

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 8 DAY OF July , 2025 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : MO PH1 57
LOT: 57 BLOCK :
PLAN #: Draft Site Plan PROJECT: Merkley Oaks
CIVIC ADDRESS: 36 Billings Avenue West, Iroquois ON

PURCHASERS: Kathleen Hardy , Grahame Hardy
VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: July 8, 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: SCHEDULE(S): "C" & "C-1"

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.
CLOSING DATE OF: April 23, 2026 .
Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by August 15, 2025 in order to maintain the closing date.
Purchaser acknowledges that all interior colour selections and all upgrades must be completed by August 15, 2025 in order to maintain the closing date.

Dated at Iroquois Ontario this 22 day of July , 2025

In the presence of:

WITNESS	<div>Signed by: Kathleen Hardy</div> <div>PURCHASER</div>
WITNESS	<div>Signed by: Grahame Hardy</div> <div>PURCHASER</div>
WITNESS	PURCHASER
WITNESS	PURCHASER

Dated at Ottawa, ON this 22 day of July , 2025

VALECRAFT HOMES (2019) LIMITED

Per:

DocuSigned by: Frank Nieuwkoop

Name: Frank Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION



NON STANDARD EXTRAS (680)
Merkley Oaks - Phase 1

PURCHASERS: Kathleen Hardy and Grahame Hardy

Printed: 22-Jul-25 6:16 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
57	1	201 THE LAWRENCE	23-Apr-26

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
32		1 - BASEMENT BEDROOM - CLARIFICATION - BASEMENT BEDROOM (ITEM #13) - CLOSET AND BEDROOM WALL AS PER SKETCH DATED JULY 22, 2025	\$ 0.00	Each
47297		Note: - As per Basement Bedroom Sketch dated July 22, 2025 - See item #13 (basement bedroom)		

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

Payment Summary

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

PURCHASER:

Signed by:

Kathleen Hardy

DF8338B415394A1...

 22-Jul-25
Kathleen Hardy DATE

PURCHASER:

Signed by:

Grahame Hardy

54F1A8C2D11E4D4...

 22-Jul-25
Grahame Hardy DATE

VENDOR:

DocuSigned by:

704E527305214EE

 PER: Valecraft Homes (2019) Limited

DATE: 22-Jul-25

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2,252-1
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____
DATE: _____



THE LAWRENCE

MODEL 201

1875 SQ. FT.

Includes 488 SQ. FT.
finished family room
in basement

Site: Merkley Oaks

Plan No.: _____

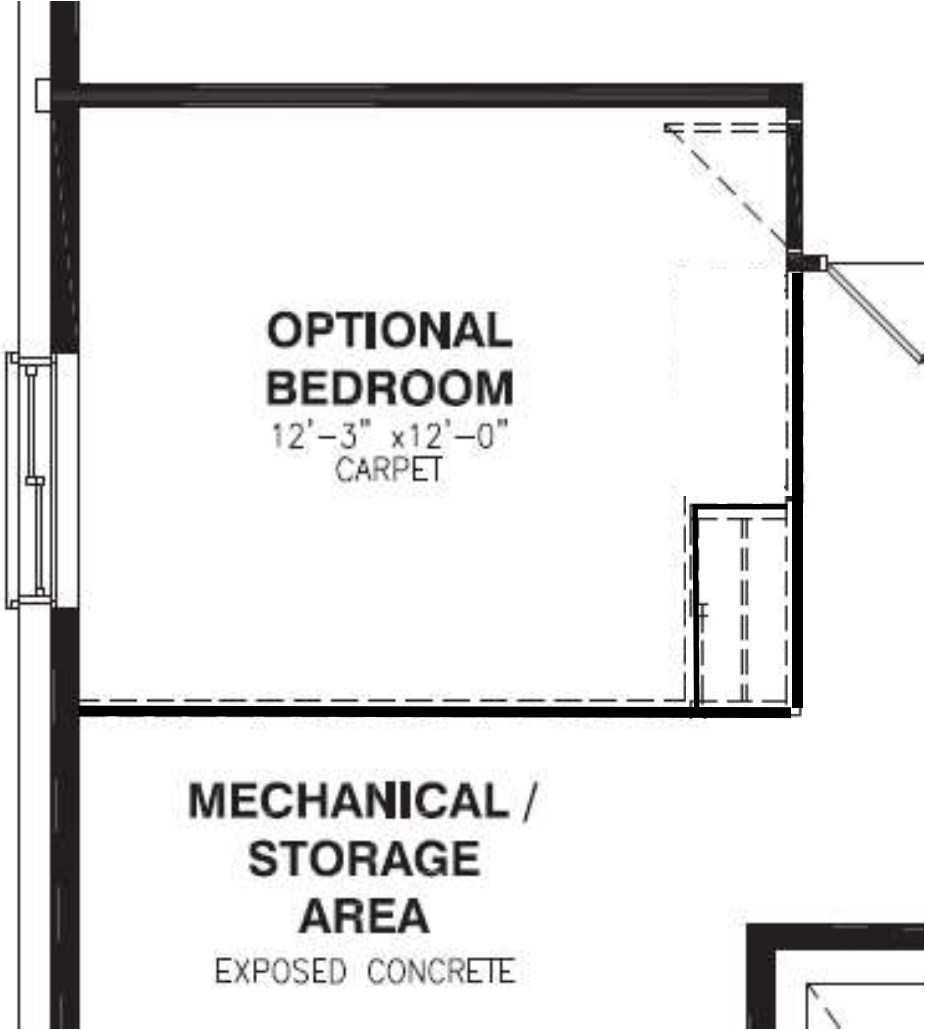
Lot: MO PH1 57

Date: July 22, 2025

Purchaser: Kathleen Hardy

Purchaser: Grahame Hardy

Basement Bedroom Sketch - July 22, 2025



Initial

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Initial

GH

DS

FN