

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 6 DAY OF March , 20 22 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 10
LOT: 10 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 736 Namur Street
PURCHASERS: Paulette Flore Dongmo Kahou

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: March 8, 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: \$785,425.00
BALANCE AT CLOSING: \$735,425.00
LESS H.S.T. AMOUNT: \$716,305.31
SCHEDULE "G" DATED: April 5, 2022
TARION SCHEDULE "B" DATED: April 5, 2022

INSERT: 680 dated: May 2, 2022 in the amount of: \$35,312.10
NEW PURCHASE PRICE: \$820,737.10
NEW BALANCE AT CLOSING: \$770,737.10
NEW LESS H.S.T. AMOUNT: \$747,554.96
SCHEDULE "G" DATED: May 2, 2022
TARION SCHEDULE "B" DATED: May 2,022
SCHEDULE "W4" DATED: May 2, 2022

Dated at Gatineau, QC this 2 day of May , 2022
In the presence of:

WITNESS PURCHASER

WITNESS PURCHASER

Dated at Ottawa, ON this 2 day of May , 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


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

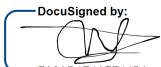
Purchaser


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 \$747,554.96 . 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 Gatineau, QC this 2 day of May , 2022

DocuSigned by:



PASADITE DATE PROA...

PURCHASER

VALECRAFT HOMES (2019) LIMITED

PURCHASER

DocuSigned by:

Frank Nieuwkoop

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PER:

May 2, 2022

DATE:

PROJECT: PLACE ST THOMAS 6 **LOT:** 10

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name:	<u>Paulette Flore Dongmo Kahou</u>	Lot no:	<u>10</u>	Plan #:	<u>50M-352</u>
Purchaser's name:	<u></u>	Project:	<u>PLACE ST THOMAS 6</u>		
Home Phone:	<u>514-649-1894</u>	Model:	<u>826 Bradley 3Bed "A" Std</u>		
Work Phone:	<u>613-241-0988</u>	Closing Date:	<u>March 30, 2023</u>		
E-Mail (1):	<u>florebibi@yahoo.fr</u>	E-Mail (2):	<u></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.


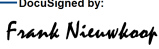
Valecraft Homes (2019) Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set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

I/we, Paulette Flore Dongmo Kahou
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.

☒ We accept this opportunity

☐ We decline this opportunity

Project:	<u>PLACE ST THOMAS 6</u>	LOT NO:	<u>10</u>
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<div><div>DocuSigned by:</div><div></div><div>A04F827301214EE...</div></div> <div>Valecraft Homes (2019) Limited</div>	<div><u>May 2, 2022</u></div> <div>Date:</div> <div><hr/></div>

Appointment date given:	<u></u>	Spoke with/left message:	<u></u>
Time scheduled:	<u></u>	Date & Time:	<u></u>



**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.

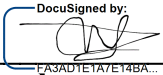
- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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 May 2, 2022.

Signed at Gatineau, QC, this 2 day of May, 2022.

DocuSigned by:

FA3AD1E1A7E14BA...
Purchaser

Valecraft Homes (2019) Limited

Purchaser

DocuSigned by:

A04F827301214EE...
Per:

May 2, 2022
Date:

Lot #: 10

Project: **Place St. Thomas 6**



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASER: Paulette Flore Dongmo Kahou			Printed: 2-May-22 2:16 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	6	826 THE BRADLEY 3 BED ELEV A	30-Mar-23
ITEM	QTY	EXTRA / CHANGE	PRICE
13		1 - KITCHEN - DELETE ITEM #5 (OPTIONAL KITCHEN LAYOUT 3 - BUILDER'S STANDARD CABINETRY AND BACKSPLASH)	Each
39219		Note:	
14		1 - KITCHEN - OPTIONAL LAYOUT 3- LEVEL 1 CABINETRY AND STANDARD BACKSPLASH	Each
39223		Note: - As per Floorplan & Kitchen Sketch dated May 2, 2022 - See item #7 (gas piping for cooktop) - See item #9 (non-standard fridge opening - See Item #32 and interior colour sheets for approximate dimension) - See item #11 (chimney hoodfan) - See item #16 (UPC)	
15		1 - KITCHEN - DELETE ITEM #6 (UPC9-2A - BUILDER'S STANDARD CABINETRY- OPTIONAL KITCHEN 3)	Each
39220		Note:	
*16 117690		1 - KITCHEN - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - OPTIONAL KITCHEN 3. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	Each
39222		Note: - As per Kitchen & UPC Sketch dated May 2, 2022 - See item #14 (optional kitchen layout 3) - Purchaser acknowledges and accepts that upper kitchen cabinetry upgraded wood doors will have center style.	
17		1 - - DELETE ITEM #10 (UPPER NATURAL OAK STAIRCASE)	Each
39221		Note:	
*18 102289		1 - - STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	Each
39225		Note: - As per Floorplan Sketch dated May 2, 2022. - 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.	
*19 62381		1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	Each
39227		Note: - As per Floorplan Sketch dated May 2, 2022. - Standard areas include great room, dining room, main floor hallway & upper hallway.	
*20 62379		1 - OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - DEN	Each
39226		Note: - As per Floorplan Sketch dated May 2, 2022.	
*21 96340		1 - - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & BURNT PENNY SQUARE METAL SPINDLES	Each
39228		Note: - As per Floorplan Sketch dated May 2, 2022 - Modern post with cap and metal brackets.	
22		1 - ENSUITE BATH - UPGRADE TO CUSTOM 4 PC ENSUITE BATHROOM WITH DEPERATE TUB AND SHOWER, 1 SINK, 1 MIRROR, 1 LIGHT. VANITY TO REMAIN THE SAME LENGHT THAN THE 5PC ENSUITE, SINK TO BE CENTERED (APPROX 5FT)	Each
39295		Note: - As per Floorplan Sketch dated May 2, 2022. - See item #23 (freestanding tub)	

PREPARED BY: Valerie Gendron
LOCKED BY: Lisa Ballard
PE 1,863-1

Vendor Initials:

DS
FN

 Purchaser Initials:

DS
PFDK

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASER: Paulette Flore Dongmo Kahou			Printed: 2-May-22 2:16 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	6	826 THE BRADLEY 3 BED ELEV A	30-Mar-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*23 586		1 - <i>ENSUITE BATH</i> - BATHROOMS - TUB - MAAX FREESTANDING BATH JAZZ 6636 ACRYLIC CENTER DRAIN WHITE - 105359W	* \$3,568.00	Each
39296		Note: - As per Floorplan Sketch dated May 2, 2022. - See item #22 (4pc ensuite)		
24		1 - <i>ENSUITE BATH</i> - UPGRADED LAMINATE COUNTERTOP - 4PC ENSUITE BATHROOM	\$141.00	Each
39229		Note: - As per Floorplan Sketch dated May 2, 2022 - See item #22 (4pc ensuite)		
25 704		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$150.00	
39216		Note:		
*26 118343		1 - <i>KITCHEN</i> - KITCHEN SINK - FRANKE CUBE CUX120-CA DOUBLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	* \$1,459.00	Each
39217		Note: - See item #14 (optional kitchen layout 3) - See item #8 (granite countertop)		
*27 1000		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	* \$1,172.00	Each
39218		Note:		
*28 54		1 - <i>KITCHEN</i> - WALL OVENS & COOKTOPS - WHIRLPOOL 30IN GAS SEALED BURNER STYLE COOKTOP WITH 5 BURNERS	* \$1,590.00	Each
39211		Note: - See item #7 (gas piping for cooktop) - See item #14 (optional kitchen layout 3) - Appliances are delivered after closing. Does not include gas line, modifications to cabinetry, electrical changes or appliance connection		
29		1 - <i>KITCHEN</i> - WALL OVENS & COOKTOPS - WHIRLPOOL 30IN COMBINATION WALL OVEN MICROWAVE	\$3,728.00	Each
39215		Note: - Model # WOC75EC0HS - See item #14 (optional kitchen layout 3) - Appliances are delivered after closing. Does not include appliance connection.		
*30 999		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$1,259.95	Each
39352		Note: - Orbital Estimate No#: OR7369 Rev.01 dated 04/06/2022		
*31 998		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$4,130.15	Each
39353		Note: - S&S Electric Estimate No#: SS5857 Rev.01 dated 04/06/2022		
32		1 - <i>KITCHEN</i> - REVISION TO ITEM 9 IN B1A DATED MARCH 6, 2022 (RE: KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMODATE NON-STANDARD REFRIGERATOR SIZE). FRIDGE OPENING TO BE APPROX. 37" WIDE X 72" HIGH.	\$0.00	Each
39467		Note: See Interior colour sheets (page 1 to refer to approx. dimensions)		

Sub Total	\$35,312.10
HST	\$0.00
Total	\$35,312.10

PREPARED BY: Valerie Gendron
LOCKED BY: Lisa Ballard
PE 1,863-2

Vendor Initials:

DS
FN

 Purchaser Initials:

DS
PFDK

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASER: Paulette Flore Dongmo Kahou			Printed: 2-May-22 2:16 pm
LOT NUMBER 10	PHASE 6	HOUSE TYPE 826 THE BRADLEY 3 BED ELEV A	CLOSING DATE 30-Mar-23
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:

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Paulette Flore Dongmo Kahou 02-May-22
DATE

VENDOR:

DocuSigned by:

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PER: Valecraft Homes (2019) Limited

DATE: May 2, 2022

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,863-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

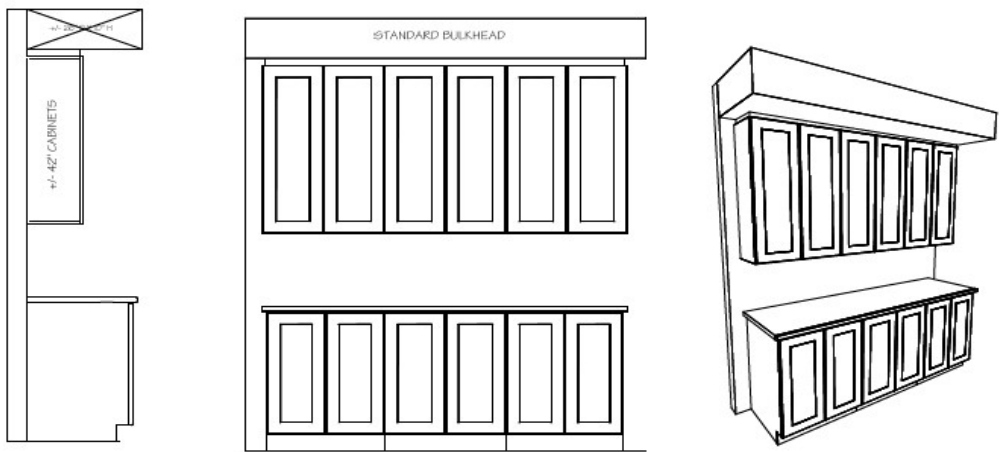
DATE: _____



OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &
STANDARD BULKHEAD DETAILS

UPC9-2A Upgrade #: 16

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



Site: Place St. Thomas 6

Purchaser: Paulette Flore Dongmo Kahou

Plan No: 50M-352

Lot: 10 - Phase 6

Purchaser:

Date: May 2, 2022

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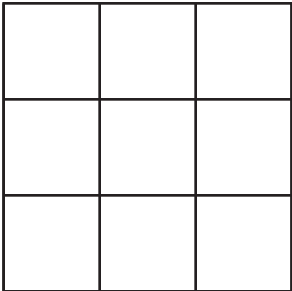


Valecraft
Homes (2019) Limited

Tile Installation Options

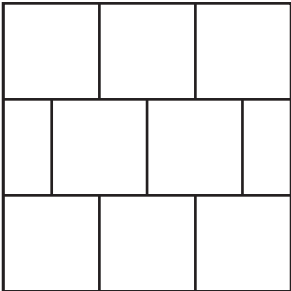
FLOOR TILE

Standard square

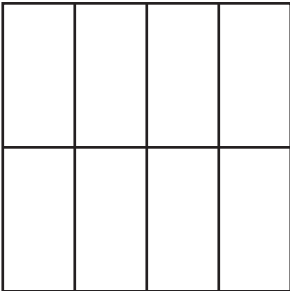


Foyer, Powder Room,
Laundry Room,
Kitchen, Dinette,
Main Bathroom,
4PC Ensuite Bathroom

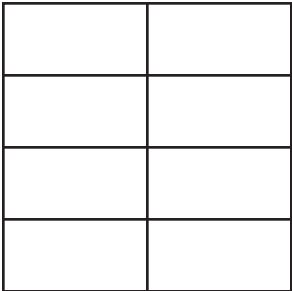
Square brick



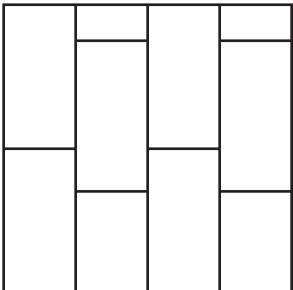
Rectangular
front to back of the house



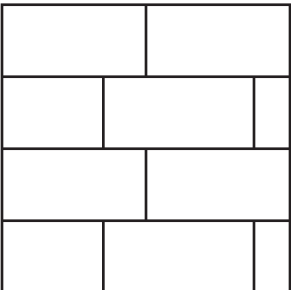
Rectangular
side to side of the house



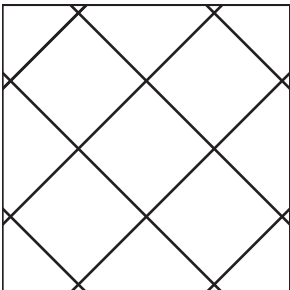
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 10 - Phase 6

Model: #826 "A" Std Bradley 3Bed

Purchaser: Paulette Flore Dongmo Kahou

Purchaser: _____

Date: May 2, 2022

Upgrade #: 22, 13

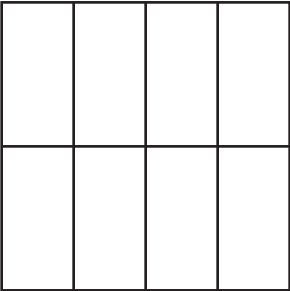


Valecraft
Homes (2019) Limited

Tile Installation Options

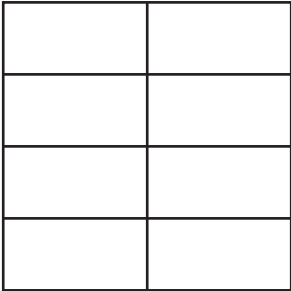
WALL TILE

Vertical stacked



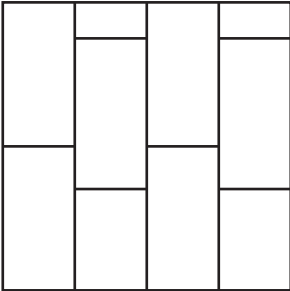
Main Bathroom

Horizontal stacked

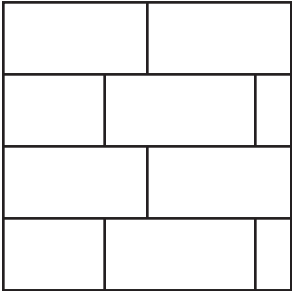


4PC Ensuite Bathroom
Walk-In Shower

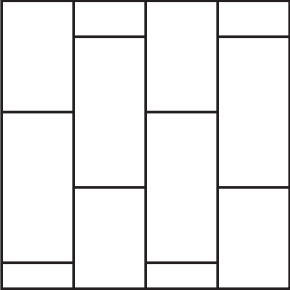
Vertical 1/3 offset staggered



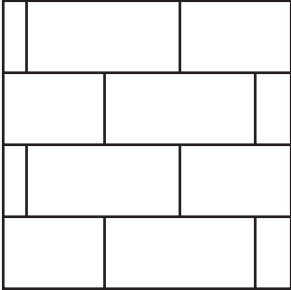
Horizontal 1/3 offset staggered



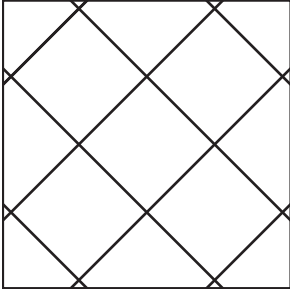
Vertical brick



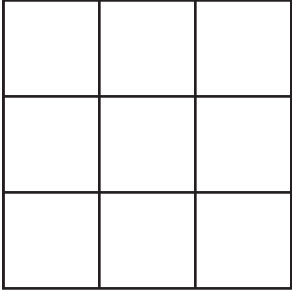
Horizontal brick



45 degree



Standard square



Kitchen Backsplash,
Fireplace,

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 10 - Phase 6

Model: #826 "A" Std Bradley 3Bed

Purchaser: Paulette Flore Dongmo Kahou

Purchaser:

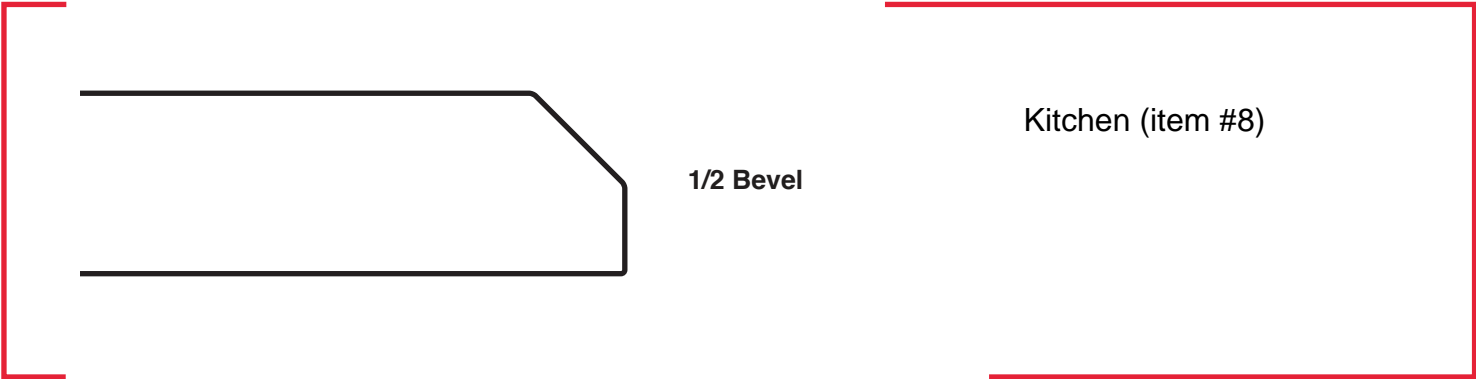
Date: May 2, 2022

Upgrade #: 22, 13



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Project: Place St. Thomas 6

Purchaser: Paulette Flore Dongmo Kahou

Plan #: 50M-352

Purchaser: _____

Lot: 10 - Phase 6

Date: May 2, 2022

Model: #826 "A" Std Bradley 3Bed

Upgrade #: 8, 13



Valecraft Homes (2019) Ltd.

Lot 10 - Phase 6

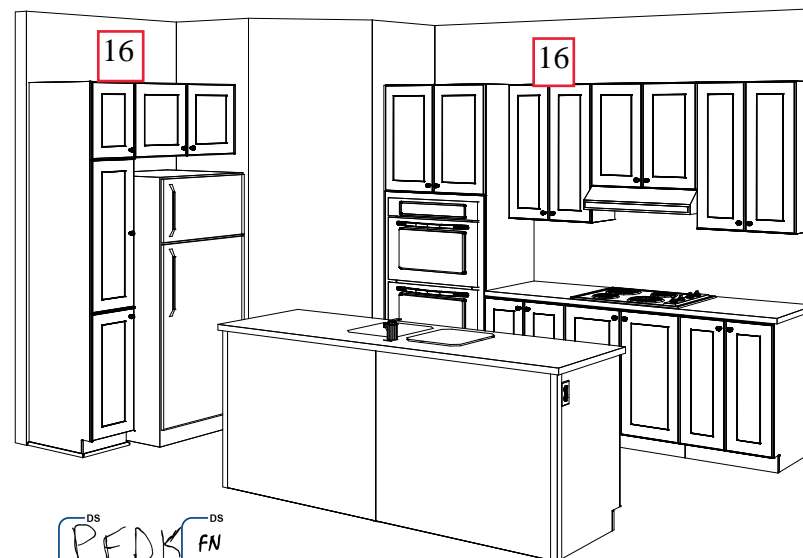
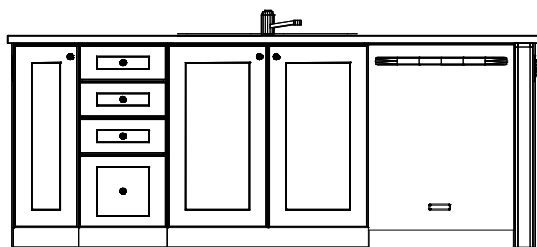
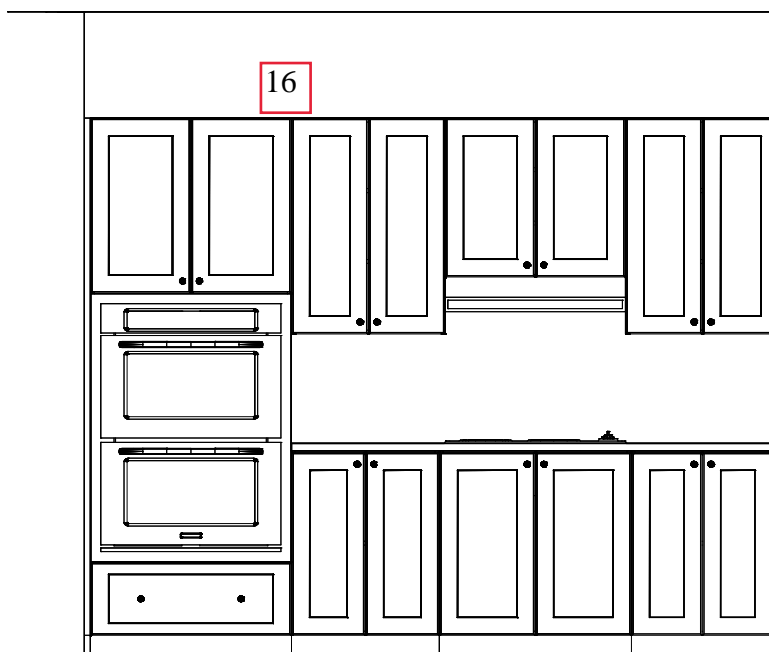
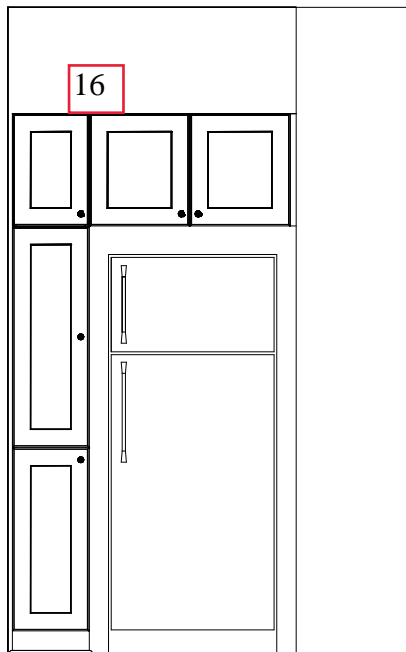
Place St. Thomas 6

Model: 826 "A" Bradley 3Bed Rev

Plan: 50M-352

DATE: May 2, 2022

Purchaser:
Paulette Flore Dongmo Kahou



OPTIONAL KITCHEN LAYOUT 3 - Item #14

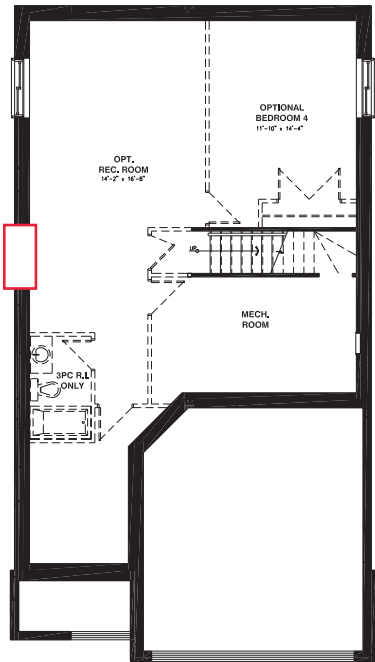
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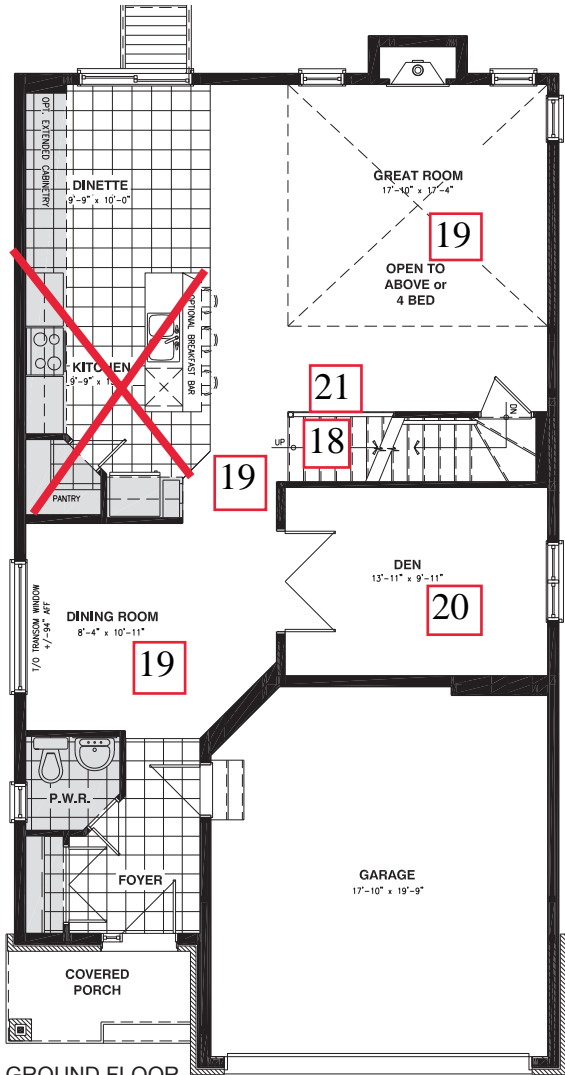
THE BRADLEY

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

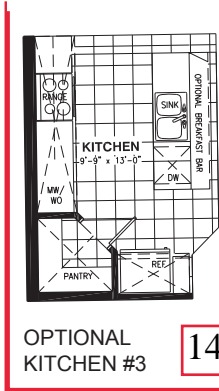
Site: Place St. Thomas 6 Purchaser: Paulette Flore Dongmo Kahou
Plan No.: 50M-352
Lot: 10 - Phase 6 Purchaser: _____
Date: May 2, 2022



BASEMENT FLOOR

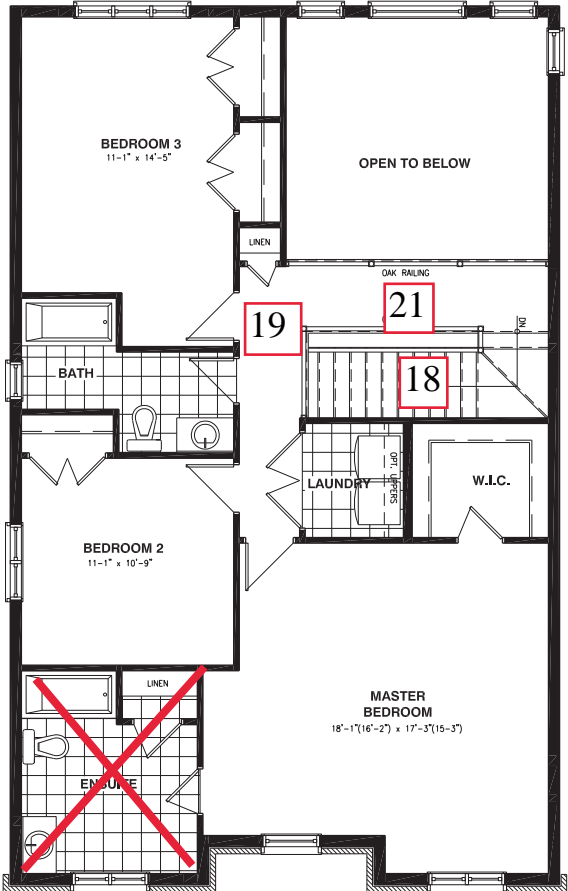


GROUND FLOOR

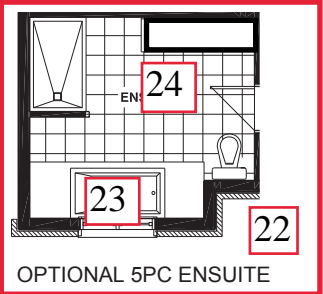


OPTIONAL KITCHEN #3 14

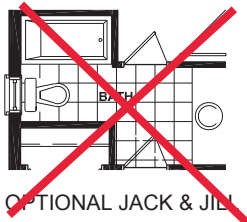
Floorplan Sketch



SECOND FLOOR - 3 BEDROOMS - ELEVATION A



OPTIONAL 5PC ENSUITE 23 24 22



OPTIONAL JACK & JILL



Tel: (613) 748-0432
Fax: (613) 748-0355

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Estimate No#: SS5857 Rev.01

Customer Copy

Customer:

Paulette Flore Dongmo Kahou

Home: 514-649-1894
Email: florebibi@yahoo.fr

Builder:
Project:
Lot:
Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
PST PH6 Lot 10
03/30/2023

Salesperson: Kyle Takman
Date: 04/06/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Garage	1.00	15 Amp Separate Circuit Plug Add 15 Amp separate circuit plug for central vacuum	C	\$279.00	\$279.00
Kitchen	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	E	\$135.00	\$135.00
Kitchen	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) 4" LED slim Pot Light White (AFR4-0930-WH)	F	\$238.00	\$714.00
Kitchen	1.00	Single Pole Switch Added Switch for potlights	F	\$105.00	\$105.00
Great Room	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$1,414.00	\$1,414.00
Great Room	1.00	Single Pole Switch Added Switch for potlights	G	\$105.00	\$105.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	H	\$	\$0.00
Mechanical Room	1.00	Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker	I	\$551.00	\$551.00
Rec Room	1.00	20 AMP separate circuit plug 20 AMP separate circuit plug	J	\$352.00	\$352.00
Customer Subtotal:					\$3,655.00
HST:					\$475.15
Total:					\$4,130.15

*** Total price includes all applicable taxes

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Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3



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Tel: (613) 748-0432
Fax: (613) 748-0355

Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

DocuSigned by:

PASADITE147E148A...

Customer Signature

May 2, 2022

Date



Tel: (613) 748-0432
Fax: (613) 748-0355

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Estimate No#: OR7369 Rev.01

Customer Copy

Customer:

Paulette Flore Dongmo Kahou

Home: 514-649-1894
Email: florebibi@yahoo.fr

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Singles
Closing Date: Ph 6
PST PH6 Lot 10
03/30/2023

Salesperson: Kyle Takman (OR)
Date: 04/06/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Den	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Garage	1.00	Vacuum Extension Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		\$241.00	\$241.00
Great Room	2.00	(1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) (1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) - Location as shown on floor plan - Includes ceiling bracket and wiring - Does not include A/V receiver		\$437.00	\$874.00
Great Room	1.00	Master Jack - Speaker wiring unterminated Master Jack - Location as shown on floor plan - Speaker wiring unterminated		\$	\$0.00

Customer Subtotal:	\$1,115.00
HST:	\$144.95
Total:	\$1,259.95

*** Total price includes all applicable taxes

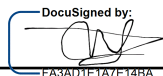
Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

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Fax: (613) 748-0355

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Customer Signature

May 2, 2022

Date



THE BRADLEY

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

Site: Place St. Thomas 6

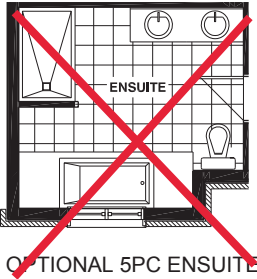
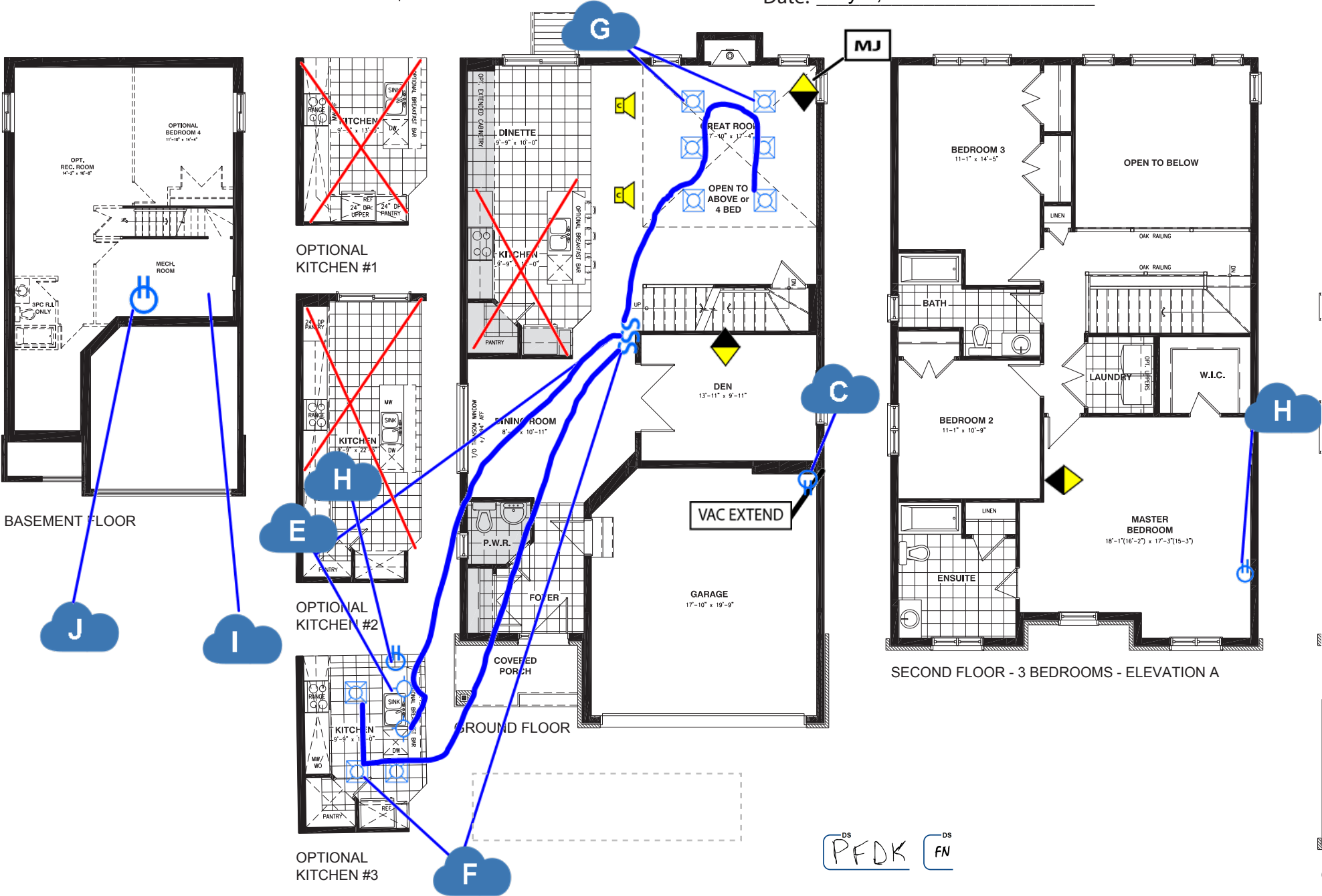
Plan No.: 50M-352


Lot: 10 - Phase 6

Date: May 2, 2022

Purchaser: Paulette Flore Dongmo Kahou

Purchaser: _____



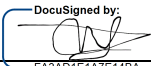
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	10 - Phase 6	Civic Address:	736 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Paulette Flore Dongmo Kahou			Model Name/#:	Bradley #826
	Purchaser(s):				Closing Date:	March 30th, 2023
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD, 3, 4
DOOR STYLE	Standard					STD
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Standard - Roma Standard Light Pagae & SS Quote SS5857					STD, 31
BATHROOM ACCESSORIES	Standard					STD
FIREPLACE MANTLE	Standard					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Contemporary	SB 203	19, 21
BRACKET	Metal	N/A	Burnt Penny	21
SPINDLES	Metal	Square	Burnt Penny	19, 21
POSTS	Red Oak	Modern 3.5" with cap	SB 203	19, 21
NOSINGS	Red Oak	N/A	SB 203	18, 19, 21
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red Oak	N/A	SB 203	18, 19, 21

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Fridge opening approx. 37" wide by 72" high	9	\	\
COOKTOP	As per appliance specification (Gas)	7, 28, 14	Whirlpool 30" gas sealed burner style cooktop with 5 burners	7, 28
DISHWASHER	Standard Opening	STD	\	\
HOODFAN	Standard Opening	STD, 7	Whirlpool 30" Chimney Hoodfan 300CFM stainless steel	11
MICROWAVE/ WALL OVEN	As per appliance specification (Gas)	29, 14	Whirlpool 30" combinaison wall oven microwave model # WOC75EC0HS	29
WASHING MACHINE/DRYER	Standard Opening	STD	\	\

Purchaser's Signature(s) :

DocuSigned by:



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Date: May 2, 2022

Purchaser's Signature(s) :

Date:


Approved By :

DocuSigned by:



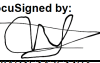
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Date: May 2, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	10 - Phase 6	Civic Address:	736 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Paulette Flore Dongmo Kahou			Model Name/#:	Bradley #826
	Purchaser(s):				Closing Date:	March 30th, 2023
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Shaker 5PCS TF180			Level 1	8, 9, 14, 16
	HARDWARE CODE	81092-195	TYPE	Pulls (Handle)	STD	STD
	COUNTERTOP	Granite Moonlight	COUNTERTOP EDGE PROFILE	1/2 bevel edge	Level 1 Granite incl. breakfast bar	8
MAIN BATHROOM	STYLE AND COLOUR	Lastra winter fun TA-M2004			STD	STD
	HARDWARE CODE	81092-180	TYPE	Pulls (Handle)	STD	STD
	COUNTERTOP	P395-VL	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD
4PC ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K61			STD	STD, 22
	HARDWARE CODE	81092-180	TYPE	Pulls (Handle)	STD	STD, 22
	COUNTERTOP	1850-35	COUNTERTOP EDGE PROFILE	Standard edge	UPG laminate	24, 22
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) :

DocuSigned by:



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Date: May 2, 2022

Purchaser's Signature(s) :

Date:

Approved By :

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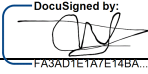
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Date: May 2, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	10 - Phase 6	Civic Address:	736 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Paulette Flore Dongmo Kahou			Model Name/#:	Bradley #826
	Purchaser(s):				Closing Date:	March 30th, 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-117 Simply white		27	\		\
POWDER ROOM	Semi Gloss OC-117 Simply white		27	\		\
MAIN FLOOR HALLWAY	Low Luster OC-117 Simply white		27	\		\
DINING ROOM	Low Luster OC-117 Simply white		27	\		\
FLEX ROOM	\		\	\		\
GREAT ROOM	Low Luster OC-117 Simply white		27	\		\
RECREATION ROOM	\		\	\		\
DINETTE	Low Luster OC-117 Simply white		27	\		\
KITCHEN	Semi Gloss OC-117 Simply white		27	\		\
LAUNDRY ROOM	Low Luster OC-117 Simply white		27	\		\
2nd FLOOR HALLWAY	Low Luster OC-117 Simply white		27	\		\
MAIN BATH	Semi Gloss OC-117 Simply white		27	\		\
BEDROOM #2	Low Luster OC-117 Simply white		27	\		\
BEDROOM #3	Low Luster OC-117 Simply white		27	\		\
BEDROOM #4	\		\	\		\
MASTER BEDROOM	Low Luster OC-117 Simply white		27	\		\
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-117 Simply white		27	\		\
MASTER BEDROOM ENSUITE	Semi Gloss OC-117 Simply white		27	\		\
FINISHED BASEMENT FAMILY ROOM	\		\	\		\
BASEMENT BATHROOM	\		\	\		\

Purchaser's Signature(s) :

DocuSigned by:



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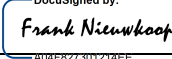
Date: May 2, 2022

Purchaser's Signature(s) :

Date:


Approved By :

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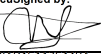
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Date: May 2, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	10 - Phase 6	Civic Address:	736 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Paulette Flore Dongmo Kahou			Model Name/#:	Bradley #826
	Purchaser(s):				Closing Date:	March 30th, 2023
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Ceratec Bien Pietra Moda Greige 13"x13" (standard square installation)	909 sterling	STD floor tile + UPG grout	STD, 25	
POWDER ROOM	FLOOR	Ceratec Bien Pietra Moda Greige 13"x13" (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 Malena Ice 13"x13" pas mal ice #46-164 (standard square installation)	909 sterling	STD floor tile + UPG grout	STD, 25	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
KITCHEN	FLOOR	Ceratec Bien Pietra Moda Greige 13"x13" (standard square installation)	909 sterling	STD floor tile + UPG grout	STD, 25	
	BACKSPLASH	Olympia colour & dimension collection series bright tender grey 6"x6" #QT.CD.TGR.0606.BR (Standard stacked installation)	909 sterling	STD backsplash tile + UPG grout	STD, 14, 25	
	INSERT OR BORDER	\				
DINETTE	FLOOR	Ceratec Bien Pietra Moda Greige 13"x13" (standard square installation)	909 sterling	STD floor tile + UPG grout	STD, 25	
FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	Olympia regal series 12"x12" shell white polished #NY.RG.SLW.1212.PL (standard stacked installation)	909 sterling	STD fireplace wall tile + UPG grout	STD, 25	
ADDITIONAL FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	\	\	\	\	

Purchaser's Signature(s) :

DocuSigned by:



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Date:


May 2, 2022

Purchaser's Signature(s) :

Date:

Approved By :


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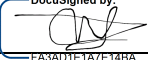
Date:

May 2, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	10 - Phase 6	Civic Address:	736 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Paulette Flore Dongmo Kahou			Model Name/#:	Bradley #826
	Purchaser(s):				Closing Date:	March 30th, 2023
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Euro pasha Malena Ice 13"x13" pas mal ice #46-164 (standard square installation)		909 sterling	STD floor tile + UPG grout	STD, 25
	WALL	Euro pasha Malena Ice wall tile 8"x10" pas mal ice 810 #52-189 (vertical stacked installation)		931 standard white	STD wall tile + STD wall grout	STD, STD
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
4PC ENSUITE BATHROOM	FLOOR	Ceratec Graniser Kafka Bone 13"x13" (standard square installation)		903 birch	STD floor tile + UPG grout	STD, 25, 22
	TUB DECK	N/A - Freestanding Tub		N/A	N/A	23
	TUB BACKSPLASH	N/A - Freestanding Tub		N/A	N/A	23
	INSERT OR BORDER	N/A		\	\	
	WALK-IN SHOWER	Ceratec Kafka Bone 7.9"x 9.8" (horizontal stacked installation)		931 standard white	STD wall tile + STD wall grout	STD, STD, 22
BASEMENT/OTHER BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				

Purchaser's Signature(s) :

DocuSigned by:




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Date:

May 2, 2022

Purchaser's Signature(s) :

DocuSigned by:




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Date:

May 2, 2022

Approved By :


DocuSigned by:



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Date:

May 2, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	10 - Phase 6	Civic Address:	736 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Paulette Flore Dongmo Kahou			Model Name/#:	Bradley #826
	Purchaser(s):				Closing Date:	March 30th, 2023
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon essential collection engineered expert red oak tradition grade matte Miso 3 1/8"				UPG	19
DINING ROOM	Lauzon essential collection engineered expert red oak tradition grade matte Miso 3 1/8"				UPG	19
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 Miso 3 1/8"				UPG	19
DEN/HOME OFFICE	Lauzon essential collection engineered expert red oak tradition grade matte Miso 3 1/8"				UPG	20
REAR HALLWAY	N/A				N/A	N/A
KITCHEN	See tile selection				STD	STD
BREAKFAST AREA/DINETTE	See tile selection				STD	STD
MAIN STAIRS TO BEDROOMS	Red Oak stained SB 203				UPG	18
UPPER HALLWAY	Lauzon essential collection engineered expert red oak tradition grade matte Miso 3 1/8"				UPG	19
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) :

DocuSigned by:



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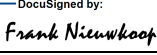
Date: May 2, 2022

Purchaser's Signature(s) :

Date:


Approved By :

DocuSigned by:



A04F827301214EE...

Date: May 2, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	10 - Phase 6	Civic Address:	736 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Paulette Flore Dongmo Kahou			Model Name/#:	Bradley #826
	Purchaser(s):				Closing Date:	March 30th, 2023
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Franke Cube Double bowl undermount 9" deep CUX120-CA			Stainless Steel	26
	FAUCET	Standard			Chrome	STD
MAIN BATHROOM	SINK	Standard			White	STD
	VANITY FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
4PC ENSUITE BATHROOM	SINK	Standard			White	STD, 22
	VANITY FAUCET	Standard			Chrome	STD, 22
	WATER CLOSET	Standard			White	STD, 22
	WALK-IN SHOWER	Standard			White base, chrome trim, clear glass	STD, 22
	SHOWER FAUCET	Standard			Chrome	STD, 22
	BATHTUB	MAAX Freestanding bath - Jazz 6636 Acrylic with center drain white - 105359W			White	STD, 22, 23
	BATHTUB FAUCET	Standard			Chrome	STD, 22
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:



PA3AD7E1A7E14BA...


Date: May 2, 2022

Purchaser's Signature(s) :

Date:

Approved By :

DocuSigned by:



A04F827301214EE...

Date: May 2, 2022



Valecraft Homes Décor Disclaimers

Lot#: 10 Model:826 THE BRADLEY 3 BED ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASER: Paulette Flore Dongmo Kahou

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#: 10 Model:826 THE BRADLEY 3 BED ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASER: Paulette Flore Dongmo Kahou

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.

^{DS}
PFDK

^{DS}
FN



Valecraft Homes Décor Disclaimers

Lot#: 10 Model:826 THE BRADLEY 3 BED ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASER: Paulette Flore Dongmo Kahou

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#: 10 Model:826 THE BRADLEY 3 BED ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASER: Paulette Flore Dongmo Kahou

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.

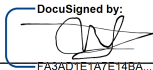
The wood used in the finishing products of The Purchaser's home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby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



Date May 2, 2022





CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 6 PURCHASER #1: Paulette Flore Dongmo Flore

LOT: 10 - Phase 6 PURCHASER #2:

MODEL: #826 "A" Std Bradley 3Bed FIRM UP DATE: April 1, 2022

CLOSING DATE: March 30, 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:
FA3AD1E1A7E14BA
PURCHASER'S SIGNATURE

May 2, 2022
DATE

PURCHASER'S SIGNATURE

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: March 6, 2022 INTERIOR COLOURS: May 2, 2022

FIRM UP: April 1, 2022 EXTERIOR COLOURS (if applicable): April 1, 2022

BANK LETTER: April 1, 2022 ORBITAL/S&S/KITCHENCRAFT (if applicable): April 27, 2022

SOLICITOR INFO: April 1, 2022 680 & AMENDMENT: May 2, 2022

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Sales Consultant's Signature

May 2, 2022
Date

Sales Assistant's Signature

Date

Approved by:

DocuSigned by:
Frank Nieuwhoop
A04F827301214EE

May 2, 2022
Date

Certificate Of Completion

Envelope Id: 8E3E40BF77444AD6A6D6E5DFE14F2DBB

Status: Completed

Subject: Please DocuSign: Amendment - Interior Colours May 2-22.pdf

Source Envelope:

Document Pages: 31

Signatures: 29

Certificate Pages: 5

Initials: 33

AutoNav: Enabled

Envelopeld Stamping: Enabled

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Place St.Thomas Sales

210-1455 Youville Drive

Orleans, ON K1C6Z7

place-st-thomas@valecraft.com

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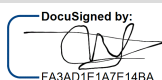
Signer Events

Dongmo Kahou Paulette Flore

florebibi@yahoo.fr

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

DocuSigned by:



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Signature Adoption: Drawn on Device
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Signed using mobile

Timestamp

Sent: 5/2/2022 4:47:44 PM

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Signed: 5/4/2022 4:31:09 AM

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ID: 9e79c688-f50b-4543-96f0-7312cc94317d

Frank Nieuwkoop

frank@valecraft.com

Valecraft Homes

Security Level: Email, Account Authentication
(None)

DocuSigned by:



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Signature Adoption: Pre-selected Style
Signed by link sent to frank@valecraft.com
Using IP Address: 24.137.59.94

Sent: 5/4/2022 4:31:15 AM

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Signed: 5/4/2022 6:55:16 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****Status****Timestamp**

Place St.Thomas Sales

place-st-thomas@valecraft.com

Sales Team

Valecraft Home 2019

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(None)**COPIED**

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Resent: 5/4/2022 6:55:28 AM

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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: 5/4/2022 6:55:23 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: 5/4/2022 6:55:24 AM Viewed: 5/4/2022 7:13:51 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/2/2022 4:47:44 PM
Certified Delivered	Security Checked	5/4/2022 6:54:50 AM
Signing Complete	Security Checked	5/4/2022 6:55:16 AM
Completed	Security Checked	5/4/2022 6:55:24 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.