

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT:		Place St. Thomas 7		LOT NO:	
Reg'd Plan #:		50M-361		C09 - PH7	
Name(s):		Lynn Mills		MODEL:	
Name(s):		Dean Mills		#105, Mann, Std	
				BASE PRICE:	
				\$599,900.00	
				ELEVATION:	
				LOT PREMIUM:	
				END LOT PREMIUM:	
NET TOTAL COST OF UPGRADES:				\$51,150.22	
				CREDITS:	
SUBTOTAL:				\$51,150.22	
				TOTAL:	
				\$651,050.22	
PURCHASER OFFER:				\$585,000.00	
DIFFERENCE:				-\$66,050.22	
Items #1 to #3 (Invoice 1882 locked 25-May-22)				\$14,308.00	
Items #4 to #5 (Invoice 1919 locked 29-Jul-22)				\$4,852.22	
Items #6 to #40 (Invoice 1929 locked 16-Feb-23)				\$31,990.00	
End Unit Premium included in Mann base price					
Accepted offer as per F. Nieuwkoop & D. Brunet				\$585,000.00	
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$538,938.05
COMMENTS:					
*EXPECTED DATE OF CLOSING:				April 30, 2025	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Lynn Mills & Dean Mills
STREET	27 Parklands Avenue
CITY, PROVINCE	Russell, Ontario
POSTAL CODE	K4R 1A2
HOME PHONE	613-286-9150
WORK PHONE	705-474-2461
Cell Phone Purchaser (1)	613-286-9150
Cell Phone Purchaser (2)	613-286-9150
CIVIC	961 Cologne Street
AGREEMENT BLOCK#	49
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	C09
MODEL #	#105
ELEVATION	
MODEL NAME	Mann
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	#105, Mann, Std
PHASE	7
PROJECT	Place St. Thomas
SCHEDULES	C, C-1, O, M-2
PURCHASER OFFER	\$585,000.00
CLOSING DAY	30
CLOSING MONTH, YEAR	April, 2025
CLOSING DATE (MONTH DAY, YEAR)	April 30, 2025
DEPOSIT 1)	10,000
DEPOSIT 2)	N/A
DEPOSIT 3)	N/A
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Anna E. Sundin (Sicotte Guilbault)
STREET	964 Notre Dame Street P.O. Box 749
CITY, PROVINCE	Embrun, Ontario
POSTAL CODE	K0A 1W0
PHONE	613-443-5683
<u>SCHEDULE T</u>	
PURCHASER 1	Lynn Mills
HOME ADDRESS (STREET, CITY, POSTAL CODE)	27 Parklands Ave, Russell ON K4R 1A2
HOME PHONE	613-286-9150
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1200 Montreal Rd., Ottawa, Ontario K1A 0R6
WORK PHONE	613-993-9101
OCCUPATION	Human Resources (National Research Council)
ID TYPE	Driver's Licence
ID NUMBER	M4378-50066-65417
BIRTH DATE	April 17, 1960
PURCHASER 2	Dean Mills
HOME ADDRESS (STREET, CITY, POSTAL CODE)	27 Parklands Ave, Russell ON K4R 1A2
HOME PHONE	613-286-9150
WORK ADDRESS (STREET, CITY, POSTAL CODE)	101 Worthington St. E., # 304, North Bay, ON P1B 1G5
WORK PHONE	705-474-2461
OCCUPATION	Health & Safety Superintendent (Redpath Mining)
ID TYPE	Driver's Licence
ID NUMBER	M4378-15776-00204
BIRTH DATE	February 4, 1960
PART OF LOT(S)(singles)	C09
PLACE SIGNED	Russell, ON
SIGNING DAY	1
SIGNING MONTH	February
SIGNING YEAR	2025
SIGNING DATE (MONTH DAY, YEAR)	February 1, 2025
EMAIL ADDRESS (1)	millshockey@rogers.com
EMAIL ADDRESS (2)	millshockey@rogers.com
DATE: May 2, 2023	

DEAN MILLS
LYNN MILLS
27 PARKLANDS BOX 9
RUSSELL ON K4R 1A2
(613) 445-2811

DATE JAN. 16TH 2025PAY TO THE
ORDER OFVALECRAFT HOMES (2019) LIMITED\$ 10,000.00TEN THOUSAND DOLLARS

00

/100 DOLLARS

Security lock
included.
Details on backCANADIAN IMPERIAL BANK OF COMMERCE
TERRACE BAY, ONTARIO

DEPOSIT ACCOUNT

MEMO

Deposit for 961 Colongne St.Lynn Mills

⑈069⑈ ⑈09892⑈010⑈ 03⑈17330⑈



Deposit Receipt

Name of individual dropping off cheque:

LYNN MILLS

Date delivered:

JAN 16, 2025

Property address:

961 COLONGNE

Listing agent:

MICHAEL LEHEA - VALECRAFT

Received by:

Lynn Mills

Place chq here to copy

Freehold Firm

Freehold Tentative

Enter Tentative Closing Date

April 30, 2025

Freehold Tentative - Critical Dates

First Tentative Date

April 30, 2025

Second Tentative Date

August 28, 2025

Firm Closing Date

December 29, 2025

Outside Closing Date

August 28, 2026

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date

January 30, 2025

Notice to set Firm Closing Date

May 30, 2025

Purchaser's Termination Period

End of Purchaser's Termination Period

September 28, 2026

To generate and download and/or print a Statement of Critical Dates, choose one of the following:

- [Generate and download a Statement of Critical Dates](#)
- [Generate and print a Statement of Critical Dates](#)
- [What is a POTR?](#)



Internal B1A			
Place St. Thomas - Phase 7			
PURCHASER: Unknown C09 7		Printed: 16-Feb-23 10:07 am	
LOT NUMBER C09	PHASE 7	HOUSE TYPE 105 THE MANN 2 BED	CLOSING DATE

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 113238	1	- BASEMENT BEDROOM - OPTIONAL FINISHED BASEMENT BEDROOM IN BUILDERS STANDARD FINISHES	* \$9,541.00	Each
39620	Note:	Includes Smooth Ceilings. As per Schedule H dated May 25, 2022. -Finishes to be provided with Interior Colour Selections.		
*2 113224	1	- FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT WITH SURROUND FROM BUILDERS STANDARDS, AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE	* \$4,362.00	Each
39621	Note:	As per Schedule H dated May 25, 2022 -See Item #3 (Fireplace Fan kit)		
*3 384	1	- FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	* \$405.00	Each
39622	Note:	- See Item #2 (fireplace)		

Sub Total	\$14,308.00
HST	\$0.00
Total	\$14,308.00

Payment Summary

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

PURCHASER: _____
Unknown C09 7

25-May-22
DATE

VENDOR: _____
PER: Valecraft Homes (2019) Limited

DATE: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,882-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASER: Unknown C09 7		Printed: 21-Jun-23 4:51 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C09	7	105 THE MANN 2 BED	
ITEM	QTY	EXTRA / CHANGE	PRICE
41	225	3 - FOYER - INTERIOR DOOR - HARDWARE - MODERN HALIFAX LEVER - - EXTRA DOOR - PER DOOR - .	\$ 165.00
41671		Note: - Garage Man Door (x2), Front Door Interior (x1) - Halifax 514 Iron Black	
42		1 - FOYER - REVISION #1 TO INTERIOR COLOUR CHART DATED JUNE 22, 2023	
41672		Note: - Revision to hardware on garage man door & interior of front door.	Each

Sub Total	\$165.00
HST	\$0.00
Total	\$165.00

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

PURCHASER: _____

Unknown C09 7

22-Jun-23

DATE

VENDOR: _____

PER: Valecraft Homes (2019) Limited

DATE: _____

PREPARED BY: Lisa Ballard

LOCKED BY:

PE 1,958-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Internal B1A			
Place St. Thomas - Phase 7			
PURCHASER: Unknown C09 7		Printed: 13-Feb-23 7:27 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C09	7	105 THE MANN 2 BED	
ITEM	QTY	EXTRA / CHANGE	PRICE
6 113242	1	KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1	\$ 2,237.00
40315		Note: - Standard Layout as per Kitchen Sketch dated February 14, 2023 - See item #7 (pots & pans) - See item #8 (fridge opening) - See item #9 (fridge upper) - See item #33 (UPC)	Each
*7 101	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	*\$ 790.00
40316		Note: - As per Kitchen Sketch dated February 14, 2023 - To be located between the fridge cabinet and the corner pantry - See item #6 (level 1 cabinetry)	Each
8 871	1	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE (PURCHASER TO PROVIDE DESIRED FRIDGE OPENING DIMENSIONS)	\$ 125.00
40317		Note: - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - As per Kitchen Sketch dated February 14, 2023 - Opening approx 37" wide by 71" high - See item #6 (level 1 cabinetry) - See item #9 (fridge upper) - See item #33 (UPC)	Each
*9 117099	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W 1 GABLE - LEVEL 1 SERIES CABINETRY	*\$ 788.00
40318		Note: - As per Kitchen & Floorplan Sketch dated February 14, 2023 - See item #6 (level 1 cabinetry) - See item #8 (fridge opening) - See item #33 (UPC)	Each
10 254	1	MAIN BATHROOM - CABINETRY HARDWARE - LEVEL 1 - - MAIN BATHROOM - LEVEL 1	\$ 45.00
40320		Note: - Wall to wall vanity + BOD(4) - See item #17 (Bank of Drawers)	Each
11 254	1	ENSUITE BATH - CABINETRY HARDWARE - LEVEL 1 - - ENSUITE BATHROOM - LEVEL 1	\$ 45.00
40321		Note: - Double vanity + BOD (4) - See item #16 (Bank of Drawers)	Each
12 254	1	KITCHEN - CABINETRY HARDWARE - LEVEL 1 - - STANDARD KITCHEN - LEVEL 1	\$ 205.00
40322		Note: - See item #7 (pots and pans - includes 2 handles per drawer)	Each
13 120805	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W FLUSH BREAKFAST BAR	\$ 7,903.00
40323		Note: - As per Kitchen & Floorplan Sketch dated February 14, 2023 - See Edge Profile Sketch dated February 14, 2023 - See items #35 & #37 (Upgraded faucet & sink)	Each
14 115001	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 2 - ENSUITE BATHROOM	\$ 1,651.00
40324		Note: - As per Floorplan Sketch dated February 14, 2023 - See Edge Profile Sketch dated February 14, 2023 - See item #36 (Upgraded faucet)	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Tricia Oliver
LOCKED BY:
PE 1,929-1
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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A				
Place St. Thomas - Phase 7				
PURCHASER: Unknown C09 7			Printed: 13-Feb-23 7:27 pm	
LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
C09		7	105 THE MANN 2 BED	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
15 113261	1	MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 2 - MAIN BATHROOM	\$ 1,381.00	Each
40325		Note: - As per Floorplan Sketch dated February 14, 2023 - See Edge Profile Sketch dated February 14, 2023 - See item #36 (Upgraded faucet)		
16 117137	1	ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	\$ 857.00	Each
40326		Note: - As per Floorplan Sketch dated February 14, 2023 - Installed approx. between the 2 sinks		
17 117137	1	MAIN BATHROOM - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	\$ 857.00	Each
40327		Note: - As per Floorplan Sketch dated February 14, 2023 - Installed between the sink & interior wall (adjacent to foyer hall closet)		
18 114107	1	- HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - STD AREAS	\$ 2,704.00	Each
40328		Note: - As per Floorplan Sketch dated February 14, 2023 - Includes Great Room/Dining Room & Main Hallway		
19 114125	1	BEDROOM 2 - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - BEDROOM #2	\$ 2,221.00	Each
40330		Note: - As per Floorplan Sketch dated February 14, 2023		
20 114119	1	MASTER BEDROOM - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - MASTER BEDROOM / WIC	\$ 4,335.00	Each
40331		Note: - As per Floorplan Sketch dated February 14, 2023		
21 7	1	BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - FAMILY ROOM - LEVEL 1	\$ 300.00	Each
40332		Note: - As per Floorplan Sketch dated February 14, 2023		
22 7	1	BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	\$ 135.00	Each
40333		Note: - As per Floorplan Sketch dated February 14, 2023		
23 7	1	BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - BASMENT OPT BEDROOM - LEVEL 1	\$ 145.00	Each
40334		Note: - As per Floorplan Sketch dated February 14, 2023		
*24 8	*1	FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER / MAIN BATH - BRONZE	*\$ 600.00	Each
40335		Note: - Foyer & Main Bathroom as per Floorplan Sketch dated February 14, 2023 - As per Floor Tile Installation Sketch dated February 14, 2023 - Front to Back rectangular installation		
*25 8	*1	ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATH - BRONZE	*\$ 320.00	Each
40336		Note: - As per Floorplan Sketch dated February 14, 2023 - As per Floor Tile Installation Sketch dated February 14, 2023 - Side to Side rectangular installation		

PREPARED BY: Tricia Oliver
LOCKED BY:
PE 1,929-2
InvoiceSQL.rpt 01sept21

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASER: Unknown C09 7		Printed: 13-Feb-23 7:27 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C09	7	105 THE MANN 2 BED	
ITEM	QTY	EXTRA / CHANGE	PRICE
INTERNAL USE			
*26 8	*1	KITCHEN - TILE - FLOOR - UPGRADE - BRONZE -- KITCHEN STD - BRONZE	* \$ 540.00
40337	Note:	- As per Floorplan Sketch dated February 14, 2023 - As per Floor Tile Installation Sketch dated February 14, 2023 - Front to Back rectangular installation	Each
27 165	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 105.00
40338	Note:	- As per Wall Tile Installation Sketch dated February 14, 2023 - See item #30 (brick pattern install)	Each
28 24	1	ENSUITE BATH - TILE - WALL - UPGRADE - BRONZE - - APPROXIMATELY 4 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE	\$ 430.00
40339	Note:	- As per Wall Tile Installation Sketch dated February 14, 2023 - Horizontal stacked installation	Each
29 24	1	MAIN BATHROOM - TILE - WALL - UPGRADE - BRONZE - MAIN BATHROOM - BRONZE	\$ 405.00
40340	Note:	- As per Wall Tile Installation Sketch dated February 14, 2023 - Horizontal stacked installation	Each
30 162	1	KITCHEN - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - - KITCHEN - .	\$ 80.00
40341	Note:	- As per Wall Tile Installation Sketch dated February 14, 2023 - See item #28 (bronze wall tile)	Each
31 234	1	- INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL -- ALL AREAS - .	\$ 825.00
40342	Note:		Each
32 234	1	BASEMENT - INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL -- EXTRA DOOR - PER DOOR - .	\$ 75.00
40343	Note:	- See item #1 (basement bedroom)	Each
33 114869	1	KITCHEN - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	\$ 635.00
40345	Note:	- Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - As per Kitchen & UPC Sketch dated February 14, 2023	Each
34 120125	1	KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL	\$ 75.00
40346	Note:	- As per Kitchen Sketch dated February 14, 2023	Each
*35 118343	1	KITCHEN - KITCHEN SINK - FRANKE CUBE CUX120-CA DOUBLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	* \$ 1,459.00
40347	Note:	- Only available with Solid Surface Countertops - See item #13 (Quartz)	Each
*36 524	3	- BATHROOMS - DELTA TRINSIC SINGLE HANDLE LAVATORY FAUCET W/ METAL POP - UP 559LF - MPU	* \$ 822.00
40348	Note:	- Main bathroom (x1) - 5PC Ensuite (x2)	

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASER: Unknown C09 7		Printed: 13-Feb-23 7:27 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C09	7	105 THE MANN 2 BED	
ITEM	QTY	EXTRA / CHANGE	PRICE
37	1	KITCHEN - DELTA 976LF-SS - ARCTIC STAINLESS	\$ 554.00
40349		Note: - See item #13 (Quartz)	Each
38	1	- STANDARD AREAS - MAPLE STAINED - 3.5 IN MODERN POST, COLONIAL RAILING, SQUARE GUN METAL SPINDLES	
40350		Note: - As per Floorplan Sketch dated February 14, 2023 - Modern routed post - Gun metal brackets	Each
*39 120312	1	- BASEMENT - DELETE FIREPLACE SURROUND	\$ 0.00
40354		Note: - As per Floorplan Sketch dated February 14, 2023 - See item #2 (fireplace)	Each
40 132	1	- ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - BRONZE	\$ 120.00
40356		Note: - As per Wall Tile Installation Sketch dated February 14, 2023 - Horizontal stacked installation (lined up with floor tile)	Each

Sub Total	\$33,769.00
HST	\$0.00
Total	\$33,769.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: _____

Unknown C09 7

14-Feb-23

DATE

VENDOR: _____

PER: Valecraft Homes (2019) Limited

DATE: _____

PREPARED BY: Tricia Oliver

LOCKED BY:

PE 1,929-4

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Form 100

for use in the Province of Ontario

This Agreement of Purchase and Sale dated this 14 day of January 2025

BUYER: Lynn Mills & Dean Mills, agrees to purchase from (Full legal names of all Buyers)

SELLER: Valecraft Homes (2019) Limited, the following (Full legal names of all Sellers)

REAL PROPERTY:

Address 961 Cologne Street Embrun ON K0A 1W0

fronting on the East side of Cologne Street

in the

and having a frontage of 49.20 more or less by a depth of more or less

and legally described as Lot 49 Plan 50M-361

Legal description of land including easements not described elsewhere 585,000.00 575,000 585,000.00 (the "property")

PURCHASE PRICE: eighty Eighty Dollars (CDN\$) 565,000.00

Five hundred, seventy five thousand Five Hundred Sixty Five Thousand Dollars

DEPOSIT: Buyer submits upon acceptance (Herewith/Upon Acceptance/as otherwise described in this Agreement)

Ten Thousand Dollars (CDN\$) 10,000.00

Valecraft Homes (2019) Limited Exit Realty Matrix "Deposit Holder" to be held in trust pending completion or other termination of this Agreement and to be credited toward the Purchase Price on completion. For the purposes of this Agreement, "Upon Acceptance" shall mean that the Buyer is required to deliver the deposit to the Deposit Holder within 24 hours of the acceptance of this Agreement. The parties to this Agreement hereby acknowledge that, unless otherwise provided for in this Agreement, the Deposit Holder shall place the deposit in trust in the Deposit Holder's non-interest bearing Real Estate Trust Account and no interest shall be earned, received or paid on the deposit.

Buyer agrees to pay the balance as more particularly set out in Schedule A attached

SCHEDULE(S) A attached hereto form(s) part of this Agreement.

1. IRREVOCABILITY: This offer shall be irrevocable by Seller Buyer until 6pm 9pm 1:00 on the 15 day of January 2025, after which time, if not accepted, this offer shall be null and void and the deposit shall be returned to the Buyer in full without interest.

2. COMPLETION DATE: This Agreement shall be completed by no later than 6:00 p.m. on the 30 day of April 2025. Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):

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3. **NOTICES:** The Seller hereby appoints the Listing Brokerage as agent for the Seller for the purpose of giving and receiving notices pursuant to this Agreement. Where a Brokerage (Buyer's Brokerage) has entered into a representation agreement with the Buyer, the Buyer hereby appoints the Buyer's Brokerage as agent for the purpose of giving and receiving notices pursuant to this Agreement. **The Brokerage shall not be appointed or authorized to be agent for either the Buyer or the Seller for the purpose of giving and receiving notices where the Brokerage represents both the Seller and the Buyer (multiple representation) or where the Buyer or the Seller is a self-represented party.** Any notice relating hereto or provided for herein shall be in writing. In addition to any provision contained herein and in any Schedule hereto, this offer, any counter-offer, notice of acceptance thereof or any notice to be given or received pursuant to this Agreement or any Schedule hereto (any of them, "Document") shall be deemed given and received when delivered personally or hand delivered to the Address for Service provided in the Acknowledgement below, or where a facsimile number or email address is provided herein, when transmitted electronically to that facsimile number or email address, respectively, in which case, the signature(s) of the party (parties) shall be deemed to be original.

FAX No.: (For delivery of Documents to Seller) FAX No.: (For delivery of Documents to Buyer)

Email Address: Email Address: **cherie@tessierteam.ca**
(For delivery of Documents to Seller) (For delivery of Documents to Buyer)

- 4. CHATELS INCLUDED:**
Light Fixtures, Bathroom Mirrors, Hoodvent/Microwave

Unless otherwise stated in this Agreement or any Schedule hereto, Seller agrees to convey all fixtures and chattels included in the Purchase Price free from all liens, encumbrances or claims affecting the said fixtures and chattels.

- 5. FIXTURES EXCLUDED:** _____
- _____
- _____
- _____
- _____
- _____

6. **RENTAL ITEMS (Including Lease, Lease to Own):** The following equipment is rented and **not** included in the Purchase Price. The Buyer agrees to assume the rental contract(s), if assumable:

The Buyer agrees to co-operate and execute such documentation as may be required to facilitate such assumption.

7. **HST:** If the sale of the property (Real Property as described above) is subject to Harmonized Sales Tax (HST), then such tax shall be included in the Purchase Price. If the sale of the property is not subject to HST, Seller agrees to certify on or before closing, that the sale of the property is not subject to HST. Any HST on chattels, if applicable, is not included in the Purchase Price.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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8. **TITLE SEARCH:** Buyer shall be allowed until 6:00 p.m. on the 16 day of April, 2025, (Requisition Date) to examine the title to the property at Buyer's own expense and until the earlier of: (i) thirty days from the later of the Requisition Date or the date on which the conditions in this Agreement are fulfilled or otherwise waived or; (ii) five days prior to completion, to satisfy Buyer that there are no outstanding

work orders or deficiency notices affecting the property, and that its present use (.....Residential.....) may be lawfully continued and that the principal building may be insured against risk of fire. Seller hereby consents to the municipality or other governmental agencies releasing to Buyer details of all outstanding work orders and deficiency notices affecting the property, and Seller agrees to execute and deliver such further authorizations in this regard as Buyer may reasonably require.

9. **FUTURE USE:** Seller and Buyer agree that there is no representation or warranty of any kind that the future intended use of the property by Buyer is or will be lawful except as may be specifically provided for in this Agreement.

10. TITLE: Provided that the title to the property is good and free from all registered restrictions, charges, liens, and encumbrances except as otherwise specifically provided in this Agreement and save and except for (a) any registered restrictions or covenants that run with the land providing that such are complied with; (b) any registered municipal agreements and registered agreements with publicly regulated utilities providing such have been complied with, or security has been posted to ensure compliance and completion, as evidenced by a letter from the relevant municipality or regulated utility; (c) any minor easements for the supply of domestic utility or telecommunication services to the property or adjacent properties; and (d) any easements for drainage, storm or sanitary sewers, public utility lines, telecommunication lines, cable television lines or other services which do not materially affect the use of the property. If within the specified times referred to in paragraph 8 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to Seller and which Seller is unable or unwilling to remove, remedy or satisfy or obtain insurance save and except against risk of fire (Title Insurance) in favour of the Buyer and any mortgagee, (with all related costs at the expense of the Seller), and which Buyer will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and all monies paid shall be returned without interest or deduction and Seller, Listing Brokerage and Co-operating Brokerage shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, Buyer shall be conclusively deemed to have accepted Seller's title to the property.

11. CLOSING ARRANGEMENTS: Where each of the Seller and Buyer retain a lawyer to complete the Agreement of Purchase and Sale of the property, and where the transaction will be completed by electronic registration pursuant to Part III of the Land Registration Reform Act, R.S.O. 1990, Chapter L4 and the Electronic Registration Act, S.O. 1991, Chapter 44, and any amendments thereto, the Seller and Buyer acknowledge and agree that the exchange of closing funds, non-registrable documents and other items (the "Requisite Deliveries") and the release thereof to the Seller and Buyer will (a) not occur at the same time as the registration of the transfer/deed (and any other documents intended to be registered in connection with the completion of this transaction) and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and not release same except in accordance with the terms of a document registration agreement between the said lawyers. The Seller and Buyer irrevocably instruct the said lawyers to be bound by the document registration agreement which is recommended from time to time by the Law Society of Ontario. Unless otherwise agreed to by the lawyers, such exchange of Requisite Deliveries shall occur by the delivery of the Requisite Deliveries of each party to the office of the lawyer for the other party or such other location agreeable to both lawyers.

12. DOCUMENTS AND DISCHARGE: Buyer shall not call for the production of any title deed, abstract, survey or other evidence of title to the property except such as are in the possession or control of Seller. If requested by Buyer, Seller will deliver any sketch or survey of the property within Seller's control to Buyer as soon as possible and prior to the Requisition Date. If a discharge of any Charge/Mortgage held by a corporation incorporated pursuant to the Trust And Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company and which is not to be assumed by Buyer on completion, is not available in registrable form on completion, Buyer agrees to accept Seller's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registrable form and to register same, or cause same to be registered, on title within a reasonable period of time after completion, provided that on or before completion Seller shall provide to Buyer a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, and, where a real-time electronic cleared funds transfer system is not being used, a direction executed by Seller directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.

13. INSPECTION: Buyer acknowledges having had the opportunity to inspect the property and understands that upon acceptance of this offer there shall be a binding agreement of purchase and sale between Buyer and Seller. **The Buyer acknowledges having the opportunity to include a requirement for a property inspection report in this Agreement and agrees that except as may be specifically provided for in this Agreement, the Buyer will not be obtaining a property inspection or property inspection report regarding the property.**

14. INSURANCE: All buildings on the property and all other things being purchased shall be and remain until completion at the risk of Seller. Pending completion, Seller shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, Buyer may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion. If Seller is taking back a Charge/Mortgage, or Buyer is assuming a Charge/Mortgage, Buyer shall supply Seller with reasonable evidence of adequate insurance to protect Seller's or other mortgagee's interest on completion.

INITIALS OF BUYER(S):

INITIALS OF SELLER(S):



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- 15. PLANNING ACT:** This Agreement shall be effective to create an interest in the property only if Seller complies with the subdivision control provisions of the Planning Act by completion and Seller covenants to proceed diligently at Seller's expense to obtain any necessary consent by completion.
- 16. DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registrable form at the expense of Seller, and any Charge/Mortgage to be given back by the Buyer to Seller at the expense of the Buyer. If requested by Buyer, Seller covenants that the Transfer/Deed to be delivered on completion shall contain the statements contemplated by Section 50(22) of the Planning Act, R.S.O.1990.
- 17. RESIDENCY:** (a) Subject to (b) below, the Seller represents and warrants that the Seller is not and on completion will not be a non-resident under the non-residency provisions of the Income Tax Act which representation and warranty shall survive and not merge upon the completion of this transaction and the Seller shall deliver to the Buyer a statutory declaration that Seller is not then a non-resident of Canada; (b) provided that if the Seller is a non-resident under the non-residency provisions of the Income Tax Act, the Buyer shall be credited towards the Purchase Price with the amount, if any, necessary for Buyer to pay to the Minister of National Revenue to satisfy Buyer's liability in respect of tax payable by Seller under the non-residency provisions of the Income Tax Act by reason of this sale. Buyer shall not claim such credit if Seller delivers on completion the prescribed certificate.
- 18. ADJUSTMENTS:** Any rents, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Buyer.
- 19. PROPERTY ASSESSMENT:** The Buyer and Seller hereby acknowledge that the Province of Ontario has implemented current value assessment and properties may be re-assessed on an annual basis. The Buyer and Seller agree that no claim will be made against the Buyer or Seller, or any Brokerage, Broker or Salesperson, for any changes in property tax as a result of a re-assessment of the property, save and except any property taxes that accrued prior to the completion of this transaction.
- 20. TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Seller and Buyer or by their respective lawyers who may be specifically authorized in that regard.
- 21. TENDER:** Any tender of documents or money hereunder may be made upon Seller or Buyer or their respective lawyers on the day set for completion. Money shall be tendered with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Lynx high value payment system as set out and prescribed by the *Canadian Payments Act (R.S.C., 1985, c. C-21)*, as amended from time to time.
- 22. FAMILY LAW ACT:** Seller warrants that spousal consent is not necessary to this transaction under the provisions of the Family Law Act, R.S.O.1990 unless the spouse of the Seller has executed the consent hereinafter provided.
- 23. UFFI:** Seller represents and warrants to Buyer that during the time Seller has owned the property, Seller has not caused any building on the property to be insulated with insulation containing urea formaldehyde, and that to the best of Seller's knowledge no building on the property contains or has ever contained insulation that contains urea formaldehyde. This warranty shall survive and not merge on the completion of this transaction, and if the building is part of a multiple unit building, this warranty shall only apply to that part of the building which is the subject of this transaction.
- 24. LEGAL, ACCOUNTING AND ENVIRONMENTAL ADVICE:** The parties acknowledge that any information provided by the brokerage is not legal, tax or environmental advice.
- 25. CONSUMER REPORTS:** The Buyer is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.
- 26. AGREEMENT IN WRITING:** If there is conflict or discrepancy between any provision added to this Agreement (including any Schedule attached hereto) and any provision in the standard pre-set portion hereof, the added provision shall supersede the standard pre-set provision to the extent of such conflict or discrepancy. This Agreement including any Schedule attached hereto, shall constitute the entire Agreement between Buyer and Seller. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. For the purposes of this Agreement, Seller means vendor and Buyer means purchaser. This Agreement shall be read with all changes of gender or number required by the context.
- 27. ELECTRONIC SIGNATURES:** The parties hereto consent and agree to the use of electronic signatures pursuant to the *Electronic Commerce Act, 2000, S.O. 2000, c17* as amended from time to time with respect to this Agreement and any other documents respecting this transaction.
- 28. TIME AND DATE:** Any reference to a time and date in this Agreement shall mean the time and date where the property is located.

INITIALS OF BUYER(S):

DM DM

INITIALS OF SELLER(S):



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29. SUCCESSORS AND ASSIGNS: The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness) Lynn Mills (Buyer) 2025-01-23 05:07 PM EST (Seal) (Date)

(Witness) Dean Mills (Buyer) 2025-01-23 05:07 PM EST (Seal) (Date)

I, the Undersigned Seller, agree to the above offer. I hereby irrevocably instruct my lawyer to pay directly to the brokerage(s) with whom I have agreed to pay commission, the unpaid balance of the commission together with applicable Harmonized Sales Tax (and any other taxes as may hereafter be applicable), from the proceeds of the sale prior to any payment to the undersigned on completion, as advised by the brokerage(s) to my lawyer.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness) Valérie Tremblay (Seller) 2025-01-23 05:07 PM EST (Seal) (Date)

(Witness) (Seller) (Seal) (Date)

SPOUSAL CONSENT: The undersigned spouse of the Seller hereby consents to the disposition evidenced herein pursuant to the provisions of the Family Law Act, R.S.O.1990, and hereby agrees to execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.

(Witness) (Spouse) (Seal) (Date)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at (a.m./p.m.) this day of, 20.

(Signature of Seller or Buyer)

INFORMATION ON BROKERAGE(S)		
Listing Brokerage	EXIT REALTY MATRIX, BROKERAGE	613-443-4300
	MAGGIE TESSIER	(Tel.No.)
	(Salesperson/Broker/Broker of Record Name)	
Co-op/Buyer Brokerage	EXIT REALTY MATRIX	(613) 443-4300
	CHERIE HICKS	(Tel.No.)
	(Salesperson/Broker/Broker of Record Name)	

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.

(Seller) Valérie Tremblay (2019) Limited (Date)

(Seller) (Date)

Address for Service (Tel. No.)

Seller's Lawyer

Address

Email (Tel. No.) (Fax. No.)

I acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale and I authorize the Brokerage to forward a copy to my lawyer.

(Buyer) Lynn Mills (Date)

(Buyer) Dean Mills (Date)

Address for Service (Tel. No.)

Buyer's Lawyer

Address

Email (Tel. No.) (Fax. No.)

FOR OFFICE USE ONLY		COMMISSION TRUST AGREEMENT	
To: Co-operating Brokerage shown on the foregoing Agreement of Purchase and Sale:			
In consideration for the Co-operating Brokerage procuring the foregoing Agreement of Purchase and Sale, I hereby declare that all moneys received or receivable by me in connection with the Transaction as contemplated in the MLS® Rules and Regulations of my Real Estate Board shall be receivable and held in trust. This agreement shall constitute a Commission Trust Agreement as defined in the MLS® Rules and shall be subject to and governed by the MLS® Rules pertaining to Commission Trust.			
DATED on the date and time of the acceptance of the foregoing Agreement of Purchase and Sale.		Acknowledged by:	
Michel Lebeau (Authorized to bind the Listing Brokerage)		Cherie Hicks (Authorized to bind the Co-operating Brokerage)	

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Schedule A Agreement of Purchase and Sale

Form 100 for use in the Province of Ontario

This Schedule is attached to and forms part of the Agreement of Purchase and Sale between:

BUYER: Lynn Mills Dean Mills, and

SELLER: Valecraft Homes (2019) Limited

for the purchase and sale of 961 Cologne Street Embrun ON K0A 1W0 dated the 14 day of January, 2025

Buyer agrees to pay the balance as follows: The Buyer(s) agrees to pay the balance of the purchase price, subject to adjustments, to the Seller(s) on completion of this transaction, with funds drawn on a lawyer's trust account in the form of a bank draft, certified cheque or wire transfer using the Large Value Transfer System

This Offer is conditional upon:

1. This Offer is conditional upon the sale of the Buyer's property known as 27 Parklands Avenue, Russell Ontario K4R 1A2. Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice, in this Agreement of Purchase and Sale or any Schedule thereto not later than 9:00 PM Friday, February 28, 2025 that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid, within the time period stated herein. Provided further that the Seller may continue to offer the property for sale and, in the event the Seller receives an unconditional offer, excluding a condition for the release of a previous offer, the Seller may so notify the Buyer in writing by delivery to the Buyer personally, or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto. The Buyer shall have 48 hours from the giving of such notice to waive or remove this condition by notice in writing delivered to the Seller personally, or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto, failing which this Offer shall be null and void, and the Buyer's deposit shall be returned in full without deduction.

The Seller agrees to provide the buyer with the following documentation if in the seller's possession:

- 1. a Survey of the property
- 2. all transferable warranties and owner manuals including Tarion Warranty Information

The Seller represents and warrants that the chattels and fixtures, including the basement fireplace as included in this Agreement of Purchase and Sale will be in good working order and free from all liens and encumbrances on completion. The Parties agree that this representation and warranty shall survive and not merge on completion of this transaction, but apply only to the state of the property at completion of this transaction.

The Seller will remove all personal property save and except for those articles identified as Chattels included in paragraph 4 of this Agreement of Purchase and Sale, as well as all refuse from the property and will leave the property in a clean, tidy and broom swept state on the completion of this transaction.

This form must be initialed by all parties to the Agreement of Purchase and Sale.

INITIALS OF BUYER(S):

DM DM

INITIALS OF SELLER(S):

VB

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Amendment to Agreement of Purchase and Sale

BETWEEN:
BUYER: Lynn Mills Dean Mills
AND
SELLER: Valecraft Homes (2019) Limited

RE: Agreement of Purchase and Sale between the Seller and Buyer, dated the 14 day of January, 2025,
concerning the property known as 961 Cologne Street
Embrun ON K0A 1W0 as more particularly described in the aforementioned Agreement.

The Buyer and Seller herein agree to the following amendment(s) to the aforementioned Agreement:

Delete

This Offer is conditional upon:

1. This Offer is conditional upon the sale of the Buyer's property known as 27 Parklands Avenue, Russell Ontario K4R 1A2. Unless the Buyer gives notice in writing delivered to the Seller personally or in accordance with any other provisions for the delivery of notice, in this Agreement of Purchase and Sale or any Schedule thereto not later than 9:00 PM Friday, February 28, 2025 that this condition is fulfilled, this Offer shall be null and void and the deposit shall be returned to the Buyer in full without deduction. This condition is included for the benefit of the Buyer and may be waived at the Buyer's sole option by notice in writing to the Seller as aforesaid within the time period stated herein. Provided further that the Seller may continue to offer the property for sale and, in the event the Seller receives an unconditional offer, excluding a condition for the release of a previous offer, the Seller may so notify the Buyer in writing by delivery to the Buyer personally, or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto. The Buyer shall have 48 hours from the giving of such notice to waive or remove this condition by notice in writing delivered to the Seller personally, or in accordance with any other provisions for the delivery of notice in this Agreement of Purchase and Sale or any Schedule thereto, failing which this Offer shall be null and void, and the Buyer's deposit shall be returned in full without deduction.

COMPLETION DATE: This Agreement shall be completed by no later than 6:00 p.m. on the 30 day of April 2025 Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

TITLE SEARCH: Buyer shall be allowed until 6:00 p.m. on the 16 day of April, 2025, (Requisition Date) to examine the title to the property at Buyer's own expense and until the earlier of: (i) thirty days from the later of the Requisition Date or the date on which the conditions in this Agreement are fulfilled or otherwise waived or; (ii) five days prior to completion, to satisfy Buyer that there are no outstanding work orders or deficiency notices affecting the property, and that its present use (Residential) may be lawfully continued and that the principal building may be insured against risk of fire. Seller hereby consents to the municipality or other governmental agencies releasing to Buyer details of all outstanding work orders and deficiency notices affecting the property, and Seller agrees to execute and deliver such further authorizations in this regard as Buyer may reasonably require.

INSERT:

COMPLETION DATE: This Agreement shall be completed by no later than 6:00 p.m. on the 3rd day of March 2025 Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement.

TITLE SEARCH: Buyer shall be allowed until 6:00 p.m. on the 27 day of February, 2025, (Requisition Date) to examine the title to the property at Buyer's own expense and until the earlier of: (i) thirty days from the later of the Requisition Date or the date on which the conditions in this Agreement are fulfilled or otherwise waived or; (ii) five days prior to completion, to satisfy Buyer that there are no outstanding work orders or deficiency notices affecting the property, and that its present use (Residential) may be lawfully continued and that the principal building may be insured against risk of fire. Seller hereby consents to the municipality or other governmental agencies releasing to Buyer details of all outstanding work orders and deficiency notices affecting the property, and Seller agrees to execute and deliver such further authorizations in this regard as Buyer may reasonably require.

INITIALS OF BUYER(S): [Signature] [Signature]
INITIALS OF SELLER(S): [Signature]

IRREVOCABILITY: This Offer to Amend the Agreement shall be irrevocable by Buyer until 9
(Seller/Buyer) (a.m./p.m.)

on the 06 day of February, 2025, after which time, if not accepted, this Offer to Amend the Agreement shall be null and void.

For the purposes of this Amendment to Agreement, "Buyer" includes purchaser and "Seller" includes vendor.
Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Seller and Buyer or by their respective solicitors who are hereby expressly appointed in this regard.

All other Terms and Conditions in the aforementioned Agreement to remain the same.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)	<u>Lynn Mills</u> Feb 06, 2025, 08:08 AM EST	(Seal)	(Date)
(Witness)	<u>Dean Mills</u> Feb 06, 2025, 08:07 AM EST	(Seal)	(Date)

I, the Undersigned, agree to the above Offer to Amend the Agreement.

SIGNED, SEALED AND DELIVERED in the presence of: IN WITNESS whereof I have hereunto set my hand and seal:

(Witness)	<u>[Signature]</u> Feb 06, 2025, 08:57 AM EST	(Seal)	(Date)
(Witness)	<u>[Signature]</u>	(Seal)	(Date)

The undersigned spouse of the Seller hereby consents to the amendment(s) hereinbefore set out.

(Witness) (Spouse) (Seal) (Date)

CONFIRMATION OF ACCEPTANCE: Notwithstanding anything contained herein to the contrary, I confirm this Agreement with all changes both typed and written was finally accepted by all parties at Feb 06, 2025, 08:57 AM EST this 06 day of February, 2025 (a.m./p.m.)

[Signature]
(Signature of Seller or Buyer) Feb 06, 2025, 08:57 AM EST

ACKNOWLEDGEMENT

I acknowledge receipt of my signed copy of this accepted Amendment to Agreement and I authorize the Brokerage to forward a copy to my lawyer.	I acknowledge receipt of my signed copy of this accepted Amendment to Agreement and I authorize the Brokerage to forward a copy to my lawyer.
<u>Sylvie Patenaude</u> Feb 06, 2025, 08:57 AM EST (Seller) <u>Valecraft Homes (2019) Limited</u> (Date)	<u>Lynn Mills</u> Feb 06, 2025, 08:08 AM EST (Buyer) <u>Lynn Mills</u> (Date)
(Seller) (Date)	<u>Dean Mills</u> Feb 06, 2025, 08:07 AM EST (Buyer) <u>Dean Mills</u> (Date)
Address for Service	Address for Service
(Tel. No.)	(Tel. No.)
Seller's Lawyer <u>Sylvie Patenaude</u>	Buyer's Lawyer
Address	Address
Email	Email
(Tel. No.) (Fax. No.)	(Tel. No.) (Fax. No.)

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GST/HST New Housing Rebate Application for Houses Purchased from a Builder

Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). **Do not use** this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*, or Form GST524, *GST/HST New Residential Rental Property Rebate Application*.

Note

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at canada.ca/gst-hst-netfile or by using the "File a return" online service in My Business Account at canada.ca/my-cra-business-account. The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at canada.ca/taxes-representatives. If you choose to file your application online, **do not send** us this form.

For more information, including instructions, required documentation for rebate application Types 2, 3, and 5, and the definition of a house, see "General information" on page 4 of this form. Your claim may be delayed or denied if this form is not completed in full, the rebate calculation is not correct, or the required documentation is not submitted with your application.

Section A – Claimant information					
Claimant's legal name (one name only , even if the house is purchased by several individuals) Last name, first name, and initial(s) Mills, Lynn			Business number (if applicable)		
If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space.					
Last name, first name, and initial(s) of other purchaser Mills, Dean			Last name, first name, and initial(s) of other purchaser		
Address of the house you purchased (Unit No. – Street No. Street name, RR) 961 Cologne Street					
City Embrun			Province or territory Ontario		Postal code K 0 A 1 W 0
Home telephone number 613-286-9150		Daytime telephone number Extension 613-286-9150		Language preference <input checked="" type="checkbox"/> English <input type="checkbox"/> French	
Mailing address of claimant <input checked="" type="checkbox"/> As above or Unit No – Street No Street name, PO Box, RR					
City		Province/Territory/State		Postal/ZIP code Country	
Section B – House information					
Did you purchase the house for use as your, or your relation's, primary place of residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):		
If you purchased this house as a rental property, you do not qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, <i>GST/HST New Residential Rental Property Rebate Application</i> .					
Date ownership of the house or the share in the co-op was transferred to you:			Date possession of the house was transferred to you:		
Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.					
Lot No: C09		Plan No: 50M-361		Other: Embrun, ON	
If a mobile home, state: Manufacturer: Model: Serial number:					

FOR INTERNAL USE ONLY										
IC						NC				

Protected B when completed

Section C – Housing and application Type

Type of housing (tick one box)

☒ House (including condominium unit)

☐ Mobile home (including modular home)

☐ Floating home

☐ Bed and breakfast

☐ Duplex

Application Type (tick one box). See Guide RC4028, *GST/HST New Housing Rebate*, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

1A

☒

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.

1B

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

2

☐

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

3

☐

When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

5

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

Builder's or co-op's legal name

Valecraft Homes (2019) Limited

Business number (if applicable)

721010718RT0001

Address (Unit No. – Street No. Street name, PO Box, RR)

210-1455 Youville Dr.

City

Orleans

Province/Territory/State

Ontario

Postal/ZIP code

K1C 6Z7

Country

Canada

Telephone number

613-837-1104

Extension

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house?

☐ Yes

☐ No

If yes, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

From

Year

Month

Day

to

Year

Month

Day

Signature of builder or authorized official

Name (print)

Year

Month

Day

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.

Signature of the claimant

Signed by:

Lynn Mills

DocuSigned by:

DEAN MILLS

Name (print)

Lynn Mills & Dean Mills

Year

Month

Day

2

0

2

5

0

2

0

1

Page 2

Protected B when completed

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are **not** entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you **do not complete** Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations **do not apply** and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

Note
If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)

A

Enter the purchase price of the house (**do not include** GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)

B

GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).

C

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.

D

Total rebate amount including any provincial rebate (line C plus line D).

E

Part II – Rebate calculation for Application Type 1B or 5

Total purchase price for the house (**do not include** amounts for the lease of the land or the option to purchase the land).

F

Fair market value of the house (including the land and the building) when possession was transferred to you.

G

GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).

H

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.

I

Total rebate amount including any provincial rebate (line H plus line I).

J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)

K

GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).

L

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.

M

Total rebate amount including any provincial rebate (line L plus line M).

N

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below **or** attach a blank cheque with the information encoded on it and "VOID" written across the front.

Branch number

Institution number

Account number

Name of the account holder

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at canada.ca/cra-info-source, Personal Information Bank CRA PPU 241.

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General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

Do not use this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use *Form GST524, GST/HST New Residential Rental Property Rebate Application*.

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

Note

If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

Note

You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

Do not send us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

Note

If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:
<ul style="list-style-type: none">• an individual, and the property is located in one of the areas indicated below; OR• a builder located in one of the areas indicated below, and you have filed your GST/HST return online. Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
<ul style="list-style-type: none">• an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR• a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none">• a builder who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)	The tax centre indicated on your return.

Note

If you are a builder and choose to file your application online, do **not** send us this form.

Definition

House – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to canada.ca/gst-hst, or call 1-800-959-5525.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.