

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED

ON THE 16 DAY OF October, 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 5 - PH7
LOT: 5 - PH7 BLOCK :
50M-361 Place St. Thomas 7
CIVIC ADDRESS: 894 Cologne Street

PURCHASERS: Sylvie Yollande Rochon & Anthony Paul Latreille

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: October 16, 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: PURCHASE PRICE: \$804,000.00
BALANCE AT CLOSING: \$724,000.00
LESS H.S.T. AMOUNT: \$732,743.36
SCHEDULE "G" DATED: November 12, 2024
TARION SCHEDULE "B" DATED: November 12, 2024

INSERT: 680 dated: November 28, 2024 in the amount of: \$7,636.80
NEW PURCHASE PRICE: \$811,636.80
NEW BALANCE AT CLOSING: \$731,636.80
NEW LESS H.S.T. AMOUNT: \$739,501.59
SCHEDULE "G" DATED: November 28, 2024
TARION SCHEDULE "B" DATED: November 28, 2024
SCHEDULE "W2" DATED: November 28, 2024

Dated at Russell, ON this 28 day of November, 2024

In the presence of:

WITNESS


Signed by: 
PURCHASER EF2B148120D64F3...

WITNESS

Signed by: 
PURCHASER 076B03E24A9A49C

Dated at Ottawa, ON this 28 day of November, 2024

VALECRAFT HOMES LIMITED (VENDOR)

PER: 
A04F827301214EE... REV: September 3, 2020



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Sylvie Yollande Rochon and Anthony Paul Latreille

Printed: 28-Nov-24 9:25 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	7	1020 THE MORGAN ELEV A	3-Jul-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
36		1 - KITCHEN - DELETE ITEM 9 (RE: KITCHEN- OPTIONAL EXTENDED KITCHEN PANTRY 1- LEVEL 2 SERIES SELECTIONS	-\$7,496.00	Each
44348		Note: -Delete Kitchen sketch dated October 16, 2024.		
37		1 - KITCHEN - SUPPLY AND INSTALL LOWER CABINETS 24IN DEEP FROM END OF KITCHEN CABINETRY TO PATIO DOOR. LEVEL 2 SERIES CABINET. INCLUDES LEVEL 1 QUARTZ AND STD LEVEL BACKPLASH.	\$5,513.00	Each
44349		Note: - As per Floorplan Sketch dated November 28, 2024 - As per Kitchen Sketch dated November 28, 2024 - NO UPPERS -STD Hardware -Backsplash to extend approx. 18 inches (h)		
38		1 - KITCHEN/DINETTE - DELETE ITEM #10 (RE: UPC9-2A- STANDARD LAYOUT C/W EXTENDED PANTRY- LEVEL 2 CABINETRY- INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD- APPROX. 26IN DEEP X 10IN HIGH	-\$850.00	Each
44350		Note:		
*39		1 - KITCHEN - CABINETRY - UPC9-2A - STANDARD LAYOUT - LEVEL 2 CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD - APPROX. 26INDEEP X 10INH	* \$552.00	Each
142471				
44351		Note: -As per UPC Sketch dated November 28, 2024 - See item #8 (level 2 cabinetry) - See item #11 (fridge opening) - See item #12 (fridge upper cabinet) -Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.		
40		1 - KITCHEN - DELETE #14 (RE; KITCHEN RECYCLE BIN (300MM-600MM) ALL SERIES)	-\$1,031.00	Each
44353		Note:		
*41		1 - KITCHEN - KITCHEN RECYCLE BIN (300MM - 600MM) - ALL SERIES	* \$1,031.00	Each
83				
44354		Note: -As per Kitchen Sketch dated November 28, 2024 - 400MM - To be located in island, next to sink cabinet - See item #8 (level 2 cabinetry)		
42		1 - KITCHEN/DINETTE - DELETE ITEM #18 (RE; COUNTERTOP - QUARTZ - LEVEL 1 - EXTENDED PANTRY OPT #1)	-\$236.00	Each
44356		Note:		
43		1 - KITCHEN - UPGRADE STD BANK OF DRAWER TO AN APPROX 26IN POTS/PANS DRAWERS 6/12/12.	\$125.00	Each
44358		Note: - As per Kitchen Sketch dated November 28, 2024 -To be located Next to pots/pans drawers (see item #13) - approx 675mm wide - See item #8 (level 2 cabinetry)		
*44		1 - KITCHEN - UPPER MICRO SHELF CABINET C/W ELECTRICAL OUTLET - LEVEL 2 SERIES	* \$927.00	Each
117114				
44359		Note: - As per Kitchen Sketch dated November 28, 2024 - To be located in upper cabinet next to fridge - includes dedicated outlet - See item #8 (level 2 cabinetry)		

Vendor Initials:

DS
FN

Purchaser Initials:

Initial
Initial

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,125-1

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Sylvie Yollande Rochon and Anthony Paul Latreille			Printed: 28-Nov-24 9:25 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	7	1020 THE MORGAN ELEV A	3-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
*45 155715	1	MASTER BEDROOM - REINFORCE OUTLET FOR HEAVY FIXTURE/FAN.	* \$135.00
44360	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
*46 155715	1	BEDROOM 3 - REINFORCE OUTLET FOR HEAVY FIXTURE/FAN.	* \$135.00
44361	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
*47 121467	1	KITCHEN - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8 in DEEP (ANTHRAITE 401267)	* \$533.00
44362	Note:	- Anthracite	Each
48	1	KITCHEN - UPGRADE PANTRY DOOR ONLY TO MADISON SMOOTH	\$64.00
44364	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
49	1	FOYER - UPGRADE EXTERIOR GRIPSET TO SAN CLEMENTE IN MATTE BLACK	\$154.00
44366	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
50	2	- UPGRADE STD INTERIOR DOOR TO FULL SOLID CORE FOR OWNER SUITE BEDROOM AND OWNERS SUITE ENSUITE BATHROOM	\$426.00
44369	Note:	- As per Floorplan Sketch dated November 28, 2024	
51	1	FOYER - UPGRADE STD SLIDDING CLOSET DOORS IN FOYER TO SWING DOORS	\$563.00
44370	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
52	1	BEDROOM 2 - UPGRADE STD SLIDING CLOSET DOOORS TO SWING DOORS IN BEDROOM 2	\$563.00
44371	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
53	1	BEDROOM 3 - UPGRADE STD SLIDING CLOSET DOORS TO SWING DOORS IN BEDROOM 3	\$563.00
44372	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
54	1	KITCHEN/DINETTE - UPGRADE TO 4 1/8IN STAINED MAPLE HARDWOOD FLOOR.	\$829.00
44374	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
55	1	KITCHEN/DINETTE - DELETE ITEM 24 (RE: TILE - FLOOR- UPGRADE- BRONZE - KITCHEN & DINETTE)	-\$1,277.00
44375	Note:		Each
56	1	ENSUITE BATH - UPGRADE SHOWER TRIM IN OWNER'S ENSUITE BATHROOM TO BLACK TRIM	\$118.00
44385	Note:		Each

PREPARED BY: Valerie Gendron
LOCKED BY: Lisa Ballard
PE 2,125-2

DS

FN

Vendor Initials

Initial

Purchaser Initials

Initial

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DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Sylvie Yollande Rochon and Anthony Paul Latreille			Printed: 28-Nov-24 9:25 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	7	1020 THE MORGAN ELEV A	3-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
57	165	1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - KITCHEN - BRONZE	\$155.00
44389		Note: - As per Wall Tile installation sketch dated November 28, 2024 - See item #58 (brick pattern)	Each
58	162	1 - KITCHEN - TILE - WALL - INSTALLATION - BRICK PATTERN - KITCHEN - INSTALL	\$85.00
44390		Note: - As per Wall Tile installation sketch dated November 28, 2024 - See item #57 (bronze level tile)	Each
59		1 - DINETTE - UPGRADE TO BRONZE LEVEL WALL TILE IN LIEU OF STANDARD BACKSPLASH IN EXTENDED CABINETRY SECTION IN DINETTE	\$77.00
44391		Note: - As per Wall Tile installation sketch dated November 28, 2024 - See item #37 (lower cabinets in Dinette) - See item #60 (brick pattern) -To extend approx. 18 inches (h)	Each
60		1 - DINETTE - UPGRADE TO BRICK PATTERN INSTALLATION OF CERAMIC WALL TILE IN DINETTE EXTENDED CABIENTRY SECTION	\$43.00
44392		Note: - As per Wall Tile installation sketch dated November 28, 2024 - See item #37 (lower cabinets in Dinette) - See item #59 (bronze level tile)	Each
61		9 - KITCHEN - LEVEL 2 CABINETRY HARDWARE ON POTS PANS DRAWERS (9)	\$198.00
44393		Note: INCLUDES THE CHANGE FROM STD BANK OF DRAWERS TO POTS & PANS -1 handle per drawer	
*62	384	1 - - FAN KIT FOR STD FIREPLACE	* \$415.00
44394		Note:	Each
63		1 - KITCHEN - SUPPLY AND INSTALL WATERFALL ENDS TO BOTH SIDE OF THE ISLAND. LEVEL 1 QUARTZ. STD KITCHEN LAYOUT. FLUSH BREAKFAST BAR.	\$2,712.00
44396		Note: - As per Kitchen Sketch dated November 28, 2024 -Eased Edge as per Edge profile sketch dated November 28, 2024. - See item #8 (level 2 cabinetry) - See item #17 (quartz level 1 w/ flush breakfast bar)	Each
64		1 - ENSUITE BATH - NOTE: VANITY MIRROR IS EXTENDED WITH VANITY EXTENSION. VANITY LIGHT IS RE-CENTERED. SINK IS RE-CENTERED.	
44400		Note: - See item #19 (walk-in shower + enlarge vanity by approx. 12" in std level)	Each
65		1 - MUDROOM - PROVIDE FOR STACKABLE WASHER/DRYER CONNECTION C/W UPPER AND LOWER CABINETS BESIDE THE WASHER/DRYER/ STANDARD CABINETRY/ STANDARD QUARTZ.	\$2,617.00
44401		Note: - As per Floorplan Sketch dated November 28, 2024 - Location of future stacked washer/dryer to be close to wall adjacent to dining room	Each

PREPARED BY: Valerie Gendron
LOCKED BY: Lisa Ballard
PE 2,125-3

DS

FN

Vendor Initials

Initial

Initial

Purchaser Initials

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Sylvie Yollande Rochon and Anthony Paul Latreille			Printed: 28-Nov-24 9:25 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	7	1020 THE MORGAN ELEV A	3-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
66		1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL A 12X12 ZITTA NICHE IN SHOWER	\$448.00
44409		Note: - As per Floorplan sketch dated November 28, 2024 - Colour : Matte Black - Location : Ensuite shower wall adjacent to the shower head , bottom of the niche to be approx 48" from floor	Each
67		1 - <i>KITCHEN</i> - NOTE: FRIDGE CABINET OPENING TO BE 37IN WIDE X 72IN TALL.	
44410		Note: - See item #11 (non-standard fridge opening)	Each
68		1 - <i>FOYER / MAIN BATH</i> - UPGRADE TO GOLD LEVEL FLOOR TILE IN FOYER/ MAIN BATH/ MUDROOM	\$2,745.00
44426		Note: - As per Floor Tile installation sketch dated November 28, 2024 - As per Floorplan Sketch dated November 28, 2024 - INCLUDES MUDROOM - Standard square installation	Each
69		1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATHROOM STANDARD - GOLD	\$705.00
44427		Note: - As per Floor Tile installation sketch dated November 28, 2024 - As per Floorplan Sketch dated November 28, 2024 - Side to side rectangular installation	Each
70		1 - <i>ENSUITE BATH</i> - DELETE ITEM #26 (RE; ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE)	-\$411.00
44428		Note:	Each
71		1 - - DELETE ITEM # 25 (RE; FOYER/MAIN BATH/ MUDROOM- TILE - FFLOOR- UPGRADE- BRONZE)	-\$1,313.00
44429		Note:	Each
72		1 - - DELETE ITEM # 20 (RE; HARDWOOD- OAK - 4 1/8 STAINED - STD AREAS)	-\$3,576.00
44430		Note:	Each
73		1 - - DELETE # 21 (HARDWOOD - OAK- 4 1/8 STAINED- MASTER BEDROOM / WIC)	-\$4,997.00
44431		Note:	Each
74		1 - - DELETE ITEM #22 (RE: HARDWOOD - OAK - 4 1/8 STAINED- BEDROOM #2)	-\$3,098.00
44432		Note:	Each
75		1 - - DELETE ITEM # 23 (RE ; HARDWOOD - OAK- 4 1/8 STAINED- BEDROOM #3)	-\$3,596.00
44433		Note:	Each
*76 137438		1 - <i>STD AREAS</i> - HARDWOOD - MAPLE - 4 1/8 STAINED - STD AREAS	* \$3,576.00
44434		Note: - Includes Great Room, Dining room and Main floor hallway as per Floorplan Sketch dated November 28, 2024	Each

Vendor Initials:

DS
FN

Purchaser Initials:

Initial

Initial

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,125-4

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Sylvie Yollande Rochon and Anthony Paul Latreille			Printed: 28-Nov-24 9:25 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	7	1020 THE MORGAN ELEV A	3-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
*77 137442	1	BEDROOM 2 - HARDWOOD - MAPLE - 4 1/8 STAINED - BEDROOM #2	* \$3,098.00
44435	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
*78 137443	1	BEDROOM 3 - HARDWOOD - MAPLE - 4 1/8 STAINED - BEDROOM #3	* \$3,596.00
44436	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
*79 137440	1	MASTER BEDROOM - HARDWOOD - MAPLE - 4 1/8 STAINED - MASTER BEDROOM / WIC	* \$4,997.00
44437	Note:	- As per Floorplan Sketch dated November 28, 2024	Each
80	1	ENSUITE BATH - UPGRADED GROUT IN STD 3PC ENSUITE BATHROOM WITH UPGRADED SHOWER ; FLOOR GROUT AND WALL GROUT IN SHOWER TO BE UPGRADED TO THE SAME COLOR.	\$125.00
44438	Note:	- See item #19 (Ensuite bathroom w/ walk-in shower)	Each
81	1	KITCHEN/DINETTE - UPGRADED GROUT ON KITCHEN/DINETTE BACKSPLASH. STD KITCHEN LAYOUT. INCLUDES BACKSPLASH ON THE EXTENSION OF LOWER CABINET IN DINETTE SECTION.	\$75.00
44439	Note:	- Standard height backplash. - See item #37 (lower cabinetry in Dinette) - See item #57 to #60 (Kitchen & Dinette tile/installation)	Each
*82 90924	1	KITCHEN/DINETTE - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS	* \$500.00
44440	Note:	- If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first. - Second color for the island only. - See item #8 (level 2 cabinetry) - See item #37 (lower cabinetry in Dinette)	Each
*83 155717	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$612.46
44489	Note:	- Orbital Estimate No#: OR8508 Rev.02 dated 11/19/2024	Each
*84 155716	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$5,105.34
44490	Note:	- S&S Electric Estimate No#: SS6730 Rev.02 dated 11/19/2024	Each
85	1	GREAT ROOM - DELETE SURROUND FIREPLACE TILE	\$0.00
44555	Note:		Each
86	1	- DECOR BONUS APPLIED TO PURCHASE PRICE	-\$8,598.00
44550	Note:	Decor bonus of \$8,598.00 applied in full to purchase price.	Each

Sub Total	\$7,636.80
HST	\$0.00
Total	\$7,636.80

PREPARED BY: Valerie Gendron
LOCKED BY: Lisa Ballard
PE 2,125-5

DS
FN

Initial

Initial

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____


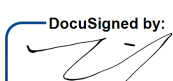
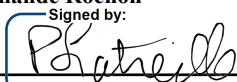


NON STANDARD EXTRAS (680)				
Place St. Thomas - Phase 7				
PURCHASERS: Sylvie Yollande Rochon and Anthony Paul Latreille			Printed: 28-Nov-24 9:25 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
5	7	1020 THE MORGAN ELEV A	3-Jul-25	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:	<div>Signed by: </div> <div>EE2B148120D64F3...</div> <div>Sylvie Yollande Rochon</div> <div>28-Nov-24</div> <div>DATE</div>	VENDOR:	<div>DocuSigned by: </div> <div>A04F827301214EE</div> <div>PER: Valecraft Homes (2019) Limited</div>
PURCHASER:	<div>Signed by: </div> <div>78925F1A9A49C...</div> <div>Anthony Paul Latreille</div> <div>28-Nov-24</div> <div>DATE</div>	DATE:	November 28, 2024

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,125-6

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.

2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.

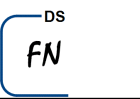
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.

4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate

5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.


Purchaser



Purchaser


Vendor

6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$739,501.59 . 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 Russell, ON this 28 day of November , 2024

Signed by:

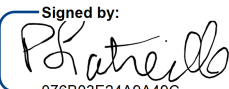


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PURCHASER

VALECRAFT HOMES (2019) LIMITED

Signed by:



076B93E24A0A49C...

PURCHASER

DocuSigned by:



A04F827301214EE...

PER:

November 28, 2024

DATE:

PROJECT: Place St. Thomas 7 LOT: 5- PH7

Schedule "W2"

NON RESILIENT FLOORING WAIVER
for

HARDWOOD FLOORING

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes Limited recommends strongly against the use of hardwood flooring in kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

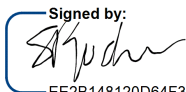
It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder’s recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/We, Sylvie Yollande Rochon & Anthony Paul Latreille have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: Place St. Thomas 7

LOT NO: 5 - PH7

Signed by:

EE2B148120D64F3...

(Signature)

November 28, 2024
(Date)

Signed by:

076B03E24A9A49C...

(Signature)

November 28, 2024
(Date)



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.

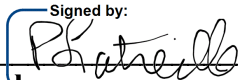
- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #26 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement 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 November 28, 2024.

Signed at Russell, ON, this 28 day of November, 2024.

Signed by: 

Purchaser E5B148120D64F3...

Valecraft Homes (2019) Limited

Signed by: 

Purchaser 03E24A9A49C...

DocuSigned by: 

Per: A04F827301214EE...

November 28, 2024
Date:

Lot #: PST PH7 Lot 5

Project: Place St. Thomas 7



THE MORGAN

MODEL 1020

1627 SQ. FT.

Includes 57 SQ. FT. basement vestibule

Site: Place St. Thomas 7 Purchaser: Sylvie Yollande Rochon

Plan No.: 50M-361

Lot: PST PH7 LOT 5 Purchaser: Anthony Paul Latreille

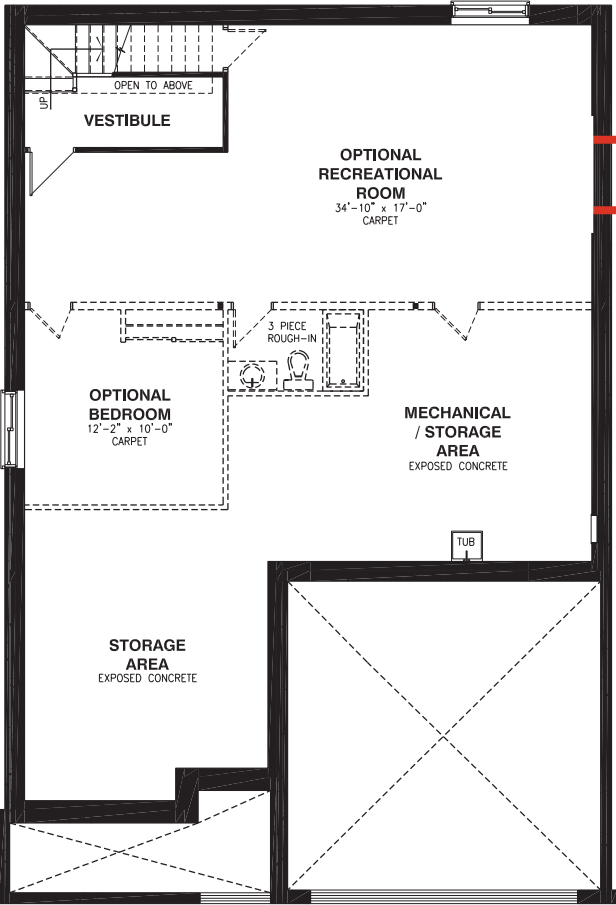
Date: November 28, 2024

Initial

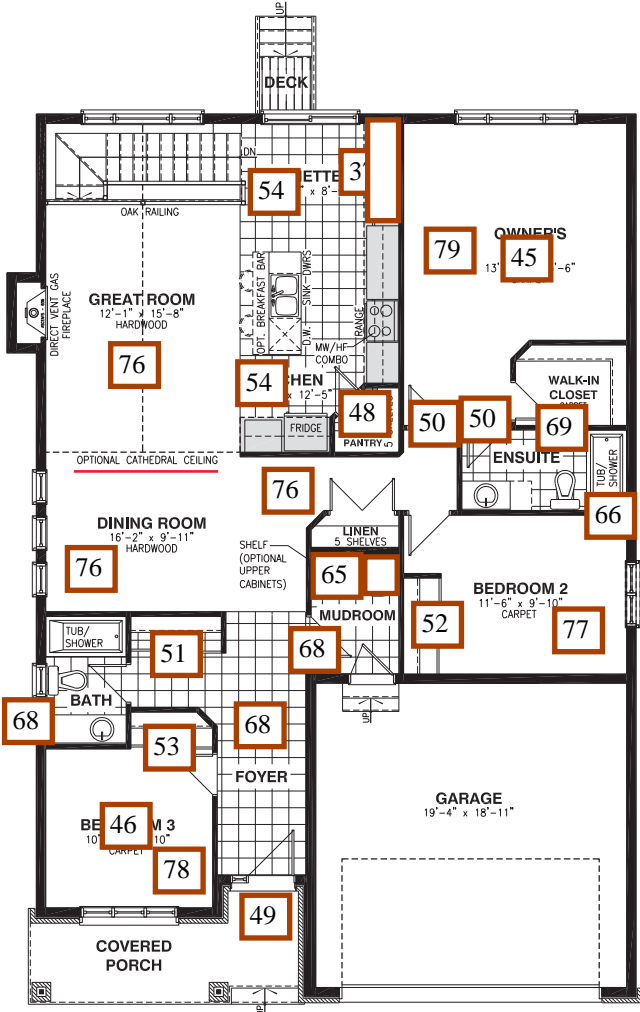
Initial

DS
FN

FLOORPLAN SKETCH



BASEMENT FLOOR - ELEVATION A



GROUND FLOOR - ELEVATION A

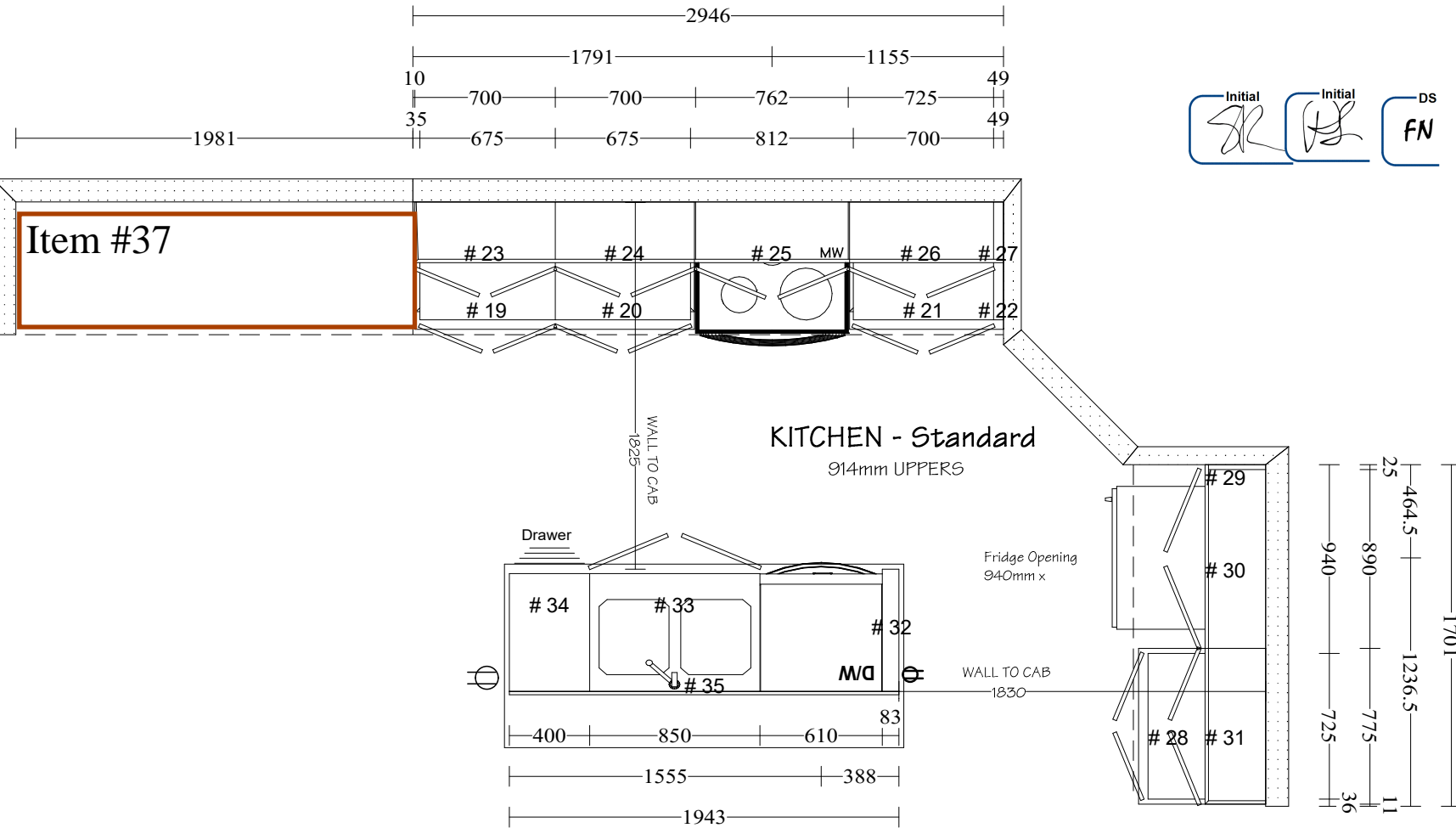


Site: Place St. Thomas 7
Lot: 5 - PH7
Plan: 50M-361
Model: 1020 "A" Rev The Morgan

Purchaser: Sylvie Yollande Rochon
Purchaser: Anthony Paul Latreille
Builder: Valecraft Homes (2019) Ltd.

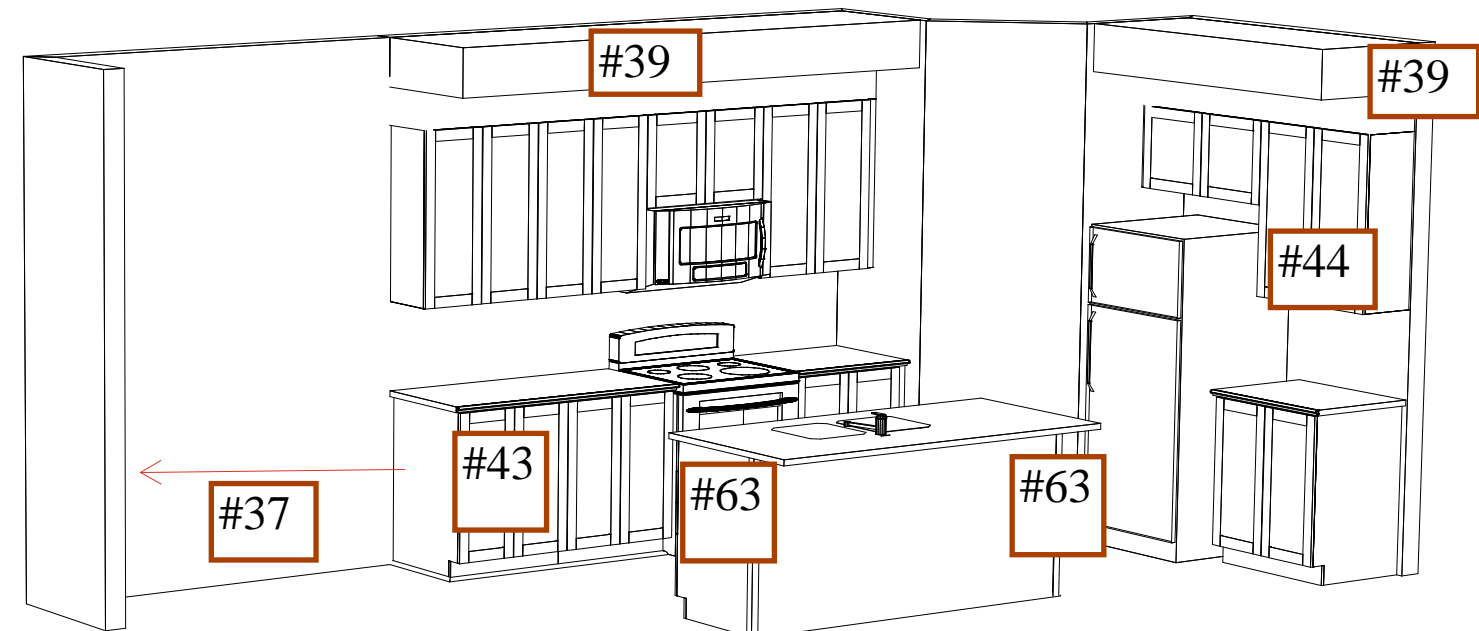
Date:
November 28, 2024

DIMENSIONS MAY VARY ON SITE MEASURES/CONDITIONS



Initial Initial DS
FN

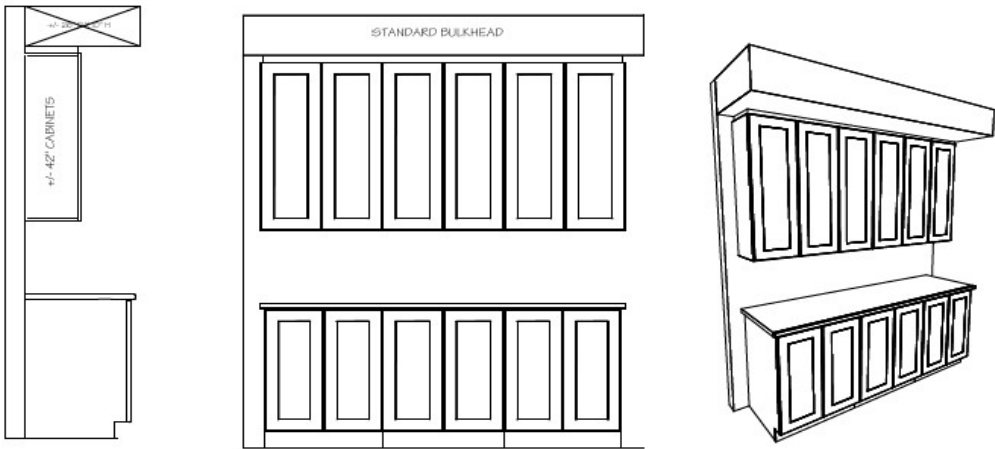
**ITEM #8 - Standard Layout Kitchen
- Level 2 Cabinetry**



OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &
STANDARD BULKHEAD DETAILS

UPC9-2A Upgrade #: 39

- Includes upgrade to 42” uppers with filler detail on upper kitchen cabinetry to standard bulkhead.



Initial



Initial



DS

FN

Site: Place St. Thomas 7

Purchaser: Sylvie Yollande Rochon

Plan No: 50M-361

Lot: PST PH7 LOT 5

Purchaser: Anthony Paul Latreille

Date: November 28, 2024



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen + STD Edge in
Laundry, Main Bath, Ensuite,
Basement Bath

Initial

Initial

DS

FN

Project: Place St. Thomas 7

Purchaser: Sylvie Yollande Rochon

Plan #: 50M-361

Purchaser: Anthony Paul Latreille

Lot: PST PH7 Lot 5

Date: November 27, 2024

Model: #1020 "A" Rev. Morgan

Upgrade #: 3, 17, 63, 65

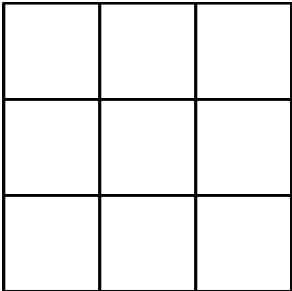


Valecraft
Homes (2019) Limited

Tile Installation Options

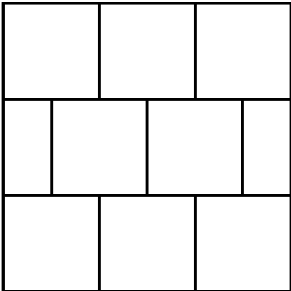
FLOOR TILE

Standard square

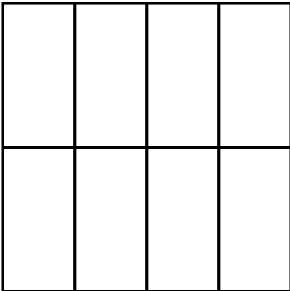


Foyer,
Mudroom/Laundry,
Main Bathroom,
Basement Bathroom

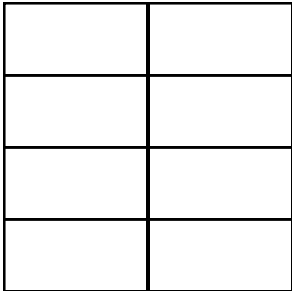
Square brick



Rectangular
front to back of the house

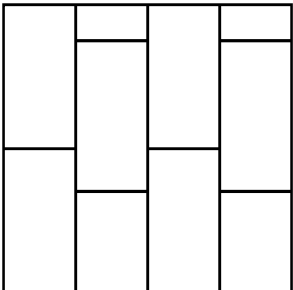


Rectangular
side to side of the house

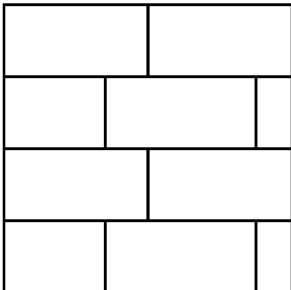


Ensuite Bathroom,

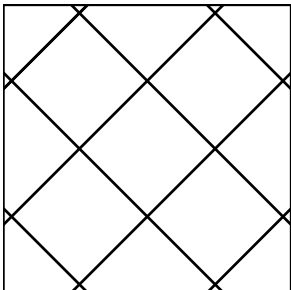
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Initial
SR

Initial
PL

DS
FN

Project: Place St. Thomas 7
Plan #: 50M-361
Lot: PST PH7 Lot 5
Model: #1020 "A" Rev. Morgan

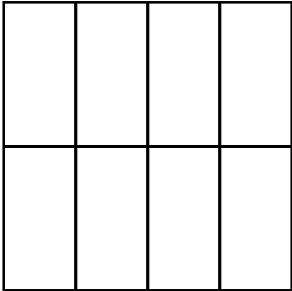
Purchaser: Sylvie Yollande Rochon
Purchaser: Anthony Paul Latreille
Date: November 28, 2024
Upgrade #: 3, 68, 69, 80



Tile Installation Options

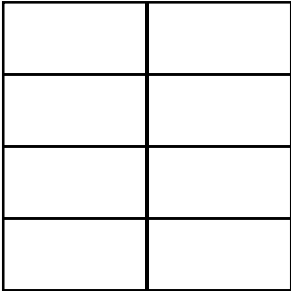
WALL TILE

Vertical stacked

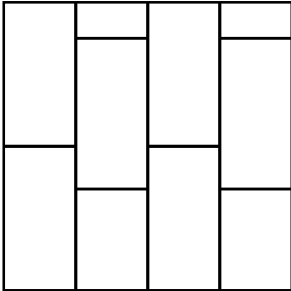


Main Bathroom,
Ensuite Bathroom,
Basement Bathroom

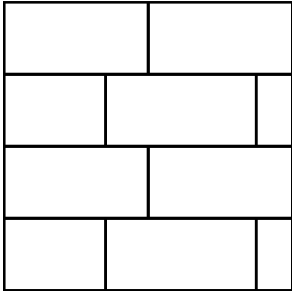
Horizontal stacked



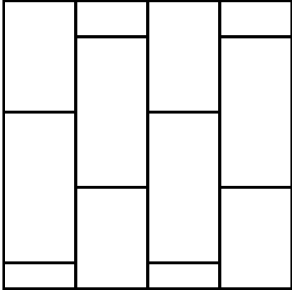
Vertical 1/3 offset brick



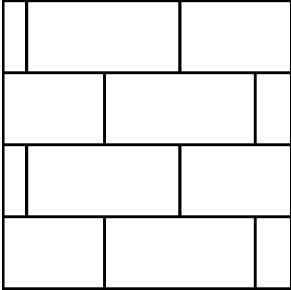
Horizontal 1/3 offset brick



Vertical brick

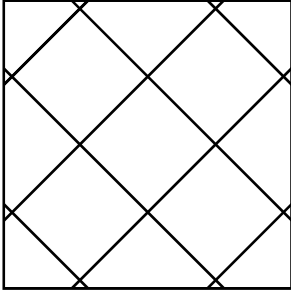


Horizontal brick

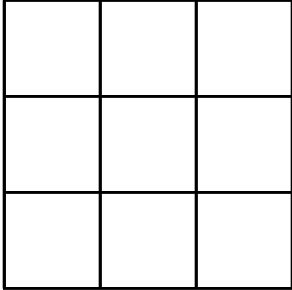


Kitchen & Dinette

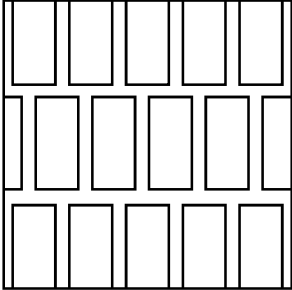
45 degree



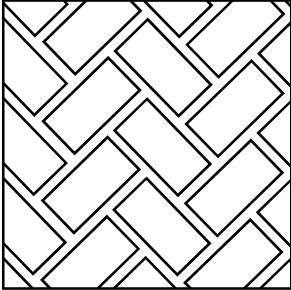
Standard square



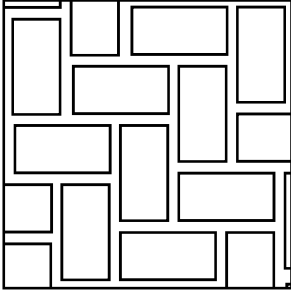
Vertical offset bond



Herringbone



Block herringbone



Initial
SR

Initial
JR

DS
FN

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: PST PH7 Lot 5

Model: #1020 "A" Rev. Morgan

Purchaser: Sylvie Yollande Rochon

Purchaser: Anthony Paul Latreille

Date: November 28, 2024

Upgrade #: 3, 19, 57, 58, 59, 60, 80, 81



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

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: OR8508 Rev.02

Customer Copy

Customer:

Sylvie Yollande Rochon & Anthony Paul Latreille

Home: 613-513-7353, 613-762-0900

Email: larochon55@gmail.com;

nofireforyou@outlook.com

Builder:

VALECRAFT HOMES (2019) LTD.

Project:

PST Singles Ph7

Lot:

PST PH 7 Lot 5

Closing Date:








07/03/2025

Salesperson:

Kyle Takman (OR)

Date:

11/19/2024


Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Great Room	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Owners Suite	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Bedroom #2	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Bedroom #3	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Garage	1.00	Vacuum Extension 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
Kitchen	1.00	Vacuum Pan White (VAC-DI500WH) Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		\$254.00	\$254.00

*** Total price includes all applicable taxes

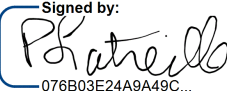
Customer Subtotal: **\$542.00**

HST: **\$70.46**

Total: \$612.46

Signed by:

EE2B148120D64F3...

Customer Signature

Signed by:

076B03E24A9A49C...

November 28, 2024

Date

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Kyle Takman (OR) - Page: 2



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

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: SS6730 Rev.02

Customer Copy

Customer:

Sylvie Yollande Rochon & Anthony Paul Latreille

Home: 613-513-7353, 613-762-0900
Email: larocho55@gmail.com;
nofireforyou@outlook.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Singles Ph7
Lot: PST PH 7 Lot 5
Closing Date: 07/03/2025

Salesperson: Kyle Takman
Date: 11/19/2024

Initial Initial

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Garage	1.00	15 Amp Separate Circuit Plug Add 15 Amp separate circuit plug for central vacuum	B	\$349.00	\$349.00
Kitchen	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture (2 in total) for future pendant lighting - centered and evenly spaced over island	D	\$160.00	\$160.00
Kitchen	1.00	Misc. Product Relocated Existing switch - switches to be ganged close to pantry (switches for items D,E,K)	D	\$	\$0.00
Kitchen	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 * 4" LED slim Pot Light White (AFR4C-0930-WH) on added switch	E	\$939.00	\$939.00
Kitchen	1.00	Single Pole Switch Added Switch for potlights	E	\$136.00	\$136.00
Kitchen	1.00	3-Way Switch Add 3-Way Switch for pot lights	E	\$164.00	\$164.00
Various Locations	2.00	Misc. Product USB Charger Receptacle (standard items) -kitchen -owner's suite	G	\$	\$0.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	H	\$245.00	\$245.00
Ensuite Bath	1.00	Single Pole Switch Added Switch for potlight	H	\$136.00	\$136.00
Garage	1.00	15 Amp Separate Circuit Plug Add 15 Amp Separate Circuit Plug	J	\$349.00	\$349.00
Dinette	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless and add (1) keyless fixture on existing switch (total 2 keyless fixtures) - over cabinets and evenly spaced	K	\$160.00	\$160.00

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

A Division of the S&S Bolton Group
www.ssbolton.com

Initial Initial

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Dinette	1.00	Misc. Product credit for deleted fixture	K	\$-98.00	\$-98.00
Hall	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixtures, Add (3) 4" LED slim Pot Light White (AFR4-0930-WH) on existing switch -pot light in front of washroom to be centered with closet door	L	\$245.00	\$735.00
Hall	3.00	Misc. Product credit for deleted fixtures	L	\$-128.00	\$-384.00
Rec Room	1.00	Misc. Product Relocate standard fixture	M	\$	\$0.00
Storage	3.00	15 Amp Standard Plug Add (3) 15 Amp Standard Plug	N	\$175.00	\$525.00
Storage	2.00	Standard Light Outlet (Keyless) Add (2) Standard Light Outlet (Keyless) on existing switch	O	\$160.00	\$320.00
Great Room	1.00	15 Amp Standard Plug Add (1) 15 Amp Standard Plug	P	\$175.00	\$175.00
Hall	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture, Add (3) 4" LED slim Pot Light White (AFR4-0930-WH) on existing switch	Q	\$245.00	\$735.00
Hall	1.00	Misc. Product Credit deleted fixture	Q	\$-128.00	\$-128.00

Customer Subtotal: **\$4,518.00**

HST: **\$587.34**

Total: \$5,105.34

*** 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."

Signed by:

EE2B148120D64F3...

Customer Signature

Signed by:

076B03E24A9A49C...

November 28, 2024

Date



S&S / Orbital Sketch

Model Name: Morgan "A" Rev. Model #: #1020 Plan #: 50M-361
Site: Place St. Thomas 7 Purchaser: Sylvie Yollande Rochon
Lot: PST PH7 Lot 5
Date: November 19, 2024 Purchaser: Anthony Paul Latreille

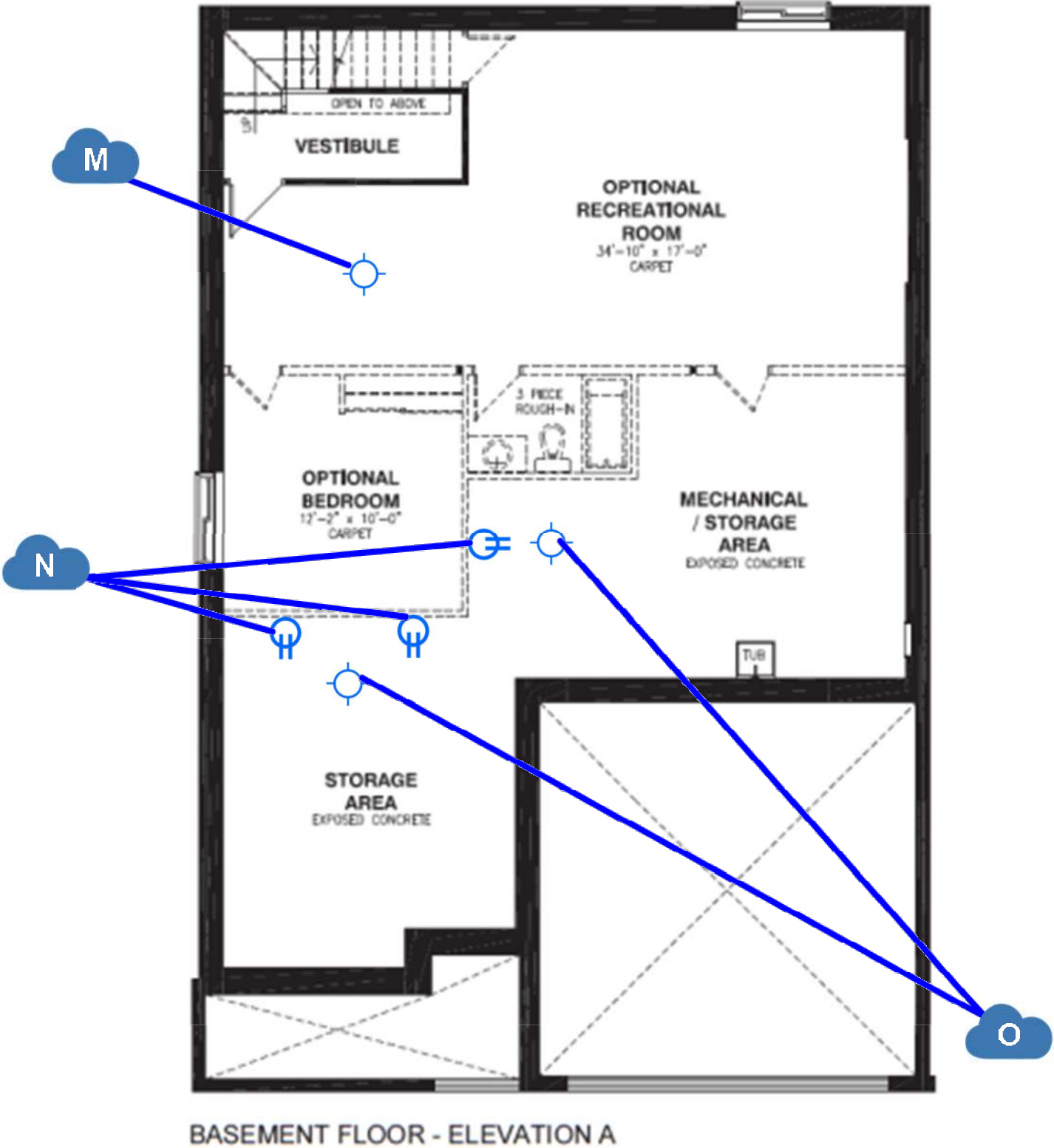


ELEVATION A



S&S / Orbital Sketch

Model Name: Morgan "A" Rev. Model #: #1020 Plan #: 50M-361
Site: Place St. Thomas 7 Purchaser: Sylvie Yollande Rochon
Lot: PST PH7 Lot 5
Date: November 19, 2024 Purchaser: Anthony Paul Latreille

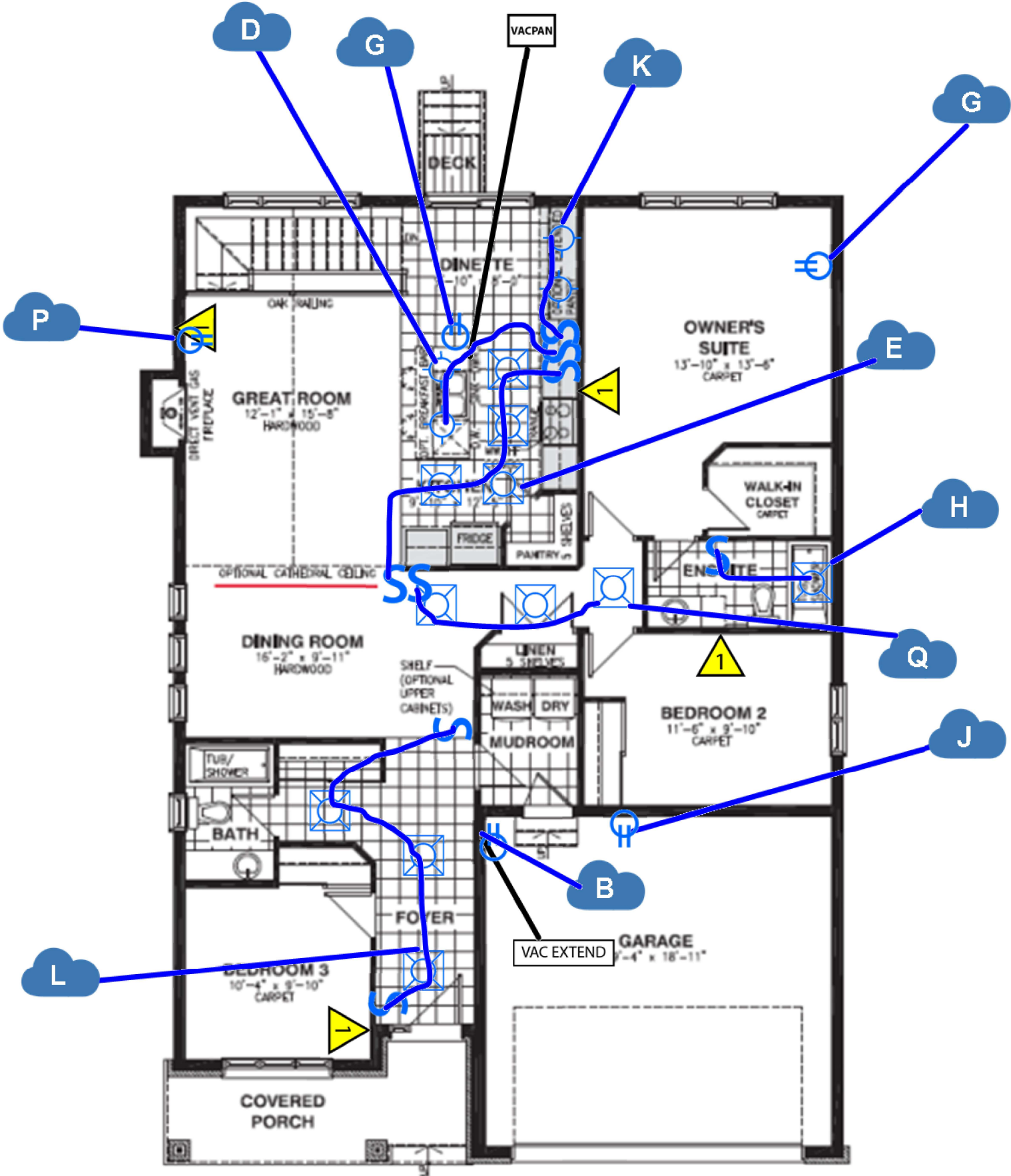





S&S / Orbital Sketch

Model Name: Morgan "A" Rev. Model #: #1020 Plan #: 50M-361
Site: Place St. Thomas 7 Purchaser: Sylvie Yollande Rochon
Lot: PST PH7 Lot 5
Date: November 19, 2024 Purchaser: Anthony Paul Latreille

Initial Initial



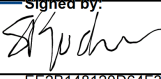
GROUND FLOOR - ELEVATION A

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 5	Civic Address:	894 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Sylvie Yollande Rochon			Model Name:	Morgan #1020 "A"
	Purchaser(s):	Anthony Paul Latreille			Closing Date:	July 3rd, 2025
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard interior doors except kitchen pantry door to be madison smooth, exterior front door to have Pure glass insert and Pure sidelite insert . Upgrade to swing doors for foyer closet, bedroom #2 closet and bedroom #3 closet. Upgrade to full solid core interior door for master (owner) bedroom and master (owner) ensuite bathroom.					34, 48, 50, 51, 52, 53
INTERIOR HARDWARE	Standard interior door hardware. Upgrade exterior front door gripset to San clemente in Matte Black					49
INTERIOR LIGHTING PACKAGE	Standard SOHO Interior Light Package + S&S Electric Quote + Reinforced outlet in master bedroom & Bedroom #3 + Ensuite vanity light centered over extended vanity					STD, 84 45, 46, 64
BATHROOM ACCESSORIES	Standard					STD
FIREPLACE MANTLE	Standard MDF modern mantle painted white					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Standard Colonial	Stain #402	6, 7
BRACKET	Metal	N/A	Wrinkled black	6, 7
SPINDLES	Metal	Square	Wrinkled black	6, 7
POSTS	Red Oak	Standard Modern Routed 3IN	Stain #402	6, 7
NOSINGS	Red Oak	N/A	Stain #402	6, 7
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red Oak	N/A	Stain #402	6, 7

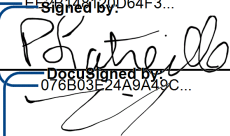
APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</i>	Fridge Opening approx. 37" wide by 72" high	11, 67	Water Line (connection not included)	15
RANGE	Standard Opening	STD	/	/
DISHWASHER	Standard Opening	STD	/	/
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard Upper Microwave Shelf Opening + Standard 30" Chimney Hoodfan Opening	16, 44	Whirlpool Chimney Hoodfan - 300 CFM 30IN Estar Stainless Steel #WVW73UC0LS	16
WASHING MACHINE/DRYER	Stackable Waher & Dryer	65	/	/

Signed by:



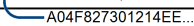
From 148120D64F3...

Signed by:



DocuSigned by:
078B03E24A9A49C...

Approved By :



A04F827301214EE...

Purchaser's Signature(s) :

Date: November 28, 2024


Purchaser's Signature(s) :

Date: November 28, 2024

Approved By :

Date: November 28, 2024

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
C:\Users\pst\OneDrive - VALECRAFT HOMES LIMITED\Desktop\PST PH7 5 - 680 Amendment (Nov 28-24)\PS

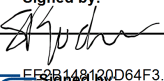
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 5	Civic Address:	894 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Sylvie Yollande Rochon			Model Name:	Morgan #1020 "A"
	Purchaser(s):	Anthony Paul Latreille			Closing Date:	July 3rd, 2025
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	MDF Red Deer in frost, MDF Red Deer in Blacktop for island only			Level 2, 2 tone kitchen	8, 11, 12, 13, 37, 39, 41, 43, 44, 67, 82
	HARDWARE CODE	BP 5923-900 on all doors , POI-R71197-160-N on pots and pans drawers (9)	TYPE	Knobs and Handles	STD & level 2	STD, 61,
	COUNTERTOP	Silestone quartz Lagoon	COUNTERTOP EDGE PROFILE	Eased Edge	1	17, 37, 63
MAIN BATHROOM	STYLE AND COLOUR	Lastra Driftwood UN-H70			STD	STD
	HARDWARE CODE	BP 5923-900	TYPE	Knobs	STD	STD
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD
ENSUITE 3PC BATHROOM	STYLE AND COLOUR	PM- 100i Summer Drop V202S			STD	STD, 19, 64
	HARDWARE CODE	BP 5923-900	TYPE	Knobs	STD	STD
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD
POWDER ROOM	STYLE AND COLOUR	\			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
BASEMENT BATHROOM	STYLE AND COLOUR	Lastra Winter Fun TA-M2004			STD	3
	HARDWARE CODE	BP 5923-900	TYPE	knobs	STD	3
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Standard edge	STD	3
MUDROOM	STYLE AND COLOUR	Lastra Weekend Getaway TA-M2003			STD	65
	HARDWARE CODE	BP 5923-900	TYPE	knobs	STD	65
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Standard edge	STD	65

Purchaser's Signature(s) :

Purchaser's Signature(s) :

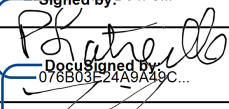
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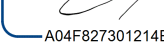


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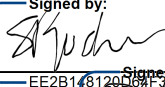
November 28, 2024

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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:	PST PH7 Lot 5	Civic Address:	894 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Sylvie Yollande Rochon			Model Name:	Morgan #1020 "A"
	Purchaser(s):	Anthony Paul Latreille			Closing Date:	July 3rd, 2025
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		STD			
FOYER	Eggshell DLX1025-2 Silent Smoke		STD			
POWDER ROOM	\		\			
MAIN FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD			
DINING ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
FLEX ROOM	\		\			
GREAT ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
FAMILY ROOM	\		\			
DEN/STUDY/HOME OFFICE	\		\			
KITCHEN/DINETTE	Eggshell DLX1025-2 Silent Smoke		STD			
MUDROOM	Eggshell DLX1025-2 Silent Smoke		STD			
2nd FLOOR HALLWAY	\		\			
MAIN BATH	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #2	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #3	Eggshell DLX1025-2 Silent Smoke		STD			
BASEMENT BEDROOM	Eggshell DLX1025-2 Silent Smoke		STD, 2			
OWNERS SUITE	Eggshell DLX1025-2 Silent Smoke		STD			
OWNERS SUITE WALK-IN CLOSET	Eggshell DLX1025-2 Silent Smoke		STD			
OWNERS SUITE ENSUITE	Eggshell DLX1025-2 Silent Smoke		STD			
FINISHED BASEMENT RECREATION ROOM	Eggshell DLX1025-2 Silent Smoke		STD, 1			
BASEMENT BATHROOM	Eggshell DLX1025-2 Silent Smoke		STD, 3			

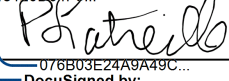
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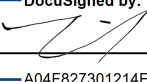
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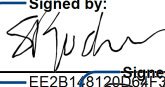
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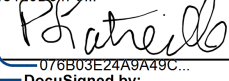
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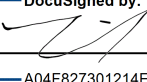
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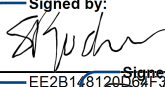
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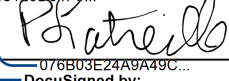
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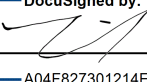
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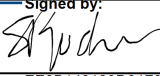
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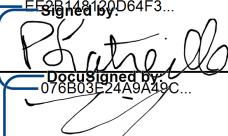
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 5	Civic Address:	894 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Sylvie Yollande Rochon			Model Name:	Morgan #1020 "A"
	Purchaser(s):	Anthony Paul Latreille			Closing Date:	July 3rd, 2025
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Olympia Madison series white matte 18x18 GE.MD.WHT.1818.MT (standard square installation)	25 Polar Grey	Gold level floor tile + STD grout	68, STD	
POWDER ROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
MUDROOM	FLOOR	Olympia Madison series white matte 18x18 GE.MD.WHT.1818.MT (standard square installation)	25 Polar Grey	Gold level floor tile + STD grout	68, STD	
	WALL	\	\	\		
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	\	\	\	\	
	WALL	\				
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See Hardwood	\	UPG	54	
	BACKSPLASH	Essential Bianco Glossy Beveled 4"x7.9" (1/2 brick horizontal installation) - Includes backsplash in Dinette	59 alpine	Bronze wall tile + UPG grout + UPG install	57, 58, 59, 60, 81	
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	See Hardwood	\	UPG	54	
FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	Delete tile	Delete	Delete	85	
ADDITIONAL FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	\	\	\	\	

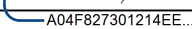
Purchaser's Signature(s) :

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Approved By :

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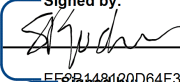
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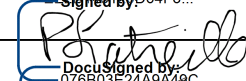
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 5	Civic Address:	894 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Sylvie Yollande Rochon			Model Name:	Morgan #1020 "A"
	Purchaser(s):	Anthony Paul Latreille			Closing Date:	July 3rd, 2025
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Olympia Madison series white matte 18x18 GE.MD.WHT.1818.MT (standard square installation)		25 Polar Grey	Gold level floor tile + STD grout	68, STD
	WALL	Olympia Construct Series White Glossy 8x12 TH.CT.WHT.0812.GL (Vertical Stacked installation)		25 Polar Grey	STD wall tile + STD grout	STD, STD
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	Ceratec Glamour Calacatta Polished 11.6"x 23.6" (Rectangular side to side Installation)		03 Pewter	Gold level floor tile + UPG grout	69, 80
	WALL	Olympia Construct Series Dark Grey Glossy 8x12 TH.CT.DGR.0812.GL (Vertical Stacked installation)		03 Pewter	STD wall tile + UPG grout	STD, 80 19
	INSERT OR BORDER	\				
4PC/5PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	TUB DECK	\		\	\	\
	TUB BACKSPLASH	\		\	\	\
	INSERT OR BORDER	\				
	WALL OVER TUB	\		\	\	\
BASEMENT/OTHER BATHROOM	FLOOR	Euro Regency Mica 13"x13" pas reg mic (standard square installation)		25 Polar Grey	STD floor tile + STD grout	STD, STD, 3
	WALL	Olympia Construct Series White Glossy 8x12 TH.CT.WHT.0812.GL (Vertical Stacked installation)		25 Polar Grey	STD wall tile + STD grout	STD, STD, 3
	INSERT OR BORDER	\				

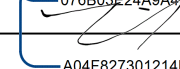
Purchaser's Signature(s) :

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Approved By :

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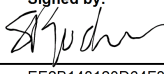
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 5	Civic Address:	894 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Sylvie Yollande Rochon			Model Name:	Morgan #1020 "A"
	Purchaser(s):	Anthony Paul Latreille			Closing Date:	July 3rd, 2025
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	76
LIVING/DINING ROOM	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	76
FLEX ROOM	\					
FAMILY ROOM	\					
GREAT ROOM	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	76
DEN/HOME OFFICE	\					
REAR HALLWAY	\					
KITCHEN	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8" ** Waiver Required**				UPG	54
BREAKFAST AREA/DINETTE	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8" ** Waiver Required**				UPG	54
MAIN STAIRS TO BEDROOMS	\				\	\
UPPER HALLWAY	\				\	\
BEDROOM # 2	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	77
BEDROOM # 3	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	78
BEDROOM # 4	\				\	\
OWNERS SUITE	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	79
OWNERS SUITE WALK-IN CLOSET	Lauzon Expert Essential Hard Maple Engineered hardwood Tradition Smooth Talpa 4 1/8"				UPG	79
STAIRS TO BASEMENT	Stain #402 - OAK				UPG	6
FINISHED BASEMENT RECREATION ROOM	Torlys Everwood Designer Brighton Hill EW27002 5/16"x7"x72"				UPG	31

Purchaser's Signature(s) :

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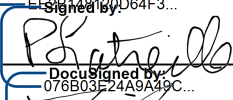
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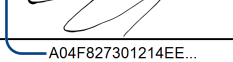
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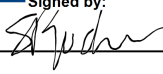
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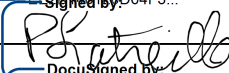
 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 5	Civic Address:	894 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Sylvie Yollande Rochon			Model Name:	Morgan #1020 "A"
	Purchaser(s):	Anthony Paul Latreille			Closing Date:	July 3rd, 2025
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Blanco Horizon Silgranite U2 Undermount Sink 8In deep		Anthracite	47	
	FAUCET	Standard		Chrome	STD	
MAIN BATHROOM	SINK	Standard		White	STD	
	VANITY FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		white	STD	
	TUB/SHOWER	Standard		white	STD	
	TUB/SHOWER FAUCET	Standard		Chrome	STD	
ENSUITE BATHROOM	SINK(S)	Standard		white	STD	
	VANITY FAUCET(S)	Standard		chrome	STD	
	WATER CLOSET	Standard		white	STD	
	SHOWER	36" shower base with black shower trims		white base/clear glass/matte black trims	19, 56	
	SHOWER FAUCET	Standard		Chrome	STD	
	BATHTUB	\		\	\	
	BATHTUB FAUCET	\		\	\	
POWDER ROOM	PEDESTAL	\		\	\	
	SINK FAUCET	\		\	\	
	WATER CLOSET	\		\	\	
BASEMENT/OTHER BATHROOM	SINK	Standard		White	STD, 3	
	VANITY FAUCET	Standard		Chrome	STD, 3	
	WATER CLOSET	Standard		white	STD, 3	
	TUB/SHOWER	Standard		white	STD, 3	
	TUB/SHOWER FAUCET	Standard		Chrome	STD, 3	
NOTE: All fixtures are white as standard						

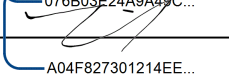
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Valecraft Homes Décor Disclaimers

Lot#: 5 Model:1020 THE MORGAN ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Sylvie Yollande Rochon and Anthony Paul Latreille

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.

Initial Initial
Two blue ink signatures are shown, each enclosed in a blue rectangular box. The word "Initial" is printed above each box.



Valecraft Homes Décor Disclaimers

Lot#: 5 Model:1020 THE MORGAN ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Sylvie Yollande Rochon and Anthony Paul Latreille

TEL:

It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.

The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the above-mentioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.

ADMINISTRATION FEES

Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received Later Than 14 Days After Firm Up. No estimates or orders will be accepted once construction has commenced.

Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply)

Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor. Should a change in price occur, Valecraft Homes reserves the right to request from the Purchaser an adjustment of the price or a refund limited to that item.

The Purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$300. 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.

Initial Initial
Two rectangular boxes, each containing handwritten initials in blue ink. The word "Initial" is printed above each box.



Valecraft Homes Décor Disclaimers

Lot#: 5 Model:1020 THE MORGAN ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Sylvie Yollande Rochon and Anthony Paul Latreille

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 - 35"W x 73"H 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.



Valecraft Homes Décor Disclaimers

Lot#: 5 Model:1020 THE MORGAN ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Sylvie Yollande Rochon and Anthony Paul Latreille

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.


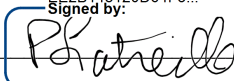
The wood used in the finishing products of The Purchaser's home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby 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

Signed by: 
EE2B148120D64F3...
Signed by: 
076B03E24A9A49C...

Date Nov 28, 2024

Date Nov 28, 2024



CONFIRMATION OF FILE COMPLETION

PROJECT:

Place St. Thomas 7

PURCHASER #1:

Sylvie Yollande Rochon

LOT:

PST PH7 Lot 5

PURCHASER #2:

Anthony Paul Latreille

MODEL:

#1020 "A" Rev Morgan

FIRM UP DATE:

Oct 26, 2024

CLOSING DATE: July 3rd, 2025

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTI MEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

Signed by:

PURCHASER'S SIGNATURE

EE2B449120D64F3

November 28, 2024

DATE

Signed by:

PURCHASER'S SIGNATURE

075B03F24A9A49C

November 28, 2024

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS:

Oct 16, 2024

INTERIOR COLOURS:

Nov 28, 2024

FIRM UP:

Oct 26, 2024

EXTERIOR COLOURS (if applicable):

Nov 12, 2024

BANK LETTER:

Oct 26, 2024

ORBITAL/S&S/KITCHENCRAFT (if applicable):

Nov 28, 2024

SOLICITOR INFO:

Oct 16, 2024

680 & AMENDMENT:

Nov 28, 2024

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Complete

Sales Consultant's Signature

Nov 28, 2024

Date

Sales Assistant's Signature

Date

Approved by:

DocuSigned by:

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Nov 28, 2024

Date

Certificate Of Completion

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Lisa Ballard

682 Danaca Private

Ottawa, ON K1K 2V7

lballard@valecraft.com

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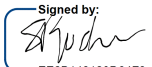
Signer Events

Sylvie Yollande Rochon

larochon55@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

EE2B148120D64F3...

Signature Adoption: Drawn on Device
Using IP Address: 24.114.111.234
Signed using mobile

Timestamp

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Viewed: 12/1/2024 12:07:12 PM

Signed: 12/1/2024 12:09:15 PM

Electronic Record and Signature Disclosure:

Accepted: 12/1/2024 12:07:12 PM

ID: 2f4f04ef-9e2a-4b47-b26d-b6572a733a22

Anthony Paul Latreille

nofireforyou@outlook.com

Security Level: Email, Account Authentication
(None)

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076B03E24A9A49C...

Signature Adoption: Drawn on Device
Using IP Address: 161.216.164.120
Signed using mobile

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Signed: 12/1/2024 12:51:47 PM

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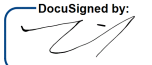
Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

Security Level: Email, Account Authentication
(None)

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Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
Place St.Thomas Sales place-st-thomas@valecraft.com Sales Team Valecraft Home 2019 Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 12/3/2024 6:12:46 AM
Lisa Ballard lballard@valecraft.com Administrative Coordinator Valecraft Homes Ltd Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 12/3/2024 6:12:48 AM Resent: 12/3/2024 6:12:51 AM Viewed: 12/3/2024 7:34:40 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/28/2024 11:08:17 AM
Certified Delivered	Security Checked	12/3/2024 6:11:48 AM
Signing Complete	Security Checked	12/3/2024 6:12:40 AM
Completed	Security Checked	12/3/2024 6:12:48 AM
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Electronic Record and Signature Disclosure		

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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.

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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

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 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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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 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 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..

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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.

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- 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.