

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 14 DAY OF February , 2025 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : A04
LOT: BLOCK :
PLAN: N/A PROJECT: Merkley Oaks
CIVIC ADDRESS: 1 Fisher Avenue Iroquois, ON

PURCHASERS: Corbin Allaster Murray,

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: February 14, 2025

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: Delete deposit structure on Agreement of Purchase and Sale dated February 14, 2025
Delete Page 1 of Agreement and Purchase and Sale dated February 14, 2025

INSERT: Page 1 of Agreement and Purchase and Sale - New deposit structure dated March 10, 2025
\$10K when offered is accepted
\$20K 30 days later (at firm up)
\$10K the following month (post firm up / post dated)
\$10K the month after that (post firm up / post dated)

Dated at Woodstock, On this 10 day of March , 2025

In the presence of:

WITNESS

Signed by:
PURCHASER

WITNESS

PURCHASER

WITNESS

PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 10 day of March , 2025

VALECRAFT HOMES (2019) LIMITED

Per: DocuSigned by:
A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

AGREEMENT OF PURCHASE AND SALE

1. **THE UNDERSIGNED** Corbin Allaster Murray, , ,
(hereinafter called the "Purchaser") hereby agrees with **VALECRAFT HOMES (2019) LIMITED**, (hereinafter called the "Vendor")
to purchase the lands and premises known as: **BUILDER'S LOT /UNIT:** A04 , **being part of**
Part(s) _____ of Reference Plan 50R- _____ Part of Lot(s) _____
BLOCK: _____ of **PLAN** N/A **SUBDIVISION** Merkley Oaks **Phase** PH1
Municipal Address 1 Fisher Avenue Iroquois, ON , **Iroquois, Ontario**
(herein referred to as the "Lands") together with a dwelling **Model #:** 180
Elevation: _____ , **Options:** _____ **End Unit** _____ to be erected thereon - the lands and dwelling
sometimes being collectively referred to herein as the "Real Property" at the price of \$574,900.00
DOLLARS (the "Purchase Price") including net Harmonized Sales Tax ("HST") (subject to Schedule "G") payable as follows:

- | | | |
|------|---|--------------------|
| (a) | By deposit received by the Vendor with the offer: | \$10,000.00 |
| (b) | By further deposit upon firm-up: | \$20,000.00 |
| (c) | By further deposit(s) dated: 30 days post firm-up (post dated): | \$10,000.00 |
| (d) | By further deposit(s) dated: 30 days post firm-up (post dated) | \$10,000.00 |

Total Deposit(s):

\$50,000.00

(Any NSF cheques for Deposits or Upgrades are subject to an NSF fee of \$150.00) *In the event that any one of the above deposits is not provided to the Vendor in accordance with the provisions of this Agreement, or if provided, is dishonoured when presented for payment, the Vendor shall notify the Purchaser and the Purchaser shall have five (5) business days to cure such default, failing which, the Vendor shall have the right to declare this Agreement terminated without further notice and, in addition to and without prejudice to any other rights and/or remedies available to the Vendor, at law or in equity, as a consequence of said breach or default by the Purchaser, all deposit monies paid to the Vendor hereunder shall be forfeited to the Vendor as liquidated damages, and not as a penalty.

- (d) The balance of the purchase price being approximately
\$524,900.00 shall be payable
 by cash or certified cheque on

the 30 day of April, 2026
which shall be the date of closing, (the "Closing").

- (e) Pre-move inspection will be **5** to **10** business days prior to the closing date.

2. **Dwelling:** The Vendor will erect on the Real Property before Closing a dwelling of type **180 The Bassett End Unit** in a good and workman like manner, in accordance with the plans and specifications filed with United Counties of Stormont, Dundas and Glengarry and amendments thereto. The specifications for the dwelling shall be in substantial conformity as set out in Schedule "B" annexed hereto except where they vary from the requirements of The United Counties of Stormont, Dundas and Glengarry.

3. It is agreed that acceptance of construction, siting of dwelling, grading and amendments to plans by The United Counties of Stormont, Dundas and Glengarry shall constitute acceptance by the Purchaser. The Vendor shall have the right to make minor deviations from plans and specifications and to substitute other material for that provided for in the plans and specifications provided that such material is of quality equal to or better than the material in the specifications. Exterior illustrations are artist concept only and may not be exactly as shown. Actual useable floor space may vary from the stated floor area. All dimensions are approximate. The approximate location and dimensions of the Real Property are shown on Schedule "D" attached hereto (the property is outlined in red).

4. The Vendor warrants that the dwelling erected by it on the Real Property shall conform to Tarion Warranty Corporation's (Ontario New Home Warranty Program) exclusive of normal wear and tear and minor faults such as hair-line cracks in concrete or plaster or health of existing trees on the Real Property (the Vendor will not remove, replace or treat any existing trees subsequent to the Closing). The Vendor warrants it is a member of the Tarion Warranty Corporation. The warranty is extended to this dwelling under the terms and conditions of the Ontario New Home Warranty Program. The Vendor further warrants and agrees that prior to the completion of the Pre-Delivery Inspection of the dwelling by the Purchaser, the Vendor shall provide to the Purchaser a Tarion Warranty Corporation Homeowner Information Package.

5. **Selections:** Within twenty-one (21) days of this Agreement becoming unconditional (the “**Selection Date**”), the Purchaser shall make a selection with respect to optional colours and finishes for the dwelling, including any extras to be requested by the Purchaser and permitted by the Vendor. In the event the Purchaser fails to make such selections by the Selection Date, the Vendor shall notify the Purchaser and the Purchaser shall have three (3) days to cure such default, failing which, the Vendor may, at its sole option, either:

- (a) make all selections for the dwelling on behalf of the Purchaser, in which event the Purchaser irrevocably agrees to accept the Vendor's selections; or
- (b) declare this Agreement terminated without further notice and, in addition to and without prejudice to any other rights and/or remedies available to the Vendor, at law or in equity, as a consequence of said breach or default by the Purchaser, all deposit monies paid to the Vendor hereunder shall be forfeited to the Vendor as liquidated damages and not as a penalty.

Initial liquid
Purchaser

Purchaser

Purchaser

Purchaser

Vendor

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ON THE 14 DAY OF February , 2025 .

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LOT: BLOCK :

PLAN #: N/A PROJECT: Merkley Oaks

CIVIC ADDRESS: 1 Fisher Avenue Iroquois, ON

PURCHASERS: Corbin Allaster Murray,

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: February 14, 2025

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DELETE: SCHEDULE(S): C-1

INSERT:

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

CLOSING DATE OF: April 30, 2026 .

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by April 5, 2025 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by April 5, 2025 in order to maintain the closing date.

Dated at WOODSTOCK, ON this 10 day of March , 2025

In the presence of:


WITNESS

WITNESS

WITNESS

WITNESS

Signed by:



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PURCHASER

PURCHASER

PURCHASER

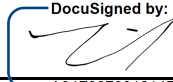
PURCHASER

Dated at Ottawa this 10 day of March , 2025

VALECRAFT HOMES (2019) LIMITED

Per:

DocuSigned by:



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Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION