 5	
	SHOWER FAUCET	Delta trinsic shower faucet T14259-R10000-UNBX		Chrome	22, 5	
	BATHTUB	Standard		White	STD, 5	
	BATHTUB FAUCET	Standard		Chrome	STD, 5	
POWDER ROOM	PEDESTAL	Standard		White	STD	
	SINK FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
BASEMENT/OTHER BATHROOM	SINK	N/A		N/A	N/A	
	VANITY FAUCET	N/A		N/A	N/A	
	WATER CLOSET	N/A		N/A	N/A	
	TUB/SHOWER	N/A		N/A	N/A	
	TUB/SHOWER FAUCET	N/A		N/A	N/A	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

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Omoafeba Ann Woghiren

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Date: April 26, 2022

Purchaser's Signature(s) :

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Date: April 26, 2022

Approved By :

DocuSigned by:

Frank Nieuwkoop

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Date: April 26, 2022



Valecraft Homes Décor Disclaimers

Lot#: F30 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Omoafeba Ann Woghiren and Felix Woghiren

TEL:

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

HOUSE EXTERIORS

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

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

ADDITIONAL WINDOWS

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

MULTI-MEDIA

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

IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES

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

PLANS

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

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

INVENTORY AND MODEL HOMES:

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

SELECTIONS AND APPOINTMENTS:

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

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

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





Valecraft Homes Décor Disclaimers

Lot#: F30 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Omoafeba Ann Woghiren and Felix Woghiren

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#: F30 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Omoafeba Ann Woghiren and Felix Woghiren

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#: F30 Model:160 THE STANLEY 2 in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Omoafeba Ann Woghiren and Felix Woghiren

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:
Omoafeba Ann Woghiren
529AD5DC30F74D5...
DocuSigned by:
Felix Woghiren
04D728A560E1496...

Date April 26, 2022

Date April 26, 2022





CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 6 PURCHASER #1: Omoafeba Ann Woghiren
LOT: F30 - Phase 6 PURCHASER #2: Felix Woghiren
MODEL: #160-2, Stanley 2, Std FIRM UP DATE: April 12, 2022

CLOSING DATE: April 4, 2023

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

DocuSigned by:
Omoafeba Ann Woghiren
PURCHASER'S SIGNATURE

April 25, 2022
DATE

DocuSigned by:
Felix Woghiren
PURCHASER'S SIGNATURE

April 25, 2022
DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: March 25, 2022 INTERIOR COLOURS: Apr 26, 2022
FIRM UP: Apr 12, 2022 EXTERIOR COLOURS (if applicable): N/A
BANK LETTER: Apr 12, 2022 ORBITAL/S&S/KITCHENCRAFT (if applicable): Mar 25, 2022
SOLICITOR INFO: Apr 12, 2022 680 & AMENDMENT: Apr 26, 2022

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Sales Consultant's Signature

Apr 26, 2022
Date

Sales Assistant's Signature

Date

Approved by:
Frank Nieuwkoop

Apr 26, 2022
Date

Certificate Of Completion

Envelope Id: 98AF52E7703F4DECAD6AAC7D18AE8F02

Status: Completed

Subject: Please DocuSign: PST PH6 F30 Design Amendment April 26-22

Source Envelope:

Document Pages: 25

Signatures: 40

Certificate Pages: 5

Initials: 35

AutoNav: Enabled

Enveloped Stamping: Enabled

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Place St.Thomas Sales

210-1455 Youville Drive

Orleans, ON K1C6Z7

place-st-thomas@valecraft.com

IP Address: 174.114.74.170

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4/26/2022 1:14:47 PM

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Signer Events

Omoafeba Ann Woghiren

annwoghiren@yahoo.com

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

DocuSigned by:



529AD5DC30F74D5...

Signature Adoption: Pre-selected Style

Signed by link sent to annwoghiren@yahoo.com

Using IP Address: 99.235.116.209

Timestamp

Sent: 4/26/2022 1:35:19 PM

Viewed: 4/27/2022 3:48:05 PM

Signed: 4/29/2022 7:26:04 AM

Electronic Record and Signature Disclosure:

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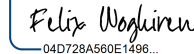
ID: ec198104-b1eb-4e3f-bd6b-1ef8bfdd32a2

Felix Woghiren

felixwoghiren@gmail.com

Security Level: Email, Account Authentication
(None)

DocuSigned by:



04D728A560E1496...

Signature Adoption: Pre-selected Style

Signed by link sent to felixwoghiren@gmail.com

Using IP Address: 99.235.116.209

Sent: 4/29/2022 7:26:10 AM

Viewed: 4/29/2022 10:40:14 AM

Signed: 4/29/2022 10:41:29 AM

Electronic Record and Signature Disclosure:

Accepted: 4/29/2022 10:40:14 AM

ID: 17157668-efda-4280-a2bb-e45a3f0d80a0

Frank Nieuwkoop

frank@valecraft.com

Valecraft Homes

Security Level: Email, Account Authentication
(None)

DocuSigned by:



A04F827301214EE...

Signature Adoption: Pre-selected Style

Signed by link sent to frank@valecraft.com

Using IP Address: 142.180.254.163

Signed using mobile

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Viewed: 4/30/2022 8:48:31 AM

Signed: 4/30/2022 8:49:15 AM

Electronic Record and Signature Disclosure:

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In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp**

Certified Delivery Events	Status	Timestamp
Carbon Copy Events		
Place St.Thomas Sales place-st-thomas@valecraft.com Sales Team Valecraft Home 2019 Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 4/30/2022 8:49:20 AM Resent: 4/30/2022 8:49:25 AM Viewed: 4/30/2022 12:24:35 PM
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: 4/30/2022 8:49:21 AM
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: 4/30/2022 8:49:22 AM Viewed: 5/2/2022 7:22:19 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events		
Envelope Sent	Hashed/Encrypted	4/26/2022 1:35:19 PM
Certified Delivered	Security Checked	4/30/2022 8:48:31 AM
Signing Complete	Security Checked	4/30/2022 8:49:15 AM
Completed	Security Checked	4/30/2022 8:49:22 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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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:

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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.

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- 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..

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