

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 28 DAY OF October , 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : E26  
LOT: E26 BLOCK : 50M-352  
50M-352 Place St. Thomas  
CIVIC ADDRESS: 727 Namur Street

PURCHASERS: Anuoluwa Adesimbo Iyaniwura & Timothy Tunji Iyaniwura

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: October 28, 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 G dated October 28, 2024

INSERT: Schedule G dated November 7, 2024

Dated at Embrun, ON this 7 day of November , 2024

In the presence of:

WITNESS

Signed by: Anuoluwa Adesimbo Iyaniwura  
PURCHASER

WITNESS

Signed by: Timothy Tunji Iyaniwura  
PURCHASER

Dated at Ottawa this 7 day of November , 2024

VALECRAFT HOMES (2019) LIMITED

Per: F. Nieuwkoop  
A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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) It is NOT purchasing the Real Property as the Purchaser's primary place of residence, nor will a member of the Purchaser's immediate family be occupying the Real Property as a place of residence prior to occupancy by the Purchaser.
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. In light of the face that 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. 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"**). Since 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.
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.

Initial

AAI

Purchaser

Initial

TTI

Purchaser

DS

FN

Vendor

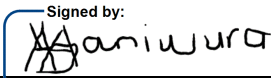
7.

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 \$507,964.60 . 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 7 day of November , 2024

Signed by:




DEEFC637590C47B...

PURCHASER

VALECRAFT HOMES (2019) LIMITED


Signed by:



B1BDBF577EF4454...

PURCHASER

DocuSigned by:



A04F827301214EE...

PER:

November 7, 2024

DATE:

PROJECT:

Place St. Thomas

LOT:

E26

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DELETE: SCHEDULE(S): C-1

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

CLOSING DATE OF: November 28, 2024 .

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by N/A in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by N/A in order to maintain the closing date.


Dated at Embrun, ON this 7 day of November , 2024

In the presence of:

WITNESS

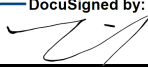
Signed by: Iyaniwura  
PURCHASER

WITNESS

Signed by:   
PURCHASER

Dated at Ottawa, ON this 7 day of November , 2024

VALECRAFT HOMES (2019) LIMITED

Per: DocuSigned by:   
A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President  
I HAVE THE AUTHORITY TO BIND THE CORPORATION