

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

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : C12  
LOT: C12 BLOCK :  
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: PURCHASE PRICE: \$703,804.18  
BALANCE AT CLOSING: \$673,804.18  
LESS H.S.T. AMOUNT: \$644,074.50  
SCHEDULE "G" DATED: August 7, 2022  
TARION SCHEDULE "B" DATED: August 7, 2022

INSERT: 680 dated: August 17, 2022 in the amount of: \$1,763.00  
NEW PURCHASE PRICE: \$705,567.18  
NEW BALANCE AT CLOSING: \$675,567.18  
NEW LESS H.S.T. AMOUNT: \$645,634.67  
SCHEDULE "G" DATED: August 17, 2022  
TARION SCHEDULE "B" DATED: August 17, 2022

Dated at L'Assomption this 17 day of August , 2022  
In the presence of:

WITNESS

DocuSigned by:  
Anastasia Khovanskaya  
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 17th day of August , 2022

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION



NON STANDARD EXTRAS (680)  
Place St. Thomas - Phase 7

PURCHASER: Anastasia Khovanskaya

Printed: 17-Aug-22 2:37 pm

LOT NUMBER C12		PHASE 7	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 25-May-23	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
23 704  39997	1	- CERAMIC TILE - GROUT COLOR PER COLOUR  Note:		\$ 75.00	Each
24 165  39998	1	- KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE  Note: - See Wall Tile installation sketch dated August 17, 2022 - See item #25 (brick pattern installation) - See item #1 (optional kitchen layout 2)		\$ 158.00	Each
25 162  39999	1	- KITCHEN - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - - KITCHEN - -  Note: - See Wall Tile installation sketch dated August 17, 2022 - See item #24 (bronze tile upgrade) - See item #1 (optional kitchen layout 2)		\$ 87.00	Each
*26 8  40000	*1	- FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER / POWDER ROOM - BRONZE  Note: - As per Floor Tile installation sketch dated August 17, 2022 - As per Floorplan sketch dated August 17, 2022		*\$ 793.00	Each
*27 8  40001	*1	- KITCHEN - TILE - FLOOR - UPGRADE - BRONZE - - KITCHEN OPT #2 - BRONZE  Note: - As per Floor Tile installation chart dated August 17, 2022 - As per Floorplan sketch dated August 17, 2022 - See item #1 (optional kitchen layout 2)		*\$ 580.00	Each
28  40002	1	- KITCHEN - DELETE STD OTR AND SUPPLY & INSTALL WHIRLPOOL HOODFAN 270CFM - 30IN - STAINLESS STEEL. CABINATRY ADJUSTED ACCORDINGLY.  Note: - No microwave shelf required for future microwave as per client - As per Floorplan sketch dated August 17, 2022 - See item #1 (optional kitchen layout 2) - Adjust cabinetry to accomodate		\$ 125.00	Each
29 114418  40016	1	- - HARDWOOD - OAK - LAUZON - 4 1/8" NATURAL - STANDARD AREAS  Note: - As per Floorplan sketch dated August 17, 2022 - Standard areas include great room, dining room, main floor hallway & upper hallway.		\$ 2,298.00	Each
*30 114451  40018	1	- BEDROOM 2 - HARDWOOD - OAK - LAUZON - 4 1/8" NATURAL - BEDROOM #2  Note: - As per Floorplan sketch dated August 17, 2022		*\$ 2,822.00	Each
*31 114462  40019	1	- BEDROOM 3 - HARDWOOD - OAK - LAUZON - 4 1/8" NATURAL - BEDROOM #3  Note: - As per Floorplan sketch dated August 17, 2022		*\$ 3,016.00	Each
*32 114440  40017	1	- MASTER BEDROOM - HARDWOOD - OAK - LAUZON - 4 1/8" NATURAL - MASTER BEDROOM / WIC  Note: - As per Floorplan sketch dated August 17, 2022		*\$ 4,946.00	Each
33  40007	1	- MASTER BEDROOM - DELETE ITEM # 14 - (RE: HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - MASTER BEDROOM /WIC)  Note:		-\$4,858.00	Each

Vendor Initials: 

FN

 Purchaser Initials: 

AK

PREPARED BY: Valerie Gendron  
LOCKED BY: Lisa Ballard  
PE 1,925-1  
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



NON STANDARD EXTRAS (680)  
Place St. Thomas - Phase 7

PURCHASER: Anastasia Khovanskaya

Printed: 17-Aug-22 2:37 pm

LOT NUMBER C12		PHASE 7	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 25-May-23	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
34	1	- DELETE ITEM #13 - (RE: HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS)		-\$2,375.00	Each
40008	Note:				
35	1	- BEDROOM 2 - DELETE ITEM # 15 - (RE: HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - BEDROOM #2)		-\$2,822.00	Each
40009	Note:				
36	1	- BEDROOM 3 - DELETE ITEM # 16 - (RE: HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - BEDROOM #3)		-\$3,082.00	Each
40010	Note:				
*37	1	- BASEMENT - DELETE FIREPLACE SURROUND		\$ 0.00	Each
120312					
40014	Note:	See item #3			

Sub Total	\$1,763.00
HST	\$0.00
Total	\$1,763.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:  
Anastasia Khovanskaya

17-Aug-22  
DATE

VENDOR:

DocuSigned by:  
Frank Nieuwkoop  
PER: Valecraft Homes (2019) Limited

DATE: August 17, 2022

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,925-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

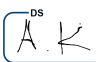
PER:

DATE:


**SCHEDULE "G"**

**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

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

  
Purchaser


\_\_\_\_\_  
Purchaser

  
Vendor

6.       The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7.       The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of           \$645,634.67          . 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   L'Assomption   this   17   day of   August  ,           2022          

DocuSigned by:



AT/SUE01112/14PA

**PURCHASER**

**VALECRAFT HOMES (2019) LIMITED**

**PURCHASER**

DocuSigned by:

*Frank Nieuwkoop*

A04F827301214EE...

**PER:**

August 17, 2022

**DATE:**

**PROJECT:**           PLACE ST. THOMAS 7           **LOT:**           C12



**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 August 17, 2022.

Signed at L'Assomption, QC, this 17 day of August, 2022.

DocuSigned by:  
  
A730E51112778FA...  
**Purchaser**

**Valecraft Homes (2019) Limited**

**Purchaser**

DocuSigned by:  
  
A04F827301214EE...  
**Per:**

August 17, 2022  
**Date:**

**Lot #:** C12

**Project:** Place St. Thomas 7

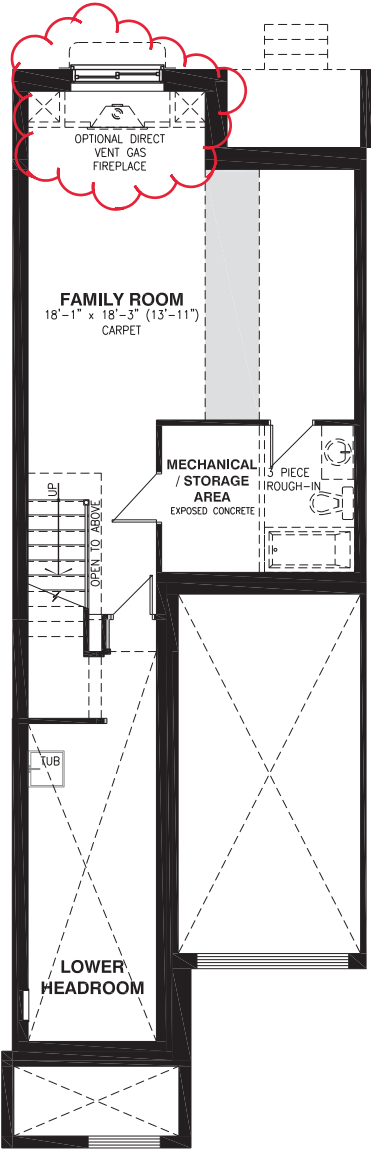


THE LEWIS

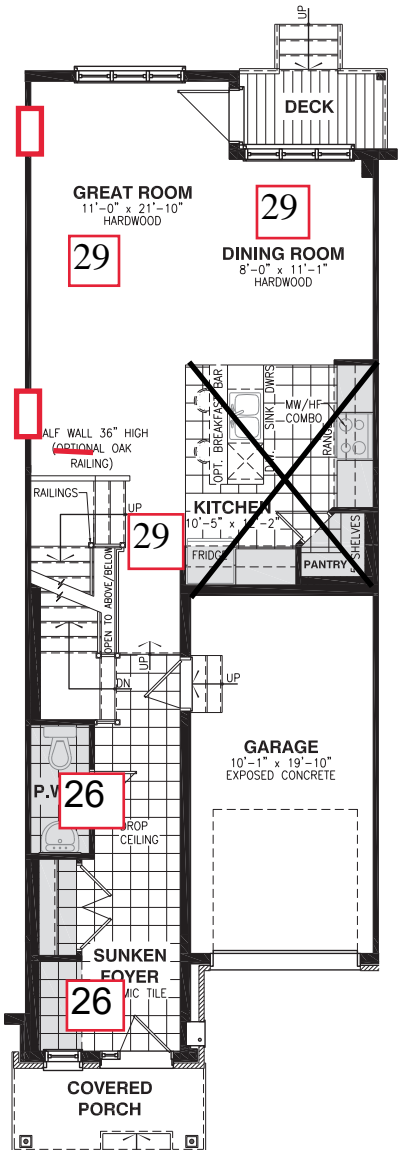
MODEL 130  
2136 sq.ft  
(427 sq.ft. finished basement)

Site: Place St. Thomas 7 Purchaser: Anastasia Khovanskaya  
Plan No.: 50M-361  
Lot: C12 - Phase 5 Purchaser: \_\_\_\_\_  
Date: August 17, 2022

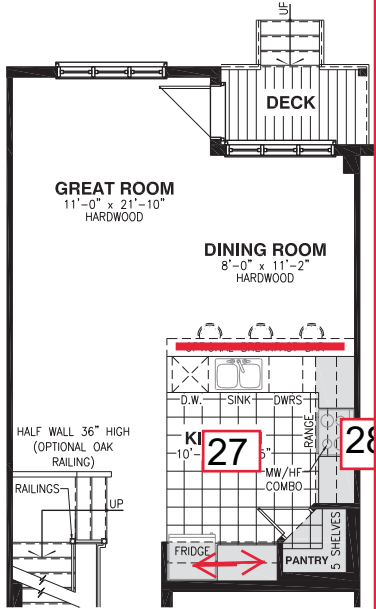
Floorplan Sketch



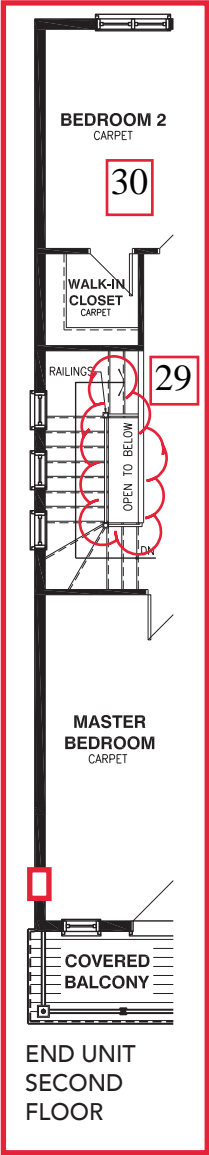
BASEMENT FLOOR



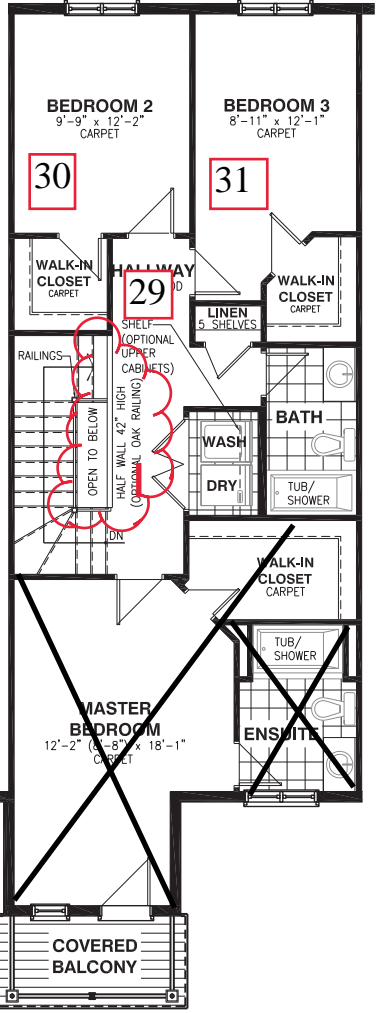
GROUND FLOOR



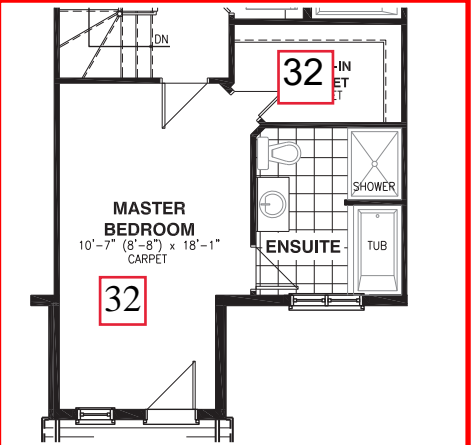
OPTIONAL KITCHEN #2



END UNIT  
SECOND  
FLOOR



SECOND FLOOR



OPTIONAL 4PC ENSUITE  
BATH & SHOWER



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.



Valecraft  
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen, Main Bathroom,  
Ensuite Bathroom

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: C12 - Phase 7

Model: #130, Lewis, Rev.

Purchaser: Anastasia Khovanskaya

Purchaser:

Date: August 17, 2022

Upgrade #: Standard

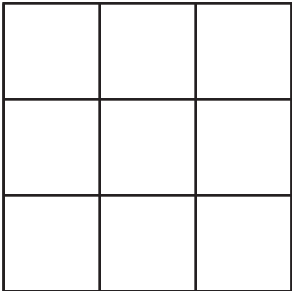


Valecraft  
Homes (2019) Limited

Tile Installation Options

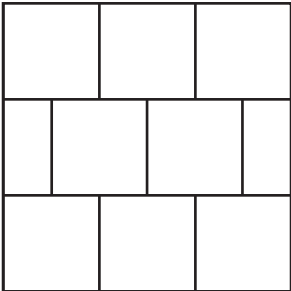
FLOOR TILE

Standard square



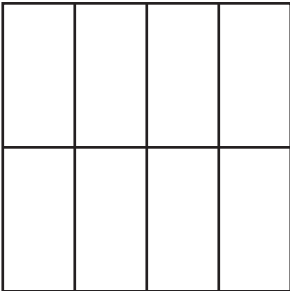
Laundry Room,  
Main Bathroom,  
4PC Ensuite Bathroom,  
\_\_\_\_\_

Square brick



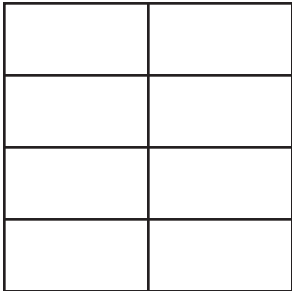
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Rectangular  
front to back of the house



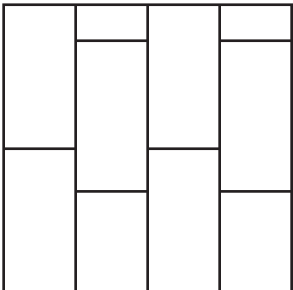
Foyer,  
Powder Room,  
Kitchen,  
\_\_\_\_\_

Rectangular  
side to side of the house



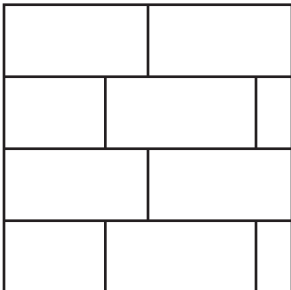
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Rectangular 1/3 staggered  
front to back of the house



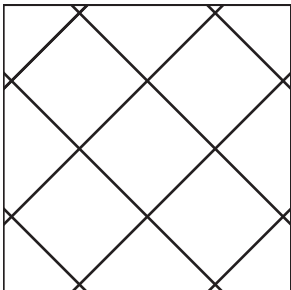
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Rectangular 1/3 staggered  
side to side of the house



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

45 degree



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project: Place St. Thomas 7  
Plan #: 50M-361  
Lot: C12 - Phase 7  
Model: #130, Lewis, Rev.

Purchaser: Anastasia Khovanskaya  
Purchaser: \_\_\_\_\_  
Date: August 17, 2022  
Upgrade #: 1, 2, 26, 27

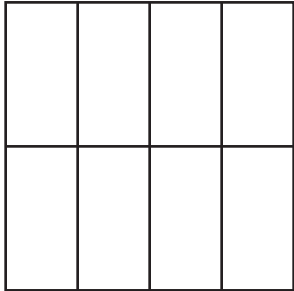


Valecraft  
Homes (2019) Limited

Tile Installation Options

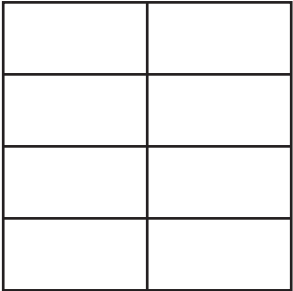
WALL TILE

Vertical stacked



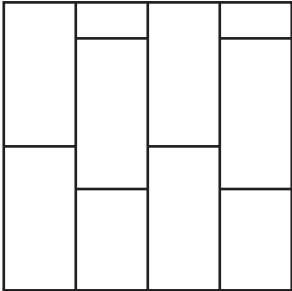
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Horizontal stacked



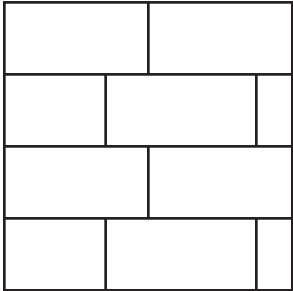
Main Bathroom,  
4PC Ensuite Bathroom  
Walk-In Shower, \_\_\_\_\_  
\_\_\_\_\_

Vertical 1/3 offset staggered



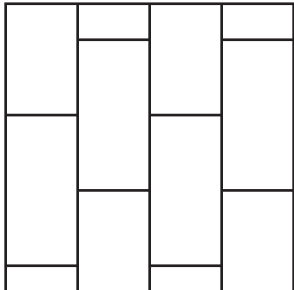
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Horizontal 1/3 offset staggered



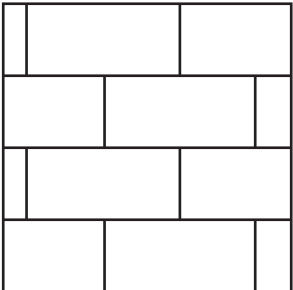
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Vertical brick



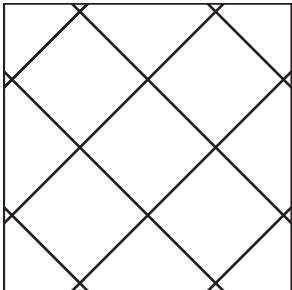
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Horizontal brick



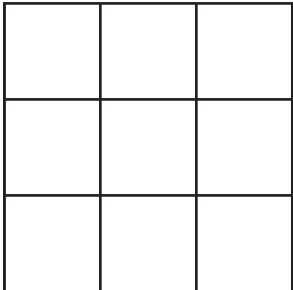
Kitchen Backsplash, \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

45 degree



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


Standard square



4PC Ensuite Bathroom  
Tub Deck & Tub  
Backsplash, \_\_\_\_\_  
\_\_\_\_\_

Project: Place St. Thomas 7  
Plan #: 50M-361  
Lot: C12 - Phase 7  
Model: #130, Lewis, Rev.

Purchaser: Anastasia Khovanskaya  
Purchaser: \_\_\_\_\_  
Date: August 17, 2022  
Upgrade #: 1, 2, 26, 27


	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas PH7	Reg'd Plan #:	50M-361	Sales Rep:	Adam B.
	Lot No:	C12- Phase 7	Civic Address:	955 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastasia Khovanskaya			Model Name/#:	Lewis #130
	Purchaser(s):				Closing Date:	25-May-23
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					7, 8, 9
DOOR STYLE	Standard					STD
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Standard - Soho Collection					STD, 22
BATHROOM ACCESSORIES	Standard					2
FIREPLACE SHELF	Standard					3

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Natural	5, 6, 17, 18, 19
BRACKET	Red Oak	Modern	Natural	5, 6, 17, 18, 19
SPINDLES	Red Oak	Modern	Natural	5, 6, 17, 18, 19
POSTS	Red Oak	Modern 3 1/2" Routed	Natural	5, 6, 17, 18, 19
NOSINGS	Red Oak	N/A	Natural	5, 6, 29
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	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>	Standard Opening	STD, 10	\	\
RANGE	Standard Opening	STD	\	\
DISHWASHER	Standard Opening	STD	\	\
HOODFAN <i>(Specify if convection)</i>	Standard Opening	STD	\	\
WASHING MACHINE/DRYER	Standard Opening	STD	Whirlpool stainless steel 30" 270 CFM	28

Purchaser's Signature(s) :

DocuSigned by:



A750E5112774FA...

Date:


August 17, 2022

Purchaser's Signature(s) :

Date:

Approved By :


DocuSigned by:



A04F827301214EE...


Date:

August 17, 2022

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas PH7	Reg'd Plan #:	50M-361	Sales Rep:	Adam B.
	Lot No:	C12- Phase 7	Civic Address:	955 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastasia Khovanskaya			Model Name/#:	Lewis #130
	Purchaser(s):				Closing Date:	25-May-23
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	TBD			STD	1, 10, 11, 12
	HARDWARE CODE	205-96-195	TYPE	Pulls	STD	1, 12
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased edge	STD	1, 10
MAIN BATHROOM	STYLE AND COLOUR	TBD			STD	STD
	HARDWARE CODE	205-96-195	TYPE	Pulls	STD	STD
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased edge	STD	STD
4PC ENSUITE BATHROOM	STYLE AND COLOUR	TBD			STD	2
	HARDWARE CODE	205-96-195	TYPE	Pulls	STD	2
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased edge	STD	2
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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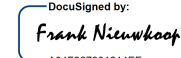
Date: August 17, 2022

Purchaser's Signature(s) :

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Approved By :

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
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Date: August 17, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas PH7	Reg'd Plan #:	50M-361	Sales Rep:	Adam B.
	Lot No:	C12- Phase 7	Civic Address:	955 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastasia Khovanskaya			Model Name/#:	Lewis #130
	Purchaser(s):				Closing Date:	25-May-23
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		STD	\		\
FOYER	Eggshell DLX1025-2 Silent Smoke		STD	\		\
POWDER ROOM	Semi Gloss DLX1025-2 Silent Smoke		STD	\		\
MAIN FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD	\		\
DINING ROOM	Eggshell DLX1025-2 Silent Smoke		STD	\		\
FLEX ROOM	\		\	\		\
GREAT ROOM	Eggshell DLX1025-2 Silent Smoke		STD	\		\
REC ROOM	\		\	\		\
DEN/STUDY/HOME OFFICE	\		\	\		\
KITCHEN	Semi Gloss DLX1025-2 Silent Smoke		STD	\		\
LAUNDRY ROOM	Eggshell DLX1025-2 Silent Smoke		STD	\		\
2nd FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD	\		\
MAIN BATH	Semi Gloss DLX1025-2 Silent Smoke		STD	\		\
BEDROOM #2	Eggshell DLX1025-2 Silent Smoke		STD	\		\
BEDROOM #3	Eggshell DLX1025-2 Silent Smoke		STD	\		\
BEDROOM #4	\		\	\		\
MASTER BEDROOM	Eggshell DLX1025-2 Silent Smoke		STD	\		\
MASTER BEDROOM WALK-IN CLOSET	Eggshell DLX1025-2 Silent Smoke		STD	\		\
MASTER BEDROOM 4PC ENSUITE	Semi Gloss DLX1025-2 Silent Smoke		STD	\		\
FINISHED BASEMENT FAMILY ROOM	Eggshell DLX1025-2 Silent Smoke		STD	\		\
BASEMENT BATHROOM	\		\	\		\

Purchaser's Signature(s) :

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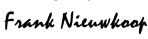
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Approved By :

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	Lot No:	C12- Phase 7	Civic Address:	955 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastasia Khovanskaya			Model Name/#:	Lewis #130
	Purchaser(s):				Closing Date:	25-May-23
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Shnier Casa Roma Tika Beige TB000334 12"x24" (front to back rectangular installation)		909 Sterling	Bronze floor tile + UPG grout	26, 23
POWDER ROOM	FLOOR	Shnier Casa Roma Tika Beige TB000334 12"x24" (front to back rectangular installation)		909 Sterling	Bronze floor tile + UPG grout	26, 23
	WALL	\		\	\	\
	INSERT OR BORDER	\				
MUDROOM	FLOOR	\		\	\	\
	WALL	\				
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	Centura Vitra Linen series cream 13"x13" K939574 (standard square installation)		909 Sterling	STD floor tile + UPG grout	STD, 23
	WALL	\		\	\	\
	INSERT OR BORDER	\				
KITCHEN	FLOOR	Shnier Casa Roma Tika Beige TB000334 12"x24" (front to back rectangular installation)		909 Sterling	Bronze floor tile + UPG grout	1, 27, 23
	BACKSPLASH	Euro Soho Glossy Vintage Grey 3"x6" (1/2 brick horizontal installation)		909 Sterling	Bronze wall tile + UPG installation + UPG grout	1, 24, 25, 23
	INSERT OR BORDER	\				
BREAKFAST AREA	FLOOR	\		\	\	
FIREPLACE	HEARTH	\		\	\	\
	SURROUND	Delete surround tile		N/A	N/A	3, 37
ADDITIONAL FIREPLACE	HEARTH	\		\	\	\
	SURROUND	\		\	\	\

Purchaser's Signature(s) :

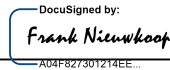
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas PH7	Reg'd Plan #:	50M-361	Sales Rep:	Adam B.
	Lot No:	C12- Phase 7	Civic Address:	955 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastasia Khovanskaya			Model Name/#:	Lewis #130
	Purchaser(s):				Closing Date:	25-May-23
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Centura Vitra Linen series grey 13"x13" K939563 (standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 23	
	WALL	Centura Linen series grey 8"x10" K937570 (horizontal stacked installation)	909 Sterling	STD wall grout + UPG grout	STD, 23	
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
4PC ENSUITE BATHROOM	FLOOR	Centura Vitra Linen series beige 13"x13" K939585 (standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 23, 2	
	TUB DECK	Centura Vitra Linen series beige 13"x13" K939585 (standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 23, 2	
	TUB BACKSPLASH	Centura Vitra Linen series beige 13"x13" K939585 (standard square installation)	909 Sterling	STD floor tile + UPG grout	STD, 23, 2	
	INSERT OR BORDER	\				
	WALK-IN SHOWER	Centura Linen series beige 8"x10" K937581 (horizontal stacked installation)	909 Sterling	STD wall tile + UPG grout	STD, 23, 2	
BASEMENT/OTHER BATHROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				

Purchaser's Signature(s) :

DocuSigned by:



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Date:

August 17, 2022

Purchaser's Signature(s) :

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
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 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas PH7	Reg'd Plan #:	50M-361	Sales Rep:	Adam B.
	Lot No:	C12- Phase 7	Civic Address:	955 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastasia Khovanskaya			Model Name/#:	Lewis #130
	Purchaser(s):				Closing Date:	25-May-23
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon essential collection tradition grade matte engineered expert - Red Oak - Natural - 4 1/8"			UPG	29	
DINING ROOM	Lauzon essential collection tradition grade matte engineered expert - Red Oak - Natural - 4 1/8"			UPG	29	
FLEX ROOM	\			\	\	
REC ROOM	\			\	\	
GREAT ROOM	Lauzon essential collection tradition grade matte engineered expert - Red Oak - Natural - 4 1/8"			UPG	29	
DEN/HOME OFFICE	\			\	\	
REAR HALLWAY	\			\	\	
KITCHEN	\			\	\	
BREAKFAST AREA	\			\	\	
MAIN STAIRS TO BEDROOMS	A4531 Beaulieu Spartacus 16611 Sandy Beige + STD underpad			STD, STD	STD, STD	
UPPER HALLWAY	Lauzon essential collection tradition grade matte engineered expert - Red Oak - Natural - 4 1/8"			UPG	29	
BEDROOM # 2	Lauzon essential collection tradition grade matte engineered expert - Red Oak - Natural - 4 1/8"			UPG	30	
BEDROOM # 3	Lauzon essential collection tradition grade matte engineered expert - Red Oak - Natural - 4 1/8"			UPG	31	
BEDROOM # 4	\			\	\	
MASTER BEDROOM	Lauzon essential collection tradition grade matte engineered expert - Red Oak - Natural - 4 1/8"			UPG	32	
MASTER BEDROOM WALK-IN CLOSET	Lauzon essential collection tradition grade matte engineered expert - Red Oak - Natural - 4 1/8"			UPG	32	
STAIRS TO BASEMENT	A4531 Beaulieu Spartacus 16611 Sandy Beige + STD underpad			STD, STD	STD, STD	
FINISHED BASEMENT FAMILY ROOM	A4531 Beaulieu Spartacus 16611 Sandy Beige + STD underpad			STD, STD	STD, STD	

Purchaser's Signature(s) :

DocuSigned by:



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
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 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas PH7	Reg'd Plan #:	50M-361	Sales Rep:	Adam B.
	Lot No:	C12- Phase 7	Civic Address:	955 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anastasia Khovanskaya			Model Name/#:	Lewis #130
	Purchaser(s):				Closing Date:	25-May-23
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Standard undermount Double bowl		Stainless Steel	STD, 1	
	FAUCET	Standard		Chrome	STD, 1	
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(S)	Standard		White	STD, 2	
	VANITY FAUCET(S)	Standard		Chrome	STD, 2	
	WATER CLOSET	Standard		White	STD, 2	
	SHOWER	Standard		White base, clear glass, chrome trim	STD, 2	
	SHOWER FAUCET	Standard		Chrome	STD, 2	
	BATHTUB	Standard		White	STD, 2	
	BATHTUB FAUCET	Standard		Chrome	STD, 2	
POWDER ROOM	PEDESTAL	Standard		White	STD	
	SINK FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
BASEMENT/OTHER BATHROOM	SINK	\		\	\	
	VANITY FAUCET	\		\	\	
	WATER CLOSET	\		\	\	
	TUB/SHOWER	\		\	\	
	TUB/SHOWER FAUCET	\		\	\	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

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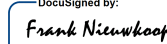
Date: August 17, 2022

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***Valecraft Homes Décor Disclaimers***

**Lot#: C12 Model:130 THE LEWIS in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASER:** Anastasia Khovanskaya

**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.

<sup>DS</sup>  
A K

<sup>DS</sup>  
FN



***Valecraft Homes Décor Disclaimers***

**Lot#: C12 Model:130 THE LEWIS in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASER:** Anastasia Khovanskaya

**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.

A handwritten signature in blue ink, appearing to be "A. K.", enclosed in a blue rectangular box with "DS" in the top right corner.

A handwritten signature in blue ink, appearing to be "FN.", enclosed in a blue rectangular box with "DS" in the top right corner.



# Valecraft Homes Décor Disclaimers

Lot#: C12 Model:130 THE LEWIS in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Anastasia Khovanskaya

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.

<sup>DS</sup>  
A.K

<sup>DS</sup>  
FN



***Valecraft Homes Décor Disclaimers***

**Lot#: C12 Model:130 THE LEWIS in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASER:** Anastasia Khovanskaya

**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

  
A750E51112774FA...

Date August 17, 2022

Date \_\_\_\_\_



**Certificate Of Completion**

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place-st-thomas@valecraft.com

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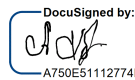
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**Signer Events**

Anastasia Khovanskaya

anastasia.khovanskaya@gmail.com

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Frank Nieuwkoop

frank@valecraft.com

Valecraft Homes

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Place St.Thomas Sales

place-st-thomas@valecraft.com

Sales Team

Valecraft Home 2019

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Tricia Oliver toliver@valecraft.com Project Officer Valecraft Homes Ltd Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	COPIED	Sent: 8/19/2022 8:00:22 AM Viewed: 8/19/2022 8:10:31 AM
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/17/2022 2:54:06 PM
Certified Delivered	Security Checked	8/19/2022 7:59:32 AM
Signing Complete	Security Checked	8/19/2022 8:00:16 AM
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