

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE January DAY OF 24 , 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 15  
LOT: 15 BLOCK :  
Shea Village  
CIVIC ADDRESS: 102 Craig Duncan Terrace, K2S 3C2

PURCHASERS: Derek David Jones and Courtney Anderson

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: January 25, 2024

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: SCHEDULE(S): C-1

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

CLOSING DATE OF: October 29th, 2024 .

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by February 19, 2024 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by March 5, 2024 in order to maintain the closing date.

Dated at Stittsville this 5 day of February , 2024

In the presence of:

WITNESS

DocuSigned by:  
Derek David Jones  
FFEA4C2292624FF...  
PURCHASER

WITNESS

DocuSigned by:  
Courtney Anderson  
79952B33367D491...  
PURCHASER

Dated at Ottawa this 6 day of February , 2024


VALECRAFT HOMES (2019) LIMITED

Per: DocuSigned by:  
A04F827301214EE...


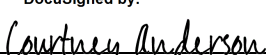

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

	EXTERIOR COLOUR CHART					
	Community:	SHEA VILLAGE	Reg'd Plan #:	Refer to draft site plan	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 15	Civic Address:	102 Craig Duncan Terrace		
	Purchaser(s):	Derek David Jones			Model Name/#:	Custom "1015" Murry
	Purchaser(s):	Courtney Anderson			Elevation:	Custom Elev. A
				Closing Date:	October 29, 2024	

EXTERIOR PACKAGE NUMBER:		319-2
STONE: (IF APPLICABLE)	Permacon Range Scandina	
STONE DOOR & WINDOW HEADER & SILL:	Permacon Block SMOOTH FACE Bestway White	
BRICK: (IF APPLICABLE)	Permacon Range Scandina	
SIDING: (KAYCAN)	Stonecrest CORNERS: Stonecrest (Standard Colour)	
NOVI SHAKE: (IF APPLICABLE)	Canyon Blend 208	
FACIA: (MITTEN - ALUMINIUM)	Black 125	
SOFFIT & BEAM WRAPS: (MITTEN - ALUMINIUM)	Stratus 054	
ALUMINIUM ROOF/WINDOW TRIM: (MITTEN - IF APPLICABLE)	Stratus 054	
ACCENT SIDING: (KPW ENGINEERED WOOD - IF APPLICABLE)	Cactus	
ROOFING SHINGLES: (IKO)	Dual Black	
EXTERIOR POSTS: (PAINT)	SW 7018 Dovetail	
EXTERIOR ROOF DETAILS: (PAINT- IF APPLICABLE)	SW 7018 Dovetail	
EXTERIOR FRONT DOOR: (PAINT)	SW 6258 Tricorn Black	
GARAGE DOOR TRIM: (PAINT)	SW 6258 Tricorn Black	
EXTERIOR WINDOWS:	Black	
GARAGE DOOR: (DOOR COMPANY)	Black (Garaga)	
EXTERIOR VENT/PIPE:	White	
ALUMINIUM RAILING: (IF APPLICABLE)	Black	
WINDOW SHUTTERS: (RAISED PANEL - IF APPLICABLE)	RAISED PANEL, Black 002	
NOTES:		

Purchaser's Signature(s) : _____			DocuSigned by:  FFE4C2292624FF...	Date: February 5-2024
Purchaser's Signature(s) : _____			DocuSigned by:  79A52B33367D491...	Date: February 5-2024
Approved By : _____			 A04F827301214EE...	Date: February 6-2024

Invitation to Walkthrough

Purchaser's name:	<u>Derek, David, Jones</u>	Lot no:	<u>15</u>	Plan #:	<u></u>
Purchaser's name:	<u>Courtney Anderson</u>	Project:	<u>Shea Village</u>		
Home Phone:	<u>Cell: 705-440-9039</u>	Model:	<u>Custom 1015 A Murry Rev.</u>		
Work Phone:	<u>613-295-3055</u>	Closing Date:	<u>October 29th, 2024</u>		
E-Mail (1):	<u>derek_jones@live.ca</u>	E-Mail (2):	<u>cd_anderson@hotmail.com</u>		

Valecraft Homes (2019) Limited. continues to provide the best in class sales and service. We recognize the importance of your home to you our valued customer.

In our ongoing effort to improve our customer's home buying experience, Valecraft Homes (2019) Limited would like to extend to you an opportunity to attend a walk-through of your home after the framing process is completed. This is referred to as "the walk through".

The walk through is not an obligation nor is it a mandatory component of the agreement between Valecraft Homes (2019) Limited and the Purchaser. The purpose of the walk through is to provide an opportunity to verify and correct any changes made from the standard plan as noted in the Agreement of Purchase and Sale. It also allows the homeowner to view the details and layout of the home prior to drywall installation.

	<input checked="" type="checkbox"/> We <u>accept</u> this opportunity	
	<input type="checkbox"/> We <u>decline</u> this opportunity	
Signature	<div><div>DocuSigned by:</div><div><u>Derek David Jones</u></div><div>FFEA4C2292624FF...</div><div>DocuSigned by:</div><div><u>Courtney Anderson</u></div><div>79A52B33367D491...</div></div>	Date: <u>February 5th, 2024</u> <div>DS FN</div>
Signature		Date: <u>February 5th, 2024</u> <div>DS FN</div>

Conditions and Acceptance

- 1. An appointment must be scheduled between the homeowner and a authorized representative of Valecraft Homes (2019) Limited between regular business hours (Monday to Friday 8:00 AM to 4:00
- 2. Homeowner agrees that only those individuals who have signed the Agreement of Purchase and Sale are permitted to attend the walk through.
- 3. Within 48 hours notification only, an appointment date and time will be given by way of phone call to preschedule a One Hour appointment with an authorized representative of Valecraft Homes (2019) Limited This appointment is firm and will not be re-scheduled.
- 4. The walk through shall occur typically on the given date and the duration of the walkthrough shall be limited to a maximum of one hour.
- 5. The Purchasers agree to wear CSA approved hard hats & safety footwear while on the Vendor's premises (hats supplied by Valecraft Homes (2019) Limited).
- 6. The intent of the walk through is not to make changes to plans. Purchasers acknowledge that no changes shall be considered nor permitted.

I / we accept and agree to the above conditions.

Signature	<div><div>DocuSigned by:</div><div><u>Derek David Jones</u></div><div>FFEA4C2292624FF...</div><div>DocuSigned by:</div><div><u>Courtney Anderson</u></div><div>79A52B33367D491...</div></div>	Date:	<u>February 5th, 2024</u>	<div>DS FN</div>
Signature		Date:	<u>February 5th, 2024</u>	<div>DS FN</div>

Walk through appointment date given	<u></u>	Spoke with/left message:	<u></u>
Time scheduled:	<u></u>	Date & Time:	<u></u>