

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED

ON THE 20 DAY OF July, 2022.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : C12
LOT: C12 BLOCK : 49
50M-361 Place St. Thomas 7
CIVIC ADDRESS: 955 Cologne Street

PURCHASERS: Anastasia Khovanskaya

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: July 20, 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: SCHEDULE(S): C-1

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.

CLOSING DATE OF: May 25, 2023.

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by July 29, 2022 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by August 11, 2022 in order to maintain the closing date.

Dated at Embrun, ON this 7 day of August, 2022

In the presence of:


WITNESS

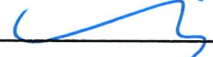

PURCHASER

WITNESS

PURCHASER

Dated at Ottawa, ON this 8 day of August, 2022

VALECRAFT HOMES (2019) LIMITED

Per: 

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION



MISS ANASTASIA KHOVANSKAYA

146

DATE 2022-07-29
Y Y Y Y M M D D

PAY TO THE
ORDER OF

VALECRAFT HOMES (2019) LIMITED \$ 10.000 XX
TEN THOUSAND - 00 / 100 DOLLARS



Canada Trust

HILLCREST MALL
9350 YONGE ST.
RICHMOND HILL, ONT. L4C 5G2

MEMO

CAF

⑈146⑈ ⑆19992⑈004⑆ 0487⑈6704863⑈



MISS ANASTASIA KHOVANSKAYA

145

DATE 2022-08-29
Y Y Y Y M M D D

PAY TO THE
ORDER OF

VALECRAFT HOMES (2019) LIMITED \$ 15.000 XX
fifteen thousand - 00 / 100 DOLLARS



Canada Trust

HILLCREST MALL
9350 YONGE ST.
RICHMOND HILL, ONT. L4C 5G2

MEMO

CAF

⑈145⑈ ⑆19992⑈004⑆ 0487⑈6704863⑈

Project: Place St. Thomas 7

Plan No: 50M-361

Lot No: C12 - Phase 7

Model: #130, Lewis, Rev

Date: August 7, 2022

Purchaser: Anastasia Khovanskaya



MORTGAGE PRE-APPROVAL

Dear Anastasia Khovanskaya,

We are pleased to advise you, that you are pre-approved for a mortgage subject to Lender's conditions. Please review the information outlining the important details of your financing requirements.

Based on the information provided, we do not foresee any problems with financing at this time as long as all information provided is true and accurate. Chartered Finance reserves the right to cancel this commitment/pre-approval in the event that information is falsely given or inaccurately disclosed or if any material information is changed from the time of this pre-approval.

Mortgage Terms:

<i>Purchase Price:</i>	\$685,000	<i>Interest Rate:</i>	5,25%
<i>Down Payment:</i>	\$43,500	<i>Amortization:</i>	25 Years
<i>Insurance Premium:</i>	\$25,660	<i>Monthly Payment:</i>	\$3,975.73
<i>Mortgage Amount:</i>	\$667,160	<i>Term:</i>	5 Year Variable

Lender:

- ✓ Satisfactory Verification of Income.
- ✓ Satisfactory Verification of Down Payment.
- ✓ Satisfactory Verification of conditions from CMHC, Genworth or CG (If applicable).
- ✓ Satisfactory Approval of all other conditions as per lender.

If you require additional information regarding this pre-approval, please contact:

Yours truly,

Anastasia Zaychuk
6478603760
anasatasia@chartered-finance.com
Mortgage Broker - License #M19001771
Centum Chartered Finance

Project: Place St. Thomas 7

Plan No: 50M-361

Lot No: C12 - Phase 7

Model: #130, Lewis, Rev

Purchaser: Anastasia Khovanskaya

LAWYER INFO

Stephane C. Lalonde

941 Notre Dame Street, Embrun, ON K0A 1W1

613-443-2070

Email: stephane.lalonde@bellnet.ca