

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 28 DAY OF June , 2023 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 19  
LOT: 19 BLOCK :  
50M-361  
CIVIC ADDRESS: 923 Cologne Street

PURCHASERS: Luckner Cheris & Gina Cheris Pamphile

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: June 28, 2023

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: \$805,000.00  
BALANCE AT CLOSING: \$750,000.00  
LESS H.S.T. AMOUNT: \$733,628.32  
SCHEDULE "G" DATED: June 28, 2023  
TARION SCHEDULE "B" DATED: June 28, 2023

INSERT: 680 dated: September 1, 2023 in the amount of: \$14,257.50  
NEW PURCHASE PRICE: \$819,257.50  
NEW BALANCE AT CLOSING: \$764,257.50  
NEW LESS H.S.T. AMOUNT: \$746,245.58  
SCHEDULE "G" DATED: September 1, 2023  
TARION SCHEDULE "B" DATED: September 1, 2023

Dated at Terrebonne this 1 day of September , 2023

In the presence of:

WITNESS PURCHASER  
DocuSigned by: Luckner Cheris  
1919246909A4D6...

WITNESS PURCHASER  
DocuSigned by: Gina Cheris Pamphile  
1919246909A4D6...

Dated at Ottawa this 1 day of September , 2023

VALECRAFT HOMES LIMITED (VENDOR)

PER: Frank Nieuwkoop  
A04F827301214EE...


**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 \$746,245.58 . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.The consideration value is subject to change, pursuant to any and all extras that are ordered pursuant to a Change Order following the date of the execution of this Agreement.
8.       The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Terrebonne this 1 day of September , 2023

DocuSigned by:

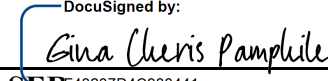


PURCHASER

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VALECRAFT HOMES LIMITED

DocuSigned by:



PURCHASER

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DocuSigned by:



PER:

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September 1, 2023

DATE:

PROJECT: Place St. Thomas PH7 LOT: 19



**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 #26 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 #26 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.
- 10. Delay in Closing by Purchaser of \$250.00 +HST per day as per final statement of adjustments as stated in Clause #20 of the Agreement of Purchase & Sale.
- 11. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 12. 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.
- 13. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated September 1, 2023.

Signed at Terrebonne, QC, this 1 day of September, 2023.

DocuSigned by:  
*Luckner Cherie*  
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**Purchaser**

**Valecraft Homes (2019) Limited**

DocuSigned by:  
*Gina Cherie Pamphile*  
F43237D4C988441...  
**Purchaser**

DocuSigned by:  
*Frank Nieuwkoop*  
A04F827301214EE...  
**Per:**

September 1, 2023  
**Date:**

**Lot #:** 19

**Project:**     **Place St. Thomas 7**



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Luckner Cheris and Gina Cheris Pamphile			Printed: 1-Sep-23 10:40 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
19	7	1046 THE HAZELWOOD ELEV B	4-Jun-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
17 1000 42314		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE (WALLS ONLY, DOES NOT INCLUDE DOORS AND OR TRIM) Note:	\$1,065.00	Each
*18 704 42315		1 - - CERAMIC TILE - GROUT COLOR PER COLOUR  Note: - Floor Grout in Foyer, Powder Room, Mudroom, Kitchen, Dinette, Main Bathroom & 5PC Ensuite - Wall Gout in Kitchen Backsplash, Fireplace, Main Bathroom & 5PC Ensuite Bathroom	* \$480.00	Each
*19 999 42316		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: - Orbital Estimate No#: OR8095 Rev.01 dated 08/21/2023	* \$3,540.29	Each
*20 998 42317		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: - S&S Electric Estimate No#: SS6510 Rev.01 dated 08/21/2023	* \$9,172.21	Each

Sub Total	\$14,257.50
HST	\$0.00
Total	\$14,257.50

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

PURCHASER:

DocuSigned by:  
*Luckner Cheris*

Luckner Cheris

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1-Sep-23

DATE

PURCHASER:

DocuSigned by:  
*Gina Cheris Pamphile*

Gina Cheris Pamphile

1760BF46909A4D6...

1-Sep-23

DATE

VENDOR:

DocuSigned by:  
*Frank Nieuwkoop*

Frank Nieuwkoop

A04F82730814F8...

September 1, 2023

DATE:

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 2,027-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



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

## Estimate No#: OR8095 Rev.01

Customer Copy

### Customer:

Luckner Cheris & Gina Cheris Pamphile

Home: 438-349-3243

Cell: 514-451-3496

Email: lucknercheris4@gmail.com;

ginapamphile8@gmail.com

Builder:

VALECRAFT HOMES (2019) LTD.

Project:

PST Singles Ph7

Lot:

PST PH7 Lot 19

Closing Date:

06/04/2024

Salesperson:

Kyle Takman (OR)

Date:

08/21/2023

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Office	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Great Room	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Flex Room	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
N/A	2.00	<b>Vacuum Rough-In Outlet</b> Vacuum Rough-In Outlets		\$	\$0.00
Great Room	1.00	<b>Off-Set 2" Conduit w/ Wall Plates</b> Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place		\$190.00	\$190.00
Master Bedroom	1.00	<b>Direct 2" Conduit w/ Wall Plates</b> Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$173.00	\$173.00
Mechanical Room	1.00	<b>Vacuum Extension</b> 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		\$288.00	\$288.00
Mechanical Room	1.00	<b>Vacuum System w/ Accessories (VAC-KITCV600AW)</b> Vacuum System w/ Accessories (VAC-KITCV600AW) - Location as shown on floor plan - Includes Ethos central vacuum cannister (CANA-VAC ES-625) and accessories kit (LS Performance Pack)		\$1,776.00	\$1,776.00
Kitchen	1.00	<b>Vacuum Pan White (VAC-DI500WH)</b> Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		\$254.00	\$254.00

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



5411 Canotek Road, Ottawa, Ontario K1J 9M3

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

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Bedroom #2	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$226.00	\$226.00
Bedroom #4	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$226.00	\$226.00
*** Total price includes all applicable taxes				Customer Subtotal:	<b>\$3,133.00</b>
				HST:	<b>\$407.29</b>
				<b>Total:</b>	<b>\$3,540.29</b>

DocuSigned by:  
  
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September 1, 2023

Date



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

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www.ssbolton.com

## Estimate No#: SS6510 Rev.01

Customer Copy

### Customer:

Luckner Cheris & Gina Cheris Pamphile

Home: 438-349-3243

Cell: 514-451-3496

Email: lucknercheris4@gmail.com;

ginapamphile8@gmail.com

Builder:

VALECRAFT HOMES (2019) LTD.

Project:

PST Singles Ph7

Lot:

PST PH7 Lot 19

Closing Date:

06/04/2024

Salesperson:

Kyle Takman

Date:

08/21/2023

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	<b>15 Amp Standard Plug</b> Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	\$175.00	\$175.00
Master Bedroom	1.00	<b>15 Amp Standard Plug</b> Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$175.00	\$175.00
Mechanical Room	1.00	<b>15 Amp Separate Circuit Plug</b> Add 15 Amp separate circuit plug for central vacuum	C	\$349.00	\$349.00
Front Out	1.00	<b>15 Amp Separate Circuit Soffit Plug w/ Switch</b> 15 Amp Separate Circuit Soffit Plug w/ Switch for Christmas lights	D	\$411.00	\$411.00
Kitchen	1.00	<b>Standard Light Outlet (Keyless)</b> Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture (2 in total) for future pendant lighting	E	\$160.00	\$160.00
Kitchen	6.00	<b>6 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$278.00	\$1,668.00
Kitchen	1.00	<b>Single Pole Switch</b> Added Switch for potlights	F	\$136.00	\$136.00
Great Room	6.00	<b>6 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$278.00	\$1,668.00
Great Room	1.00	<b>Single Pole Switch</b> Added Switch for potlights	G	\$136.00	\$136.00
Various Locations	2.00	<b>15 Amp USB Charger Receptacle</b> USB Charger Receptacle in kitchen and master bedroom (standard items)	H	\$	\$0.00
Ensuite Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	I	\$278.00	\$278.00
Ensuite Bath	1.00	<b>Single Pole Switch</b> Added Switch for potlight	I	\$136.00	\$136.00

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

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

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Main Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> 4" LED slim Pot Light White (AFR4-0930-WH)	J	\$278.00	\$278.00
Main Bath	1.00	<b>Single Pole Switch</b> Added Switch for potlight	J	\$136.00	\$136.00
Soffit	6.00	<b>4 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH)</b> Add 6 Soffit Pot Lights White (AFR4C-0930-WH) on added switch	K	\$288.00	\$1,728.00
Soffit	1.00	<b>Single Pole Switch</b> Added switch for soffit potlights	K	\$136.00	\$136.00
Rec Room	1.00	<b>Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker</b> Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker	L	\$547.00	\$547.00

Customer Subtotal:	<b>\$8,117.00</b>
HST:	<b>\$1,055.21</b>
<b>Total:</b>	<b>\$9,172.21</b>

\*\*\* Total price includes all applicable taxes

#### 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:

*Luckner Cheris*

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Customer Signature

DocuSigned by:

*Gina Cheris Pamphile*

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September 1, 2023

Date



S&S / Orbital Sketch

Model Name: Hazelwood "B" Std      Model #: #1046      Plan #: 50M-361  
Site: Place St. Thomas 7      Purchaser: Luckner Cheri  
Lot: 19 - Phase 7  
Date: August 21, 2023      Purchaser: Gina Cheri Pamphile

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ELEVATION B

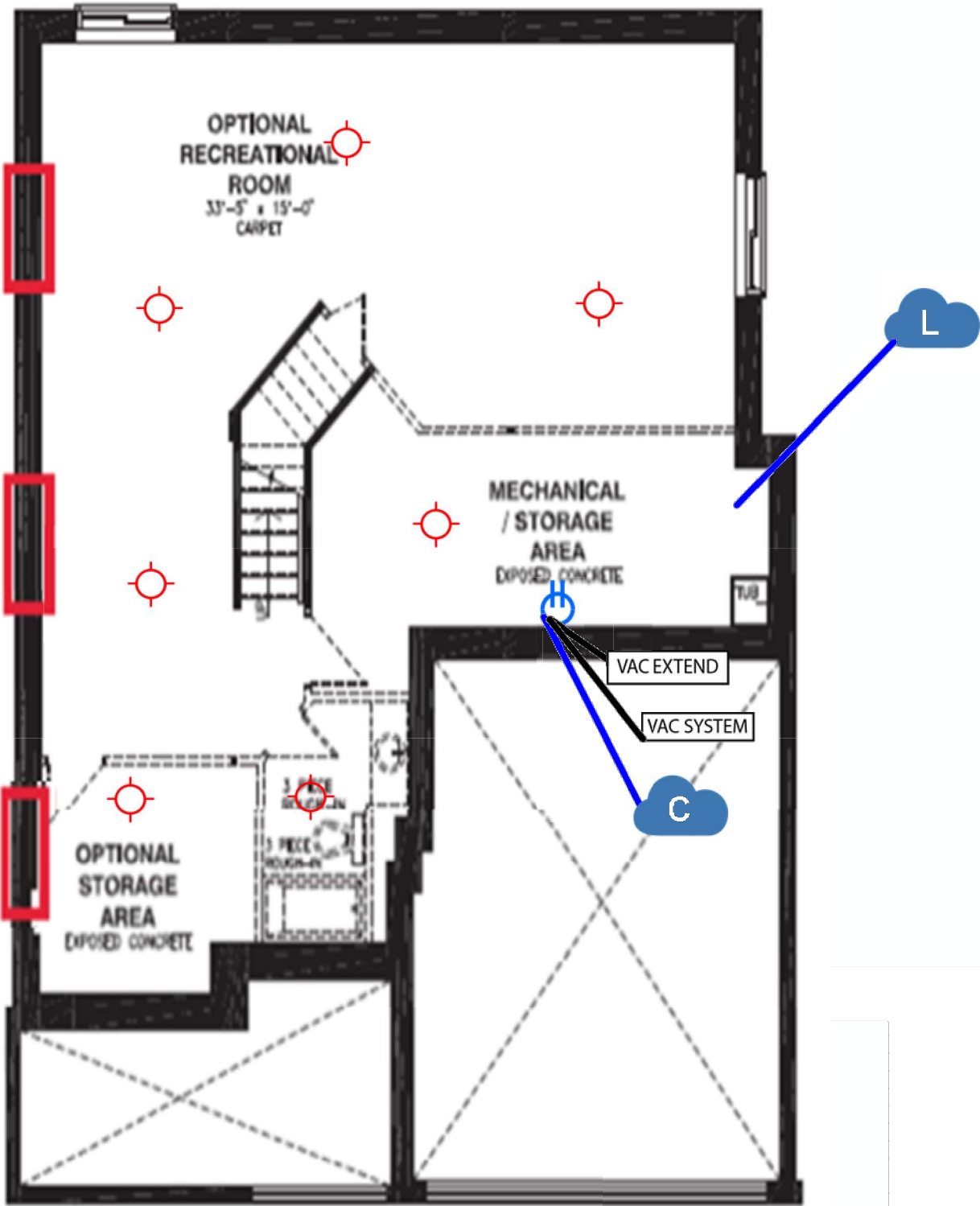


S&S / Orbital Sketch

Model Name: Hazelwood "B" Std      Model #: #1046      Plan #: 50M-361  
Site: Place St. Thomas 7      Purchaser: Luckner Chervis  
Lot: 19 - Phase 7  
Date: August 21, 2023      Purchaser: Gina Chervis Pamphile

NB: Fixtures drawn in red represent the approximate location of standard fixtures. These are intended for references purposes only

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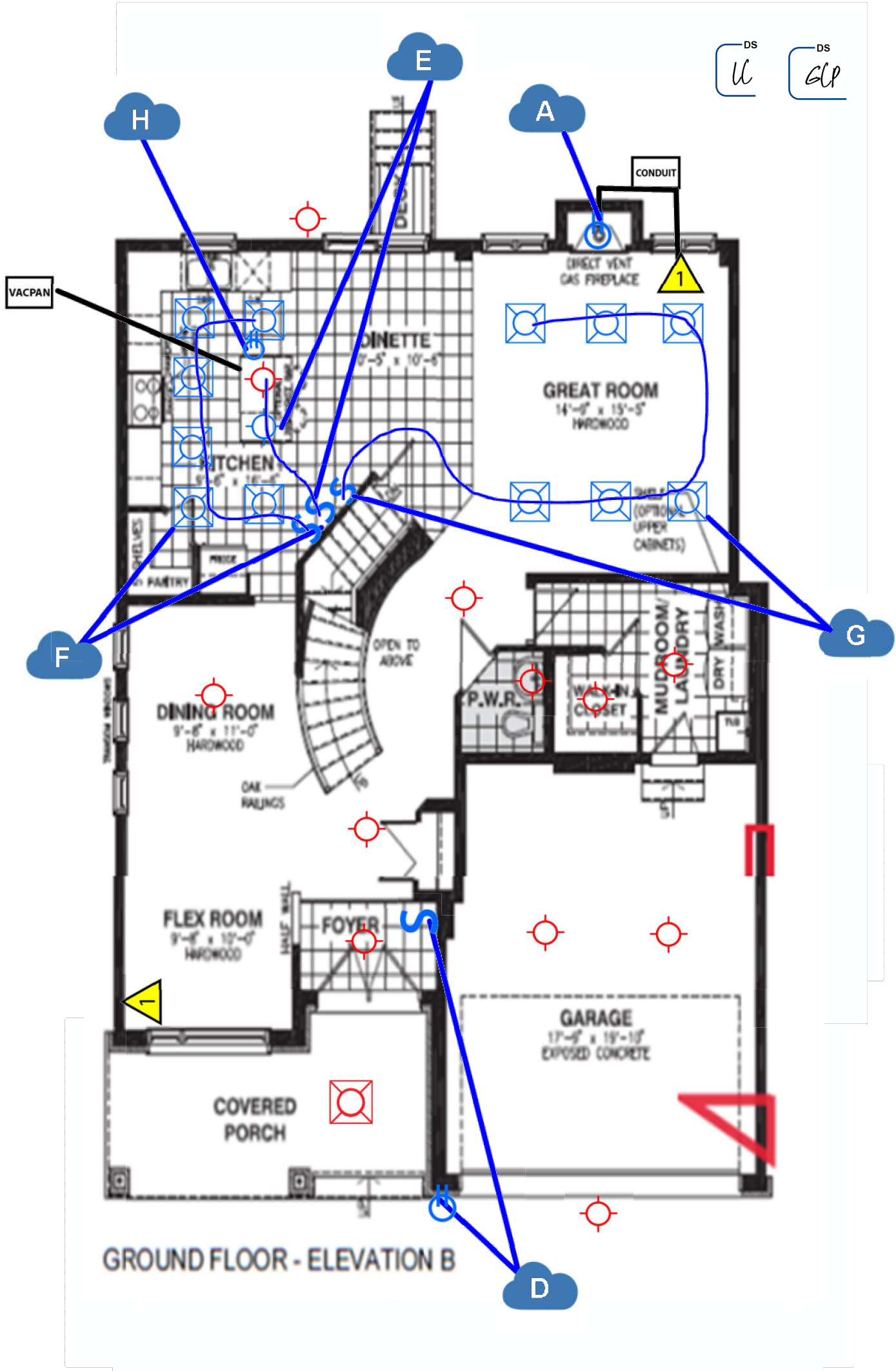


BASEMENT FLOOR - ELEVATION B



S&S / Orbital Sketch

Model Name: Hazelwood "B" Std      Model #: #1046      Plan #: 50M-361  
Site: Place St. Thomas 7      Purchaser: Luckner Cheris  
Lot: 19 - Phase 7  
Date: August 21, 2023      Purchaser: Gina Cheris Pamphile





## S&S / Orbital Sketch

Plan #: 50M-361

Purchaser: Luckner Cheris

Purchaser: Gina Cheris Pamphile



All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, 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. E & O.E.

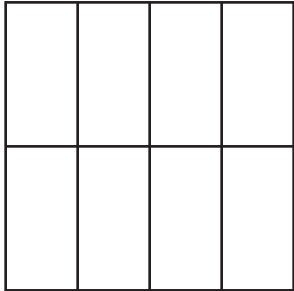


Valecraft  
Homes (2019) Limited

Tile Installation Options

WALL TILE

Vertical stacked

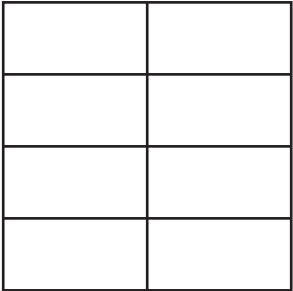


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Horizontal stacked

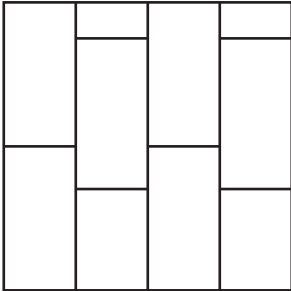


Main Bathroom,  
5PC Ensuite Walk-In  
Shower, \_\_\_\_\_

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Vertical 1/3 offset staggered

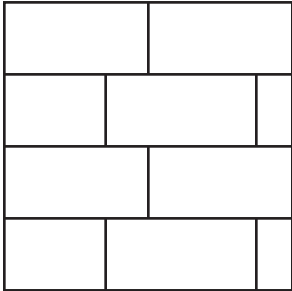


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Horizontal 1/3 offset staggered

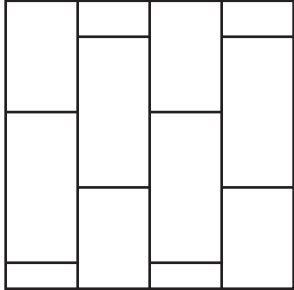


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Vertical brick

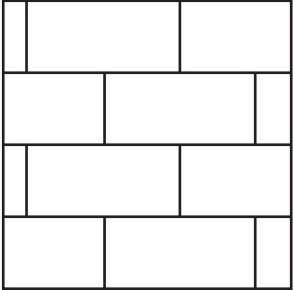


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Horizontal brick

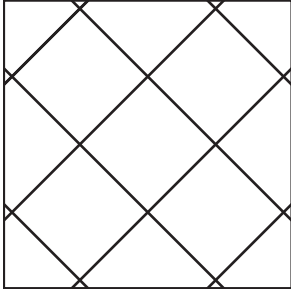


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45 degree

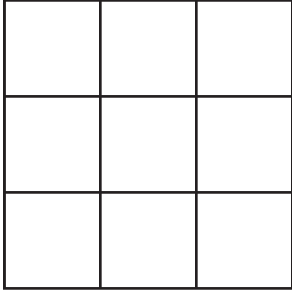


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Standard square



Kitchen Backsplash,  
Fireplace,  
5PC Ensuite Tub Deck  
& Tub Backsplash, \_\_\_\_\_

\_\_\_\_\_

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UC

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ELP

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 19 - Phase 7

Model: 1046 "B" Hazelwood Std

Purchaser: Luckner Cheris

Purchaser: Gina Cheris Pamphile

Date: September 1, 2023

Upgrade #: STD, 1

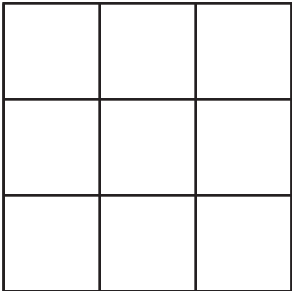


Valecraft  
Homes (2019) Limited

Tile Installation Options

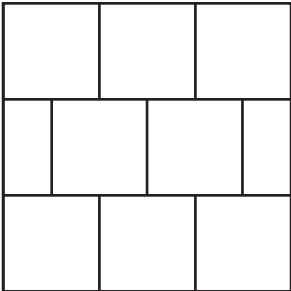
FLOOR TILE

Standard square

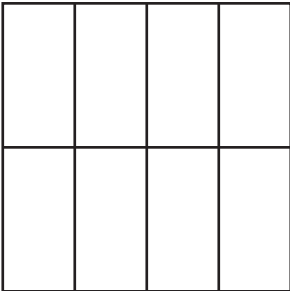


Foyer, Powder Room,  
Mudroom/Laundry,  
Kitchen, Dinette,  
Main Bathroom,  
5PC Ensuite Bathroom

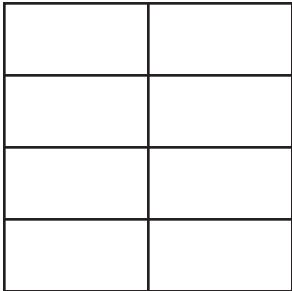
Square brick



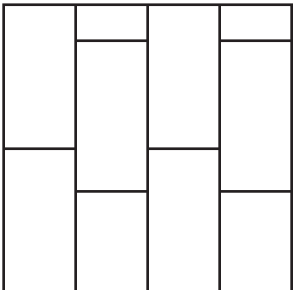
Rectangular  
front to back of the house



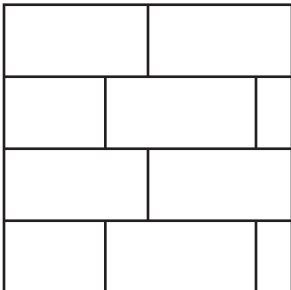
Rectangular  
side to side of the house



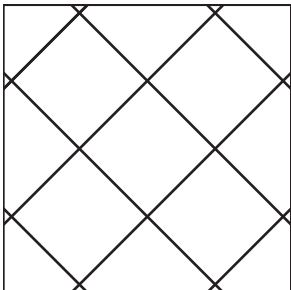
Rectangular 1/3 staggered  
front to back of the house



Rectangular 1/3 staggered  
side to side of the house



45 degree



DS  
FN

DS  
U

DS  
GLP

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 19 - Phase 7

Model: 1046 "B" Hazelwood Std

Purchaser: Luckner Cheris

Purchaser: Gina Cheris Pamphile

Date: September 1, 2023

Upgrade #: STD, 1



Valecraft  
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen,  
Main Bathroom,  
5 PC Ensuite Bathroom



Project: Place St. Thomas 7

Purchaser: Luckner Cheris

Plan #: 50M-361

Purchaser: Gina Cheris Pamphile


Lot: 19 - Phase 7

Date: September 1, 2023

Model: 1046 "B" Hazelwood Std

Upgrade #: STD, 1

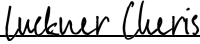


	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	19 - Phase 7	Civic Address:	923 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Luckner Cheris			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Gina Cheris Pamphile			Closing Date:	June 4th, 2024
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	STANDARD					STD
DOOR STYLE	STANDARD					STD
INTERIOR HARDWARE	STANDARD					STD
INTERIOR LIGHTING PACKAGE	Standard Soho Package + S&S Electric Upgrades					STD,19, 20
BATHROOM ACCESSORIES	STANDARD					STD
FIREPLACE MANTLE	STANDARD					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Natural	STD
BRACKET	Metal	N/A	Stainless Steel	STD
SPINDLES	Red Oak	Modern	Natural	STD
POSTS	Red Oak	3" Modern Routed Top	Natural	STD
NOSINGS	Red Oak	N/A	Natural	STD
HARDWOOD STAIRCASE <small>(WHERE APPLICABLE)</small>	N/A	N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Fridge Opening Approx. 37" wide by 72" high	11	\	\
RANGE	Standard Opening	STD	\	\
DISHWASHER	Standard Opening	STD	\	\
MICROWAVE/ HOODFAN <small>(Specify if convection)</small>	Standard Opening	STD	1.7 C/F MICROWAVE WITH HOOD - STAINLESS STEEL	14
WASHING MACHINE/DRYER	Standard Opening	STD	\	\

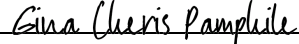
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Purchaser's Signature(s) :

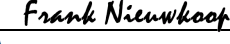
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Purchaser's Signature(s) :

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Approved By :

Date:


September 1, 2023

Date:

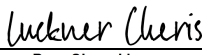
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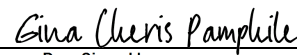
September 1, 2023

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	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	19 - Phase 7	Civic Address:	923 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Luckner Cheris			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Gina Cheris Pamphile			Closing Date:	June 4th, 2024
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	P100 Oak Chestnut			STD	9, 10, 11, 12, 13, 15
	HARDWARE CODE	81092-195	TYPE	Handle	STD	STD
	COUNTERTOP	Quartz Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STD	STD
MAIN BATHROOM	STYLE AND COLOUR	100i-B10R			STD	STD
	HARDWARE CODE	7814-140	TYPE	Handle	STD	STD
	COUNTERTOP	Quartz Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STD	STD
5PC ENSUITE BATHROOM	STYLE AND COLOUR	P100 birch chestnut			STD	STD, 1
	HARDWARE CODE	81091-AE	TYPE	Knob	STD	STD, 1
	COUNTERTOP	Quartz Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STD	STD, 1
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			STD	STD
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
LAUNDRY ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A


DocuSigned by:



DocuSigned by:



DocuSigned by:



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Purchaser's Signature(s) :

Purchaser's Signature(s) :


Approved By :

Date: September 1, 2033

Date: September 1, 2023

Date: September 1, 2023

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	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	19 - Phase 7	Civic Address:	923 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Luckner Cheris			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Gina Cheris Pamphile			Closing Date:	June 4th, 2024
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		STD	N/A		N/A
FOYER	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
POWDER ROOM	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
MAIN FLOOR HALLWAY	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
DINING ROOM	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
FLEX ROOM	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
GREAT ROOM	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
FAMILY ROOM	N/A		N/A	N/A		N/A
DEN/STUDY/HOME OFFICE	N/A		N/A	N/A		N/A
KITCHEN/DINETTE/ BREAKFAST	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
LAUNDRY/MUDROOM	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
2nd FLOOR HALLWAY	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
MAIN BATH	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
BEDROOM #2	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
BEDROOM #3	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
BEDROOM #4	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
MASTER BEDROOM	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
MASTER BEDROOM WALK-IN CLOSET	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
MASTER BEDROOM ENSUITE	Eggshell DLX1025-1 Commercial white		17	N/A		N/A
FINISHED BASEMENT RECREATION ROOM	N/A		N/A	N/A		N/A
BASEMENT BATHROOM	N/A		N/A	N/A		N/A

Purchaser's Signature(s) :

Purchaser's Signature(s) :

Approved By :

DocuSigned by:

Luckner Cheris

DocuSigned by:

Gina Cheris Pamphile

DocuSigned by:

Frank Nieuwkoop

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Date:

September 1, 2023


Date:

September 1, 2033

Date:

September 1, 2023

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	19 - Phase 7	Civic Address:	923 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Luckner Cheris			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Gina Cheris Pamphile			Closing Date:	June 4th, 2024
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Olympia Venus Series 13"x13" floor Ivory GE.VN.IVO.1313.MT (standard square installation)		55 Linen	STD tile, UPG grout	STD 8,18
POWDER ROOM	FLOOR	Olympia Venus Series 13"x13" floor Ivory GE.VN.IVO.1313.MT (standard square installation)		55 Linen	STD tile, UPG grout	STD, 18
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
MUDROOM/ LAUNDRY	FLOOR	Olympia Venus Series 13"x13" floor Ivory GE.VN.IVO.1313.MT (standard square installation)		55 Linen	STD tile, UPG grout	STD, 8, 18
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
LAUNDRY ROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Olympia Venus Series 13"x13" floor Ivory GE.VN.IVO.1313.MT (standard square installation)		55 Linen	STD tile, UPG grout	STD, 8, 18
	BACKSPLASH	Olympia Colour & Dimension Collection series - Bright Warm White 6"x6" QT.CD.WWT.0606.BR (standard square installation)		54 Pearl	STD tile, UPG grout	STD, 8, 18
	INSERT OR BORDER	N/A				
BREAKFAST AREA/DINETTE	FLOOR	Olympia Venus Series 13"x13" floor Ivory GE.VN.IVO.1313.MT (standard square installation)		55 Linen	STD tile, UPG grout	STD, 8, 18
FIREPLACE	HEARTH	N/A		N/A	N/A	N/A
	SURROUND	Olympia Regal Series 12"x12" polished cream NY.RG.CRM.1212.PL (standard square installation)		54 pearl	STD tile, UPG grout	STD, 8, 18
ADDITIONAL FIREPLACE	HEARTH	N/A		N/A	N/A	N/A
	SURROUND	N/A		N/A	N/A	N/A

DocuSigned by:

Luckner Cheris

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Purchaser's Signature(s) :

DocuSigned by:

Gina Cheris Pamphile

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Purchaser's Signature(s) :

DocuSigned by:

Frank Nieuwkoop

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Approved By :

Date:

September 1, 2023


Date:

September 1, 2033

Date:

September 1, 2023

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	19 - Phase 7	Civic Address:	923 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Luckner Cheris			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Gina Cheris Pamphile			Closing Date:	June 4th, 2024
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Ceratec Graniser Kafka Bone 13"x13" (standard square installation)		55 Linen	STD tile, UPG grout	STD, 8, 18
	WALL	Ceratec Kafka Bone 7.9" x 9.8" (horizontal stacked installation)		54 Pearl	STD tile, UPG grout	STD, 8, 18
	INSERT OR BORDER	N/A				
3PC ENSUITE BATHROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
5PC ENSUITE BATHROOM	FLOOR	Olympia Venus Series Beige 13"x13" GE.VN.BGE.1313.MT (standard square installation)		55 Linen	STD tile, UPG grout	STD, 1, 8, 18
	TUB DECK	Olympia Venus Series Beige 13"x13" GE.VN.BGE.1313.MT (standard square installation)		55 Linen	STD tile, UPG grout	STD, 1, 8, 18
	TUB BACKSPLASH	Olympia Venus Series Beige 13"x13" GE.VN.BGE.1313.MT (standard square installation)		55 Linen	STD tile, UPG grout	STD, 1, 8, 18
	INSERT OR BORDER	N/A				
	WALK-IN SHOWER	Olympia Venus Series Beige 10"x16" GE.VN.BGE.1016 (horizontal stacked installation)		54 Pearl	STD tile, UPG grout	STD, 1, 8, 18
BASEMENT/OTHER BATHROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :

Purchaser's Signature(s) :

Approved By :

DocuSigned by:  
Luckner Cheris

DocuSigned by:  
Gina Cheris Pamphile

DocuSigned by:  
Frank Nieuwkoop

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Date: September 1, 2023

Date: September 1, 2033

Date: September 1, 2023

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	19 - Phase 7	Civic Address:	923 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Luckner Cheris			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Gina Cheris Pamphile			Closing Date:	June 4th, 2024
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Expert Essential Collection - Tradition Smooth Mat finish Engineered Red Oak – Natural 3 1/8"				STD	STD
DINING ROOM	Lauzon Expert Essential Collection - Tradition Smooth Mat finish Engineered Red Oak – Natural 3 1/8"				STD	STD
FLEX ROOM	Lauzon Expert Essential Collection - Tradition Smooth Mat finish Engineered Red Oak – Natural 3 1/8"				STD	STD
FAMILY ROOM	N/A				N/A	N/A
GREAT ROOM	Lauzon Expert Essential Collection - Tradition Smooth Mat finish Engineered Red Oak – Natural 3 1/8"				STD	STD
DEN/HOME OFFICE	N/A				N/A	N/A
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	Beaulieu Spartacus A4531 - Pampa Beige # 16320				STD	STD
UPPER HALLWAY	Lauzon Expert Essential Collection - Tradition Smooth Mat finish Engineered Red Oak – Natural 3 1/8"				STD	STD
BEDROOM # 2	Beaulieu Spartacus A4531 - Pampa Beige # 16320 & Standard Underpad				STD, STD U/P	STD, STD
BEDROOM # 3	Beaulieu Spartacus A4531 - Pampa Beige # 16320 & Standard Underpad				STD, STD U/P	STD, STD
BEDROOM # 4	Beaulieu Spartacus A4531 - Pampa Beige # 16320 & Standard Underpad				STD, STD U/P	STD, STD
MASTER BEDROOM	Beaulieu Spartacus A4531 - Pampa Beige # 16320 & Standard Underpad				STD, STD U/P	STD, STD
MASTER BEDROOM WALK-IN CLOSET	Beaulieu Spartacus A4531 - Pampa Beige # 16320 & Standard Underpad				STD, STD U/P	STD, STD
STAIRS TO BASEMENT	N/A				N/A	N/A
FINISHED BASEMENT RECREATION ROOM	N/A				N/A	N/A

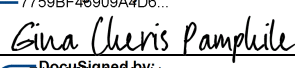
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Purchaser's Signature(s) :

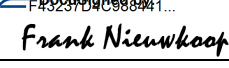
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Purchaser's Signature(s) :

DocuSigned by:



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Approved By :

Date:

September 1, 2023


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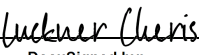
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	Lot No:	19 - Phase 7	Civic Address:	923 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Luckner Cheris			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Gina Cheris Pamphile			Closing Date:	June 4th, 2024
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Reginox Standard undermount ND1831UA/9 SS			Stainless Steel	STD
	FAUCET	Single handle kitchen faucet - Delta 976LF-SS			Arctic Stainless	16
MAIN BATHROOM	SINK	Standard Oval Undermount sink			White	STD
	VANITY FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
5pc ENSUITE BATHROOM	SINK(S)	Standard Oval Undermount sink			White	STD, 1
	VANITY FAUCET(S)	Standard			Chrome	STD, 1
	WATER CLOSET	Standard			White	STD, 1
	SHOWER	Standard			White base, chrome trim and clear glass	STD, 1
	SHOWER FAUCET	Standard			Chrome	STD, 1
	BATHTUB	Standard			White	STD, 1
	BATHTUB FAUCET	Standard			Chrome	STD, 1
POWDER ROOM	PEDESTAL	Standard Pedestal Sink			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) :

Purchaser's Signature(s) :

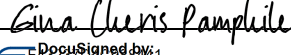
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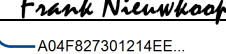
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Date:

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CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 7 PURCHASER #1: Luckner Cheris  
LOT: 19 - Phase 7 PURCHASER #2: Gina Cheris Pamphile  
MODEL: #1046 "B" Hazelwood Std FIRM UP DATE: July 31, 2023

CLOSING DATE: June 4, 2024

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:  
Luckner Cheris  
PURCHASER'S SIGNATURE

September 1, 2023  
DATE

DocuSigned by:  
Gina Cheris Pamphile  
PURCHASER'S SIGNATURE

September 1, 2023  
DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: June 28, 2023 INTERIOR COLOURS: August 30, 2023  
FIRM UP: July 31, 2023 EXTERIOR COLOURS (if applicable): July 31, 2023  
BANK LETTER: July 31, 2023 ORBITAL/S&S/KITCHENCRAFT (if applicable): September 1, 2023  
SOLICITOR INFO: July 31, 2023 680 & AMENDMENT: September 1, 2023  
ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: Complete

Sales Consultant's Signature

September 1, 2023  
Date

Sales Assistant's Signature

Date

Approved by:  
Frank Nieuwkoop  
A04F827301214EE...

September 1, 2023  
Date





***Valecraft Homes Décor Disclaimers***

**Lot#: 19 Model:1046 THE HAZELWOOD ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited**  
**PURCHASERS:** Luckner Cheris and Gina Cheris Pamphile

**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.

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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.

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***Valecraft Homes Décor Disclaimers***

**Lot#: 19 Model:1046 THE HAZELWOOD ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited**  
**PURCHASERS:** Luckner Cheris and Gina Cheris Pamphile

**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.

The image shows two blue ink signatures. The first signature, 'U', is inside a blue rectangular box with 'DS' in the top right corner. The second signature, 'GCP', is inside a similar blue rectangular box with 'DS' in the top right corner.



*Valecraft Homes Décor Disclaimers*

**Lot#: 19 Model:1046 THE HAZELWOOD ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited**  
**PURCHASERS:** Luckner Cheris and Gina Cheris Pamphile

**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	<div><div>DocuSigned by:</div><div></div><div>7550851600044D6...</div></div>	Date <u>September 1, 2023</u>
	<div><div></div><div>F43237D4C988441...</div></div>	Date <u>September 1, 2023</u>

**Certificate Of Completion**

Envelope Id: D516AE51025F481CAB195B980B06EC63

Status: Completed

Subject: Complete with DocuSign: DOCUSIGN - PST PH7 19 680 Amendment Sept 1-23.pdf

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Document Pages: 28

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Initials: 30

Lisa Ballard

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Ottawa, ON K1K 2V7

Time Zone: (UTC-05:00) Eastern Time (US &amp; Canada)

lballard@valecraft.com

IP Address: 24.137.59.94

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Status: Original

Holder: Lisa Ballard

Location: DocuSign

9/1/2023 10:50:55 AM

lballard@valecraft.com

**Signer Events**

Luckner Cheris

lucknercheris4@gmail.com

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(None)**Signature**

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7759BF46909A4D6...**Timestamp**

Sent: 9/1/2023 11:00:41 AM

Viewed: 9/1/2023 2:18:42 PM

Signed: 9/1/2023 2:20:36 PM

Signature Adoption: Pre-selected Style

Using IP Address: 45.74.210.207

Signed using mobile

**Electronic Record and Signature Disclosure:**

Accepted: 9/13/2022 12:50:52 PM

ID: e83b35a9-3432-43be-a3d5-4e30cfe0bb06

Gina Cheris Pamphile

ginapamphile8@gmail.com

Security Level: Email, Account Authentication  
(None)

DocuSigned by:

  
F43237D4C988441...

Sent: 9/1/2023 2:20:41 PM

Viewed: 9/1/2023 2:23:23 PM

Signed: 9/1/2023 2:24:20 PM

Signature Adoption: Pre-selected Style

Using IP Address: 45.74.210.207

Signed using mobile

**Electronic Record and Signature Disclosure:**

Accepted: 9/15/2022 10:06:57 AM

ID: 1d5e470d-ccd5-442f-8049-116471d7d369

Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

Security Level: Email, Account Authentication  
(None)

DocuSigned by:

  
A04F827301214EE...

Sent: 9/1/2023 2:24:26 PM

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Carbon Copy Events	Status	Timestamp
Adam Bowman - Place St. Thomas place-st-thomas@valecraft.com Sales Team Valecraft Home 2019 Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	COPIED	Sent: 9/3/2023 9:31:10 AM
Lisa Ballard lballard@valecraft.com Administrative Coordinator Valecraft Homes Ltd Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	COPIED	Sent: 9/3/2023 9:31:12 AM Resent: 9/3/2023 9:31:15 AM Viewed: 9/5/2023 8:10:35 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/1/2023 11:00:41 AM
Certified Delivered	Security Checked	9/3/2023 9:29:46 AM
Signing Complete	Security Checked	9/3/2023 9:31:03 AM
Completed	Security Checked	9/3/2023 9:31:13 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](mailto: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](mailto: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](mailto: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](mailto: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.