

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 27 DAY OF June , 2023 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 7  
LOT: 7 BLOCK :  
50M-361  
CIVIC ADDRESS: 902 Cologne Street

PURCHASERS: Federika Alejandra Maingot & Marc-Antoine Castonguay

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: June 27, 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: \$884,972.98  
BALANCE AT CLOSING: \$834,972.98  
LESS H.S.T. AMOUNT: \$804,400.87  
SCHEDULE "G" DATED: September 27, 2023  
TARION SCHEDULE "B" DATED: September 27, 2023

INSERT: 680 dated: November 23, 2023 in the amount of: \$2,947.76  
NEW PURCHASE PRICE: \$887,920.74  
NEW BALANCE AT CLOSING: \$837,920.74  
NEW LESS H.S.T. AMOUNT: \$807,009.50  
SCHEDULE "G" DATED: November 23, 2023  
TARION SCHEDULE "B" DATED: November 23, 2023

Dated at Embrun, ON this 23 day of November , 2023

In the presence of:

WITNESS

DocuSigned by:  
PURCHASER

WITNESS

DocuSigned by:  
PURCHASER

Dated at Ottawa, ON this 23 day of November , 2023

VALECRAFT HOMES LIMITED (VENDOR)

PER: Frank Nieuwkoop


**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

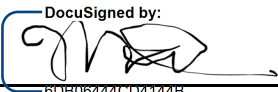
  
Vendor

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 \$807,009.50 . 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 Embrun, ON this 23 day of November , 2023

DocuSigned by:  
  
CF1075DC83D451...  
**PURCHASER**

**VALECRAFT HOMES LIMITED**

DocuSigned by:  
  
6DB06444CD4144B...  
**PURCHASER**

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

November 23, 2023  
**DATE:**

**PROJECT:** Place St. Thomas PHASE 7 **LOT:** 7



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay			Printed: 23-Nov-23 11:39 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24
ITEM	QTY	EXTRA / CHANGE	PRICE
67	1	KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - KITCHEN - BRONZE	\$375.00
165			Each
42450	Note:	- Custom kitchen - includes area behind chimney hoodfan & dinette	
68	1	KITCHEN/DINETTE - TILE - WALL - INSTALLATION - BRICK PATTERN - KITCHEN - INSTALL	\$205.00
162			Each
42451	Note:	- Custom kitchen - includes area behind chimney hoodfan & dinette	
69	1	DEN - PAINT ADDITIONAL COLOUR (DEEP BASE). PER WALL	\$533.00
			Each
42460	Note:	- Den as per Sketch dated November 23, 2023 - Includes modern casing trim around window	
70	1	MASTER BEDROOM - PAINT ADDITIONAL COLOUR (DEEP BASE). PER WALL	\$533.00
			Each
42461	Note:	Master Bedroom as per Sketch dated November 23, 2023	
71	1	- DELETE ITEM # 65 - (RE: S&S ELECTRIC ESTIMATE NO#: SS6504 REV.08 DATED 09/19/2023)	-\$10,786.98
			Each
42463	Note:		
72	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	\$12,088.74
			Each
42465	Note:	- S&S Electric Estimate No: SS6504 Rev.11 dated 11/20/2023	
73	1	- REVISION #1 TO INTERIOR COLOURS DATED NOVEMBER 23, 2023	\$0.00
			Each
42466	Note:	- Revision to kitchen backsplash + paint accent walls in den & master bedroom	
74	1	- PURCHASERS ACCEPT & ACKNOWLEDGE THE SIX (6) PERSONAL LIGHT FIXTURE PROVIDED TO S&S ELECTRIC FOR INSTALLATION ARE NOT COVERED UNDER WARRANTY AND SHALL NOT BE THE RESPONSIBILITY OF THE BUILDER.	\$0.00
			Each
42467	Note:	The Buyer waives, as between itself and the Seller (Builder), all its rights in respect of any warranty or representation, express or implied, on the part of the Seller and all claims against the Seller arising at any time in respect of or out of the operation or performance of the personally supplied light fixtures and associated electrical components.	

Sub Total	\$2,947.76
HST	\$0.00
Total	\$2,947.76

PREPARED BY: Adam Bowman  
LOCKED BY: Lisa Ballard  
PE 2,043-1

DS  
FN

Vendor Initials:

DS  
FAM

Purchaser Initials

DS  
mac

CONSTRUCTION SCHEDULING APPROVAL

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

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





NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay			Printed: 23-Nov-23 11:39 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

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

PURCHASER:

DocuSigned by:

CF1075DCFB3D451...

Federika Alejandra Maingot

23-Nov-23

DATE

PURCHASER:

DocuSigned by:

6DB06444CD4144B...

Marc-Antoine Castonguay

23-Nov-23

DATE

VENDOR:

DocuSigned by:

A04F827391214EE...

PER: Valecraft Homes (2019) Limited

November 23, 2023

DATE:

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 2,043-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



THE BRADLEY

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

Site: Place St-Thomas 7

Plan No.: 50M-361

Lot: 7 - Phase 7

Date: November 23, 2023

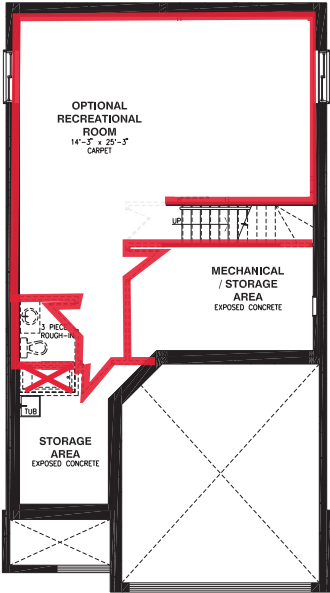
Purchaser: Federika Alejandra Maingot

Purchaser: Marc-Antoine Castonguay

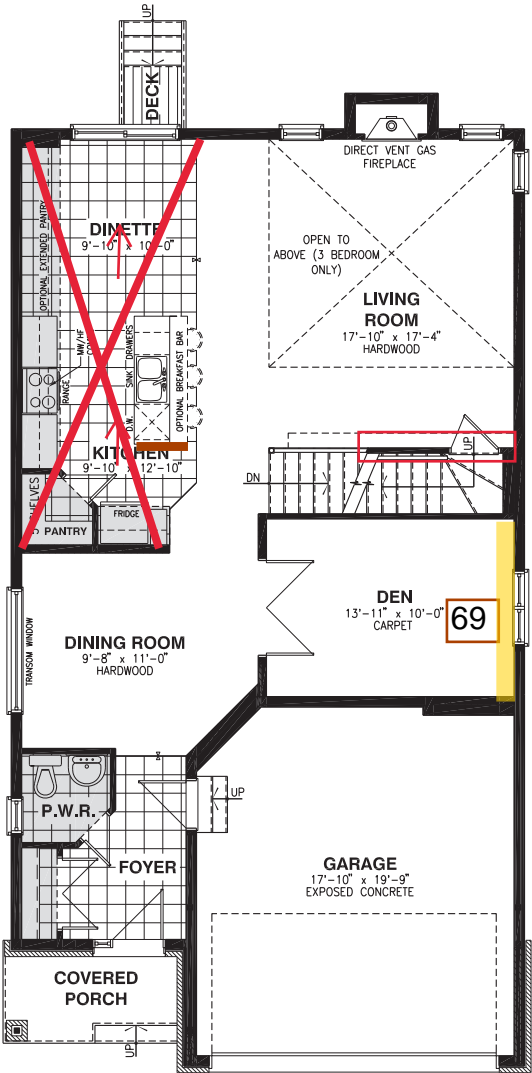
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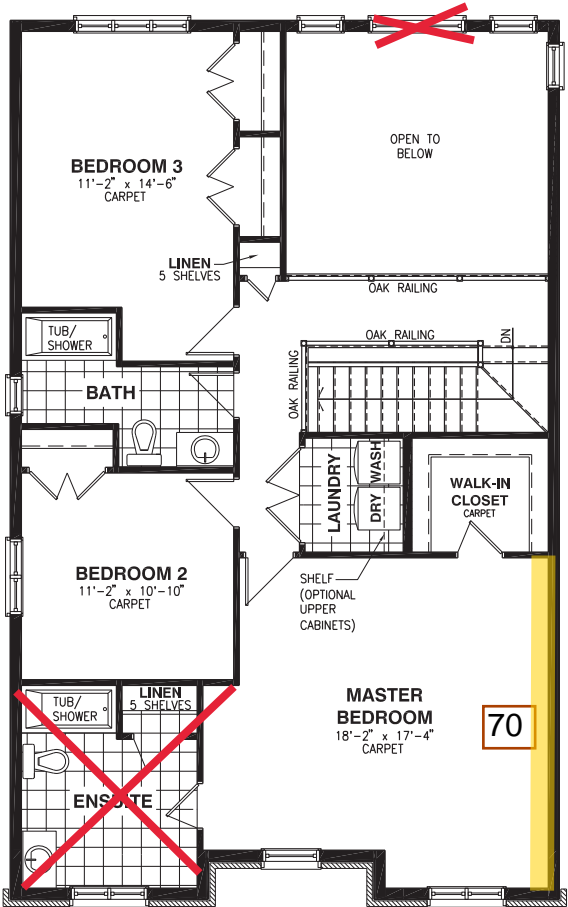


BASEMENT FLOOR

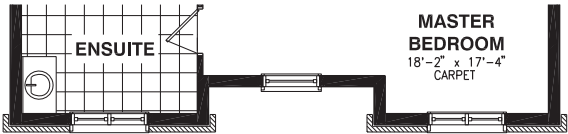


GROUND FLOOR

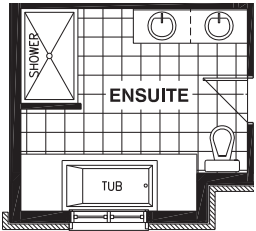
Floorplan Sketch -  
November 22, 2023



SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



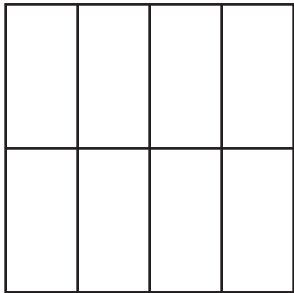
OPTIONAL 5PC ENSUITE



Tile Installation Options

WALL TILE

Vertical stacked

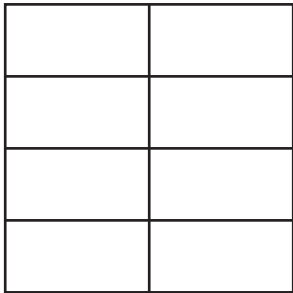


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Horizontal stacked

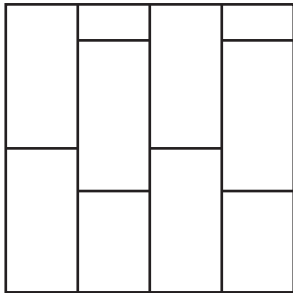


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Vertical 1/3 offset staggered

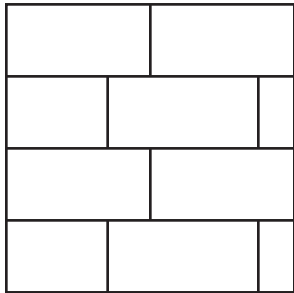


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Horizontal 1/3 offset staggered

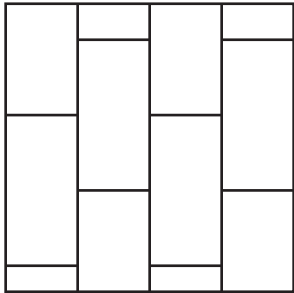


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Vertical brick

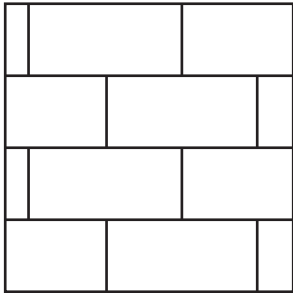


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Horizontal brick

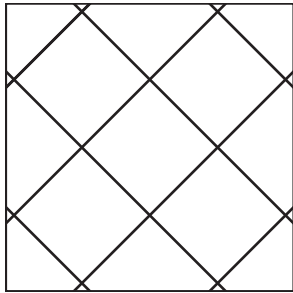


Kitchen Backsplash, \_\_\_\_\_

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45 degree

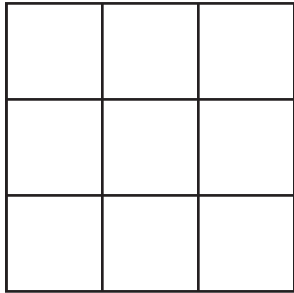


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Standard square



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DS  
mac

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FAM

DS  
FN

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 7 - Phase 7

Model: #826 Bradely 3Bed, "B", Rev

Purchaser: Marc-Antoine Castonguay

Purchaser: Federika Alejandra Maingot

Date: November 23, 2023

Upgrade #: 67, 68, 73



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

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## Estimate No#: SS6504 Rev.11

Customer Copy

### Customer:

Federika Alejandra Maingot & Marc-Antoine  
Castonguay

Home: 514-799-6489  
Email: alejandra8487@gmail.com;  
marc@bobcatov.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: PST Towns Ph7  
Lot: PST PH7 Lot 7  
Closing Date: June 18, 2023

Salesperson: Kyle Takman  
Date: 11/20/2023

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	<b>15 Amp Standard Plug</b> Relocate existing 15 AMP plug approx 60 inches from floor	A	\$	\$0.00
Kitchen	7.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 7 LED Halo potlights (AFR4-0930-WH) - on existing switch	D	\$277.00	\$1,939.00
Various Locations	2.00	<b>15 Amp USB Charger Receptacle</b> USB Charger Receptacle in kitchen and master bedroom (standard items)	E	\$	\$0.00
Great Room	6.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$277.00	\$1,662.00
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	G	\$277.00	\$277.00
Ensuite Bath	1.00	<b>Single Pole Switch</b> Switch for added potlight	G	\$134.00	\$134.00
Kitchen Island	1.00	<b>Standard Light Outlet (Keyless)</b> Add 1 keyless outlets above kitchen island (3 total with relocated standard fixture from dinette/ kitchen)	I	\$160.00	\$160.00
Great Room	1.00	<b>Single Pole Switch</b> Single Pole Switch for added pot lights	F	\$134.00	\$134.00
Kitchen Island	1.00	<b>Single Pole Switch</b> Additional Single Pole Switch for kitchen island pendants.	I	\$134.00	\$134.00
Rec Room	6.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 6 pot lights in basement rec room (4000K color for basement pots) connected to existing switch.	J	\$277.00	\$1,662.00
Dining	1.00	<b>Misc. Product</b> Fixture in Dining room to be keyless	L	\$	\$0.00
Foyer	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 pot light connected to existing switch	N	\$277.00	\$277.00

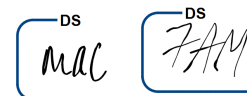
Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3



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

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Upper Hall	2.00	<b>Misc. Product</b> Delete 2 standard fixtures in upper hall	P	\$-128.00	\$-256.00
Great Room	1.00	<b>Misc. Product</b> Fixture in Great room to be keyless	Q	\$	\$0.00
Upper Hall	2.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 2 4" pot lights on 4-way switch (In lieu of 2 sets of 3-way switches.	P	\$277.00	\$554.00
Kitchen Island	1.00	<b>Misc. Product</b> Relocate standard kitchen light outlet above island, delete fixture.	I	\$-47.00	\$-47.00
Rec Room	1.00	<b>Misc. Product</b> Delete 1 standard fixtures in basement rec room	J	\$-128.00	\$-128.00
Foyer	1.00	<b>Misc. Product</b> Delete standard fixture, switch to be connected to added pot lights.	N	\$-128.00	\$-128.00
Kitchen Island	1.00	<b>Misc. Product</b> Relocate standard dinette light outlet above island, delete fixture.	I	\$-98.00	\$-98.00
Hall	3.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> add 3 4" pot lights in first floor hallway	R	\$277.00	\$831.00
Hall	1.00	<b>Misc. Product</b> credit for standard hall fixture	R	\$-128.00	\$-128.00
Den	1.00	<b>Misc. Product</b> Fixture in Den to be keyless	M	\$	\$0.00
Kitchen	1.00	<b>15 Amp Separate Circuit Plug</b> 15 Amp Recessed Separate Circuit Plug for fridge (fridge requires two plugs)	T	\$349.00	\$349.00
Den	1.00	<b>15 Amp Standard Plug</b> Add 15 Amp Standard Plug	V	\$175.00	\$175.00
Rec Room	1.00	<b>Standard Light Outlet (Keyless)</b> Relocate standard fixture and leave as keyless	C	\$	\$0.00
Rec Room	1.00	<b>Single Pole Switch</b> Single Pole Switch for keyless	C	\$134.00	\$134.00

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

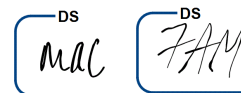
5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Kyle Takman - Page: 3



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

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Rec Room	1.00	<b>Single Pole Switch</b> added switch for potlights	K	\$134.00	\$134.00
Rec Room	4.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 4 pot lights in basement rec room (4000K color for basement pots) connected to existing switch.	K	\$277.00	\$1,108.00
Storage	1.00	<b>15 Amp Standard Plug</b> Add 15 Amp Standard Plug	W	\$175.00	\$175.00
Rec Room	1.00	<b>Misc. Product</b> relocate existing plugs to these locations	X	\$	\$0.00
Rec Room	1.00	<b>Misc. Product</b> Relocate existing 15 AMP plug approx 60 inches from floor	Y	\$	\$0.00
Powder Room	1.00	<b>Misc. Product</b> Delete standard vanity fixture	H	\$-130.00	\$-130.00
Powder Room	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlights (AFR4-0930-WH) on existing switch	H	\$277.00	\$277.00
Ensuite Bath	2.00	<b>Misc. Product</b> Delete 2 standard vanity fixtures	Z	\$-169.00	\$-338.00
Ensuite Bath	3.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 3 LED Halo potlights (AFR4-0930-WH) on existing switch	Z	\$183.00	\$549.00
Rec Room	1.00	<b>Misc. Product</b> Relocate Standard fixture and leave as keyless	ZZ	\$	\$0.00
Rec Room	1.00	<b>Single Pole Switch</b> Added switch for keyless fixture	ZZ	\$134.00	\$134.00
Various Locations	1.00	<b>Misc. Product</b> Install 6 fixtures provided by clients.  Clients agree these fixtures have been provided outside of the designated fixture package and the individual light fixtures will not be covered under warranty.		\$	\$0.00
Soffit	1.00	<b>4 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH)</b> Add 4 soffit potlights on existing switch for front out fixtures	LA	\$1,152.00	\$1,152.00
Customer Subtotal:					<b>\$10,698.00</b>
HST:					<b>\$1,390.74</b>
<b>Total:</b>					<b>\$12,088.74</b>

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

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3





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www.ssbolton.com

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

**Notes:**

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

DocuSigned by:  
  
CF1075DCF83D451...  
Customer Signature

DocuSigned by:  
  
6DB06444CD4144B

November 23, 2023  
Date



Model Name: Bradley 3BedModel #: #826Plan #: 50M-361

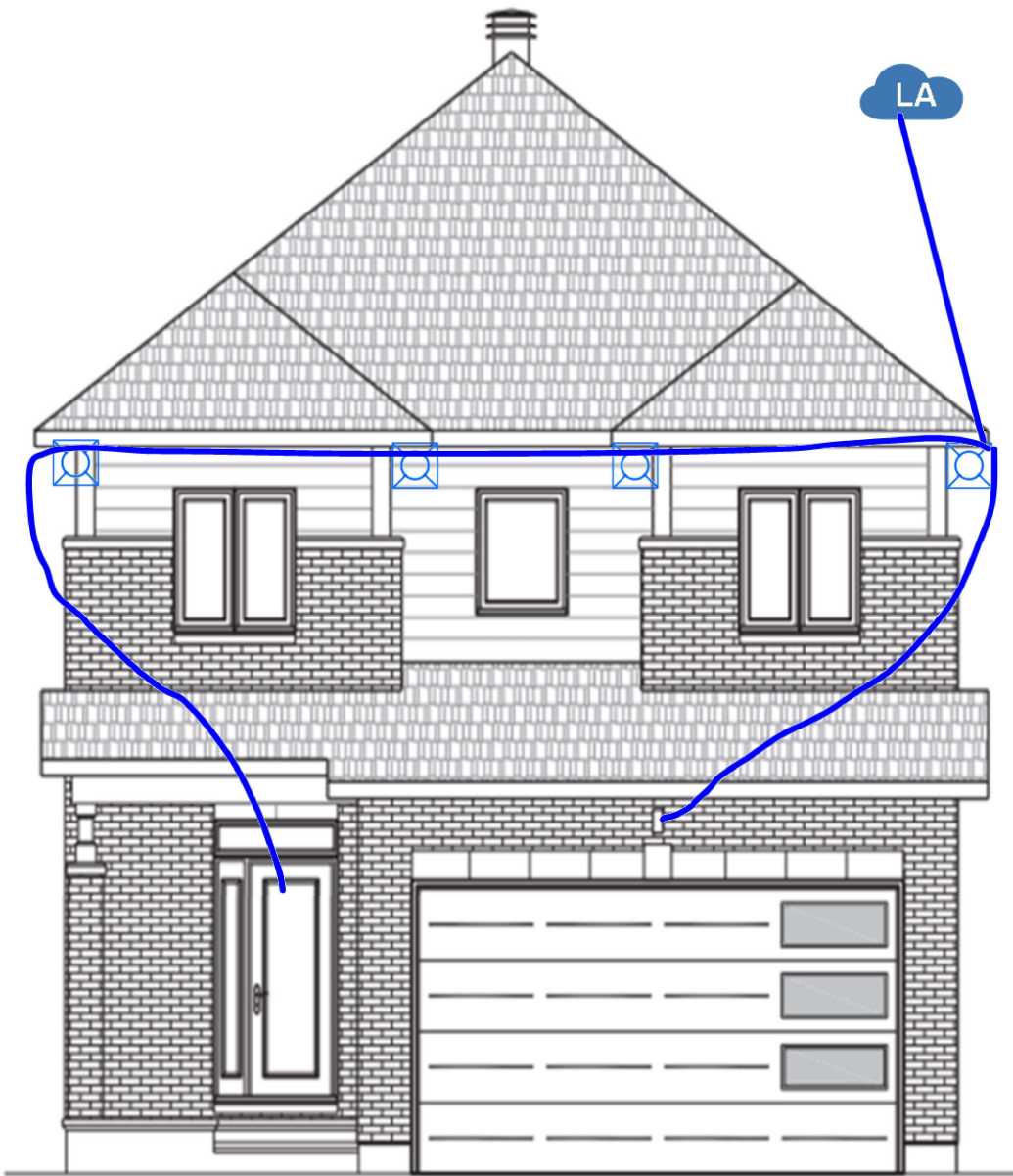
Site: Place St. Thomas 7Purchaser: Federika Alejandra Maingot

Lot: 7 - Phase 7

Date: November 20, 2023Purchaser: Marc-Antoine Castonguay

DS  
mac

DS  
FAM



ELEVATION B



Valecraft  
Homes (2019) Limited

### S&S / Orbital Sketch

Model Name: Bradley 3Bed

Model #: #826

Plan #: 50M-361

Site: Place St. Thomas 7

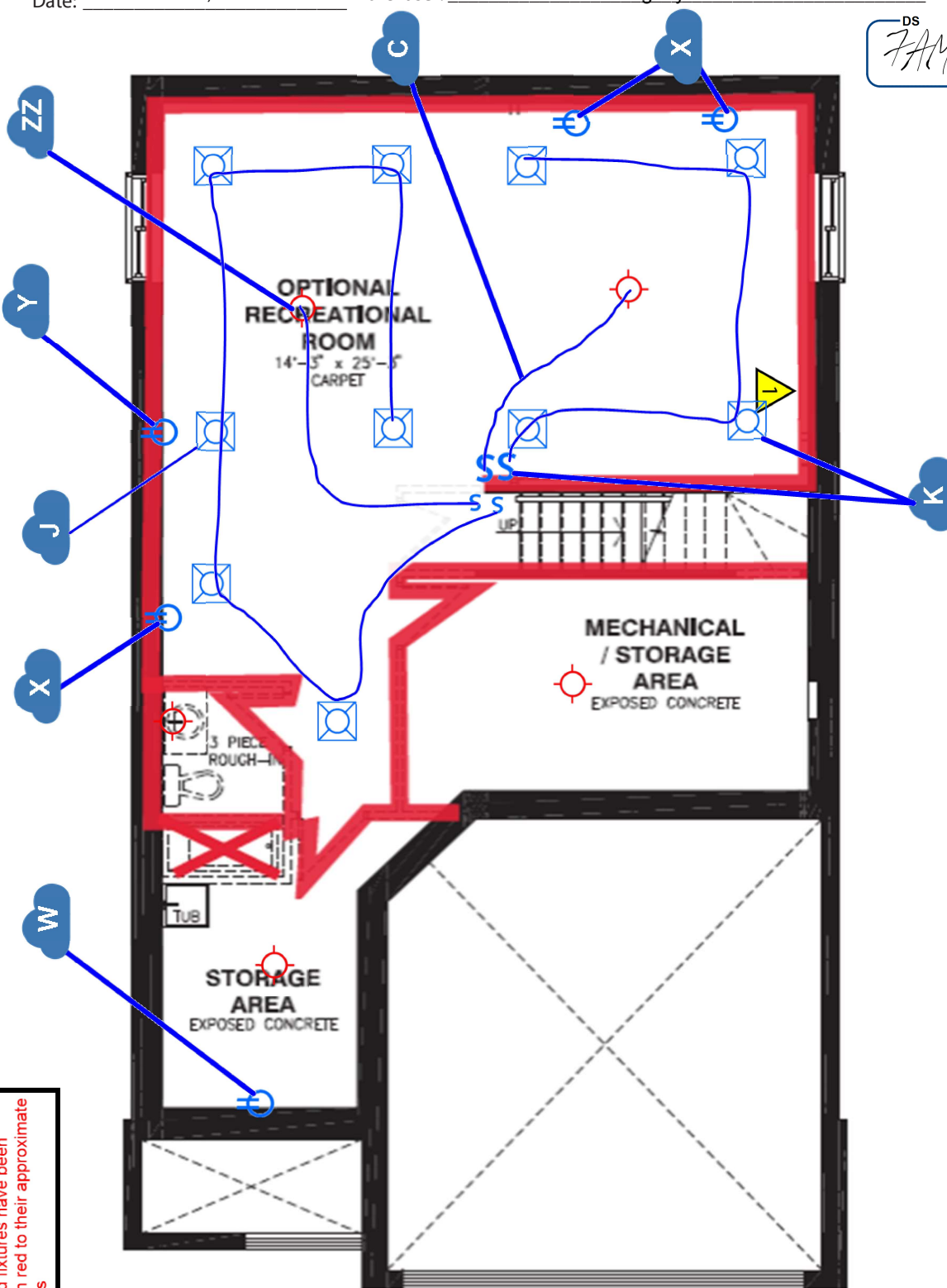
Purchaser: Federika Alejandra Maingot

Lot: 7 - Phase 7

Date: November 20, 2023

Purchaser: Marc-Antoine Castonguay

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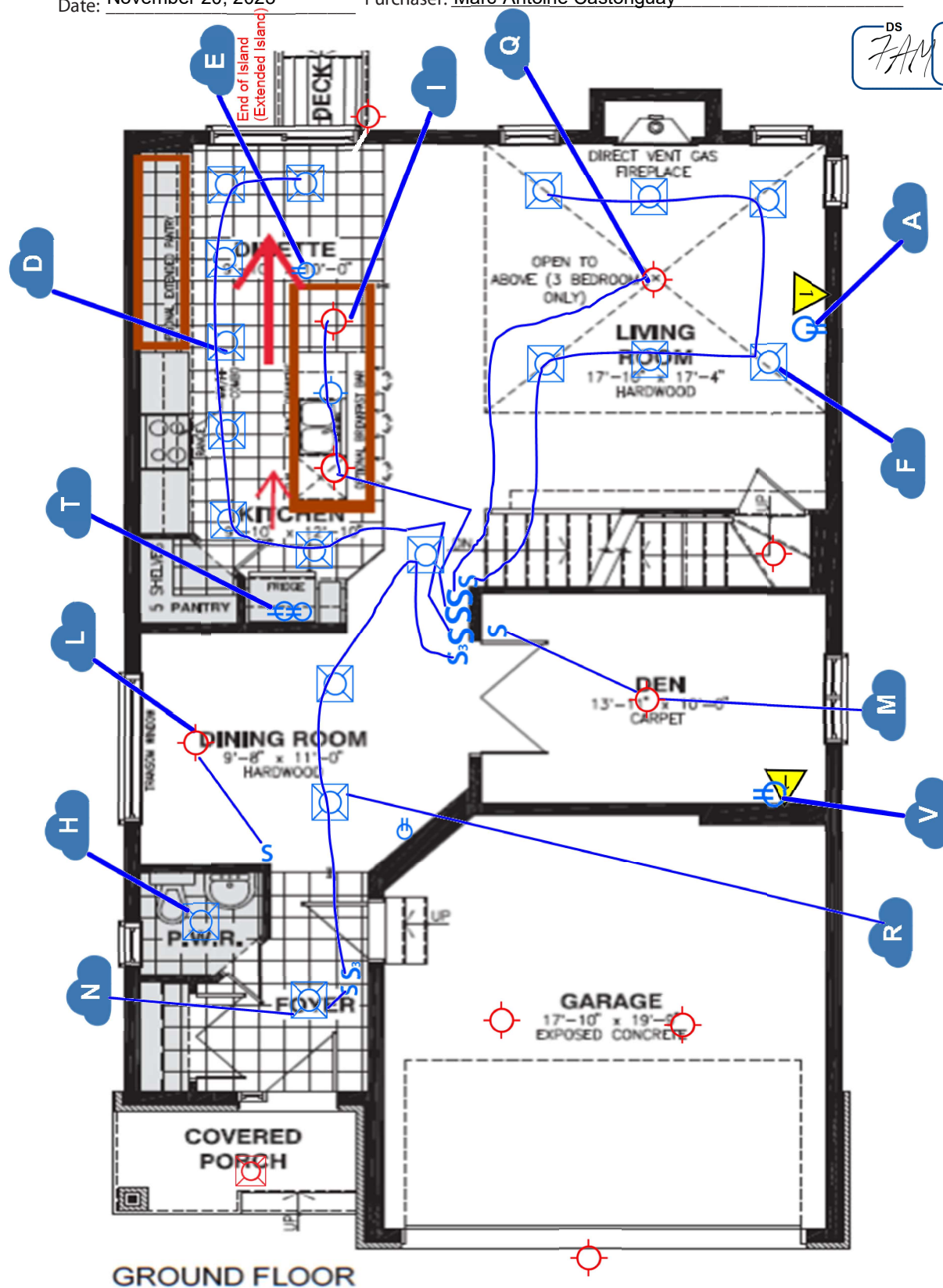


Notice to purchaser: Many standard fixtures have been added in red to their approximate locations

## BASEMENT FLOOR

Valecraft  
Homes (2019) Limited

## S&amp;S / Orbital Sketch

Model Name: Bradley 3BedModel #: #826Plan #: 50M-361Site: Place St. Thomas 7Purchaser: Federika Alejandra MaingotLot: 7 - Phase 7Date: November 20, 2023Purchaser: Marc-Antoine CastonguayDS  
FAM  
DS  
mal

Model Name: Bradley 3Bed

Model #: #826

Plan #: 50M-361

Site: Place St. Thomas 7

Purchaser: Federika Alejandra Maingot

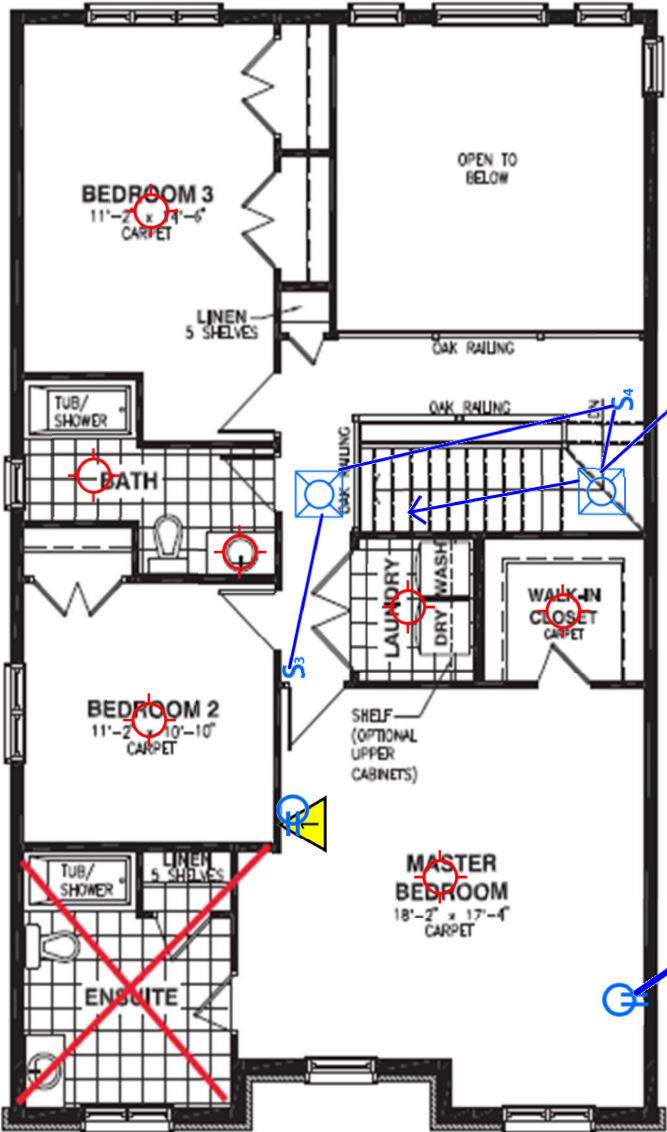
Lot: 7 - Phase 7

Date: November 20, 2023

Purchaser: Marc-Antoine Castonguay

DS  
FAM

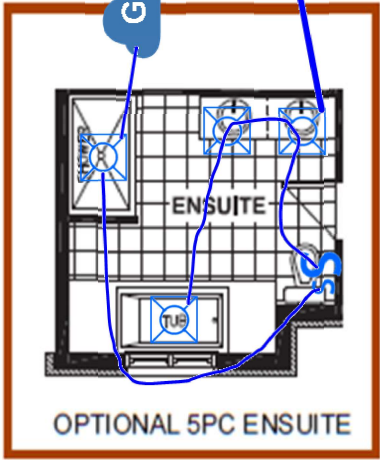
DS  
mal



SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



OPTIONAL 5PC ENSUITE





**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**

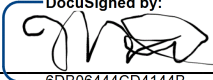
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

- 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 N/A.

Signed at Embrun, ON, this 23 day of November, 2023.

DocuSigned by:  
  
CF1075DCF83D451...  
**Purchaser**

**Valecraft Homes (2019) Limited**

DocuSigned by:  
  
6DB06444CD4144B...  
**Purchaser**

DocuSigned by:  
  
A04E827301214EE...  
**Per:**

November 23, 2023  
**Date:**

**Lot #:** 7

**Project:**      Place St. Thomas 7

**Certificate Of Completion**

Envelope Id: F6025B1B916349B09D0BC86960A9A687

Status: Completed

Subject: DocuSign - PST PH7 7 - Amendment (Nov 23-23).pdf

Source Envelope:

Document Pages: 16

Signatures: 14

Envelope Originator:

Certificate Pages: 5

Initials: 26

Lisa Ballard

AutoNav: Enabled

682 Danaca Private

Enveloped Stamping: Enabled

Ottawa, ON K1K 2V7

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lballard@valecraft.com

IP Address: 24.137.59.94

**Record Tracking**

Status: Original

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11/23/2023 12:07:43 PM

lballard@valecraft.com

**Signer Events**

Federika Alejandra Maingot

alejandra8487@gmail.com

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

DocuSigned by:

  
CF1075DCFB83D451...**Timestamp**

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Signed using mobile

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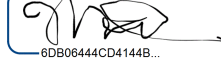
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Marc-Antoine Castonguay

marc@bobcatov.com

Security Level: Email, Account Authentication  
(None)

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**Electronic Record and Signature Disclosure:**

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ID: 57916d04-2730-4e01-bcde-f45b64a5ba4c

Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

Security Level: Email, Account Authentication  
(None)

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A04F827301214EE...

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Viewed: 11/26/2023 9:05:34 PM

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Signature Adoption: Pre-selected Style

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

Carbon Copy Events	Status	Timestamp
<div>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</div>	<div>COPIED</div>	<div>Sent: 11/26/2023 9:06:19 PM Resent: 11/26/2023 9:06:22 PM Viewed: 11/27/2023 7:41:07 AM</div>
<div>Place St.Thomas Sales 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</div>	<div>COPIED</div>	<div>Sent: 11/26/2023 9:06:20 PM</div>
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/23/2023 12:38:15 PM
Certified Delivered	Security Checked	11/26/2023 9:05:34 PM
Signing Complete	Security Checked	11/26/2023 9:06:14 PM
Completed	Security Checked	11/26/2023 9:06:20 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		



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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [frank@valecraft.com](mailto:frank@valecraft.com)

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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.

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