

64533890 6-516

DATE 20200316
Y/A MM DD

Royal Bank of Canada
Banque Royale du Canada
360 MARCH RD
KANATA, ON



\$49,000.00

PAY TO THE ORDER OF
PAYER À L'ORDRE DE Valcraft Homes Limited

49,000.00

CANADIAN DOLLARS CANADIENS

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIEN

RE/OBJET

NOM DE L'ACHETEUR AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE C. Gae

PURCHASER NAME ADRESSE DE L'ACHETEUR

PURCHASER ADDRESS COUNTERSIGNED / CONTRESIGNÉ

Signature of counterparty

64533890 007260031 0990013051

RL
lot 273

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

ON THE 1 DAY OF March, 20 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 273
LOT: 273 BLOCK :
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 757 Parade Drive

PURCHASERS: Patrick Albert Horne and Alaina Erin Horne

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: March 11, 2020

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: Firm Up - By further deposit upon firm up - \$24,000.00
Firm Up - By further deposit(s) dated 30 days post firm up (post dated) - \$25,000.00

INSERT: Firm Up Deposit Bank Draft Full Amount - \$49,000.00

DATED at Ottawa this 15 day of March 20 20

In the presence of:

Victoria E Horne
WITNESS

x Patrick Albert Horne
PURCHASER

Victoria E Horne
WITNESS

x Alaina Erin Horne
PURCHASER

DATED at Ottawa this 18 day of March 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

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

ON THE 1 DAY OF March, 20 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 273
LOT: 273 BLOCK :
4M-1589 Rathwell Landing
CIVIC ADDRESS: 757 Parade Dr

PURCHASERS: Patrick Albert Horne and Alaina Erin Horne

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: March 11, 2020

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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: December 15, 2020.

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by March 22, 2020 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by March 29, 2020 in order to maintain the closing date.

DATED at Ottawa this 16 day of March 20 20

In the presence of:

Victoria 34
WITNESS

x Patrick Horne
PURCHASER

Victoria 34
WITNESS

x Alaina Horne
PURCHASER

DATED at Ottawa this 18 day of March 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

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

ON THE 1 DAY OF March, 20 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 273
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CIVIC ADDRESS: 757 Parade Drive

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VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: March 11, 2020

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:	<u>\$615,538.47</u>
BALANCE AT CLOSING:	<u>\$565,538.47</u>
LESS H.S.T. AMOUNT:	<u>\$565,963.25</u>
SCHEDULE "G" DATED:	<u>March 1, 2020</u>
TARION SCHEDULE "B" DATED:	<u>March 1, 2020</u>

INSERT: 680 dated: March 15, 2020 in the amount of: \$8,584.87

NEW PURCHASE PRICE:	<u>\$624,123.34</u>
NEW BALANCE AT CLOSING:	<u>\$574,123.34</u>
NEW LESS H.S.T. AMOUNT:	<u>\$573,560.48</u>
SCHEDULE "G" DATED:	<u>March 15, 2020</u>
TARION SCHEDULE "B" DATED:	<u>March 15, 2020</u>

DATED at Ottawa this 15 day of March 20 20

In the presence of:

Victor Z Hu
WITNESS

x Patrick Horne
PURCHASER

Victor Z Hu
WITNESS

x Alaina Horne
PURCHASER


DATED at Ottawa this 18 day of March 20 20


VALECRAFT HOMES LIMITED (VENDOR)

[Signature]
PER:

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


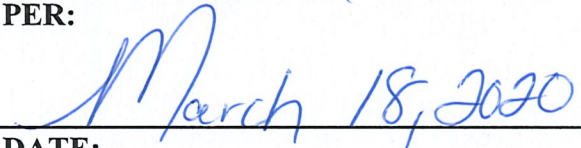
6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. 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 \$573,560.48. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8. ~~Due to maximum allowance of GST/HST Rebate, Purchaser acknowledges that an additional cost of _____ representing the difference between GST/HST actually payable on the transaction and GST/HST calculated at 5.2% shall be incurred and payable on closing.~~
9. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 15 day of March, 20 20

x 
PURCHASER

VALECRAFT HOMES LIMITED

x 
PURCHASER


PER:

DATE:

PROJECT: RATHWELL LANDING LOT: 273

NON STANDARD EXTRAS (680)
Rathwell Landing - Phase 2

PURCHASERS: Patrick Albert Horne and Alaina Erin Horne

Printed: 13-Mar-20 3:37 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
273	2	825 THE BRADLEY 4 BED ELEV C	15-Dec-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
16 99685 18570	1 - -	GARAGE DOOR - UPGRADE TO 16 x 8 OLYMPUS 500 INSULATED BLACK DOOR WITH THERMAL INSERTS AND WEATHERSTRIPPING Note:	\$ 1,600.00	Each
17 18572	1 - -	RE-DESIGN DEN TO BE A MUDROOM-RELOCATE EXISTING DOOR FROM GARAGE TO MUDROOM AND ADD A CLOSET AND STANDARD CERAMIC FLOOR TILES. Note: AS PER SKETCH DATED MARCH , 2020	\$ 3,190.00	Each
*18 29142 18864	1 - -	S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: estimate no#SS2849 Dated March 4, 2020	*\$ 2,675.24	Each
*19 29143 18865	1 - -	ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate no#OR3386 - Dated March 4, 2020	*\$ 527.05	Each

Sub Total	\$7,992.29
HST	\$0.00
Total	\$7,992.29

\$7,992.29 / 1.052 x 1.13 = \$8,584.87

Difference \$592.58

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

Patrick Albert Horne

13-Mar-20

DATE

PURCHASER:

Alaina Erin Horne

13-Mar-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

March 18, 2020

PREPARED BY: Anne Brose

LOCKED BY:

PE 941-1

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



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

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

Estimate No#: OR3386

Customer Copy

Customer:

Patrick Albert Horne & Alaina Erin Horne

Home: 613-218-4411
Cell: 613-327-3703
Email: phorne2@gmail.com
alainaf888@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: 273
12/15/2020

Salesperson: Jason Thompson (OR)
Date: 03/04/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #3	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #4	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Basement	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan - leave in coil in ceiling space for future use		\$	0.00 \$
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	0.00 \$
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	0.00 \$
Great Room	1.00	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place beside plug		225.00 \$	225.00 \$
Great Room	1.00	47"-70" Full Motion Dual Arm Articulating TV Wall Mount (PRO-SM-4270DFM) 47"-70" Full Motion Dual Arm Articulating TV Wall Mount (PRO-SM-4270DFM) - Location as shown on floor plan - Includes installation of wall bracket ONLY before closing - Does not include installation of TV - Homeowner to provide dimensions of TV (if none are provided, wall bracket will be installed as per Orbitals best judgement)		276.00 \$	276.00 \$

*** Total price does not include any applicable taxes.

Customer Total: 501.00 \$

5.2% tax (26.05\$)

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com 527.05\$

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson (OR) - Page: 2



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

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

Estimate No#: SS2849

Customer Copy

Customer:

Patrick Albert Horne & Alaina Erin Horne

Home: 613-218-4411
Cell: 613-327-3703
Email: phorne2@gmail.com
alainaf888@hotmail.com

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: 273
12/15/2020

Salesperson: Jason Thompson
Date: 03/04/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	90.00 \$	90.00 \$
Kitchen	1.00	Upgrade to standard USB plug	B	68.00 \$	68.00 \$
Kitchen	1.00	Relocate standard fixture and leave as keyless. Add keyless fixture (2 in total) on existing switch for future pendant lighting	C	98.00 \$	98.00 \$
Kitchen	1.00	Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	D	738.00 \$	738.00 \$
Great Room	1.00	Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	E	1,023.00 \$	1,023.00 \$
Kitchen	1.00	Add LED stick lighting on added switch	F	526.00 \$	526.00 \$

*** Total price does not include any applicable taxes.

Customer Total: 2,543.00 \$
+5.2% tax 132.24 \$
2675.24 \$

Customer Signature

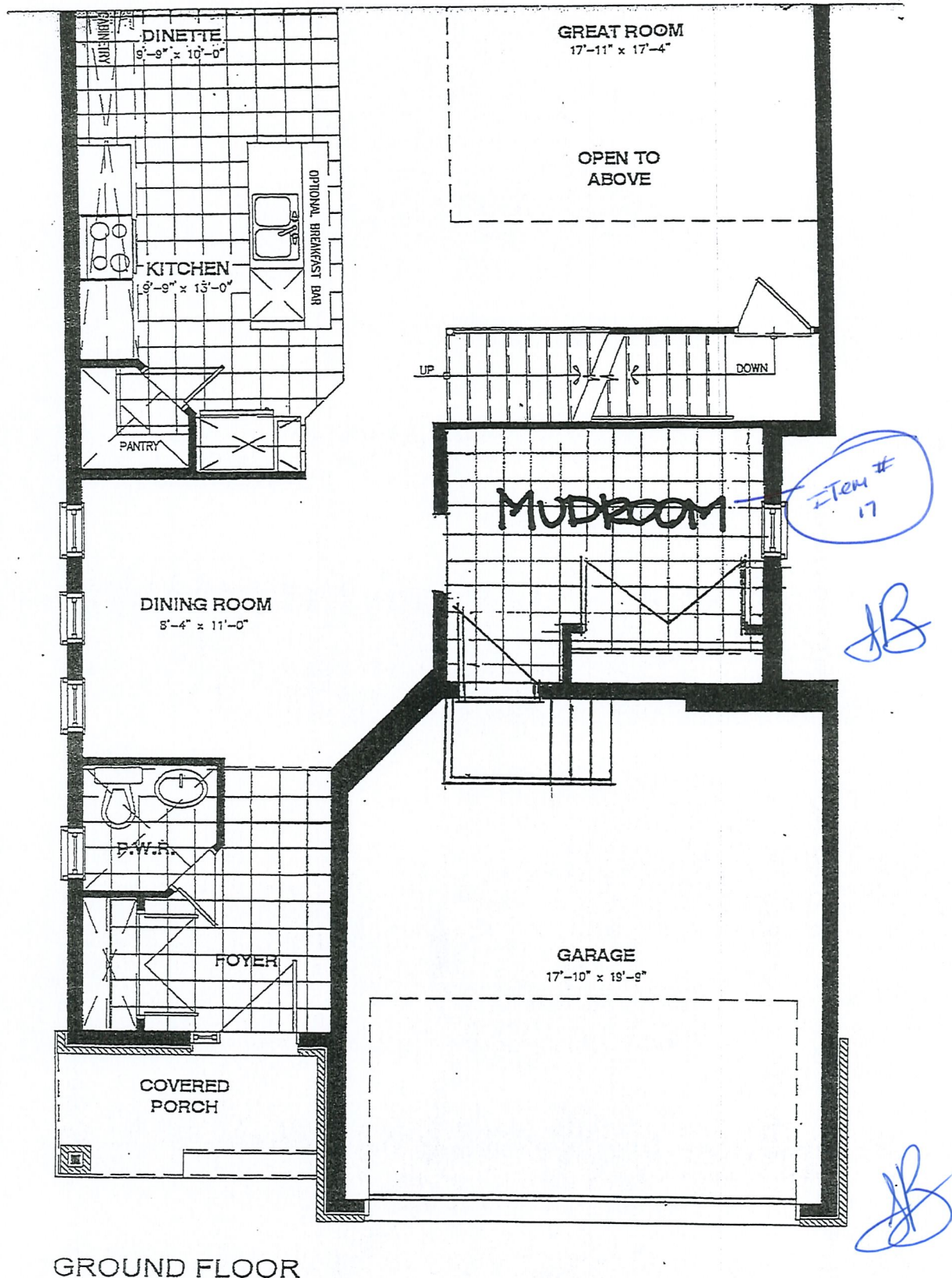
March 15 - 2020

Date

x Alaina Horne

March 15 - 2020

Sketch



GROUND FLOOR

Project: Rathwell Landing
Plan No. 4M-1589
Lot: 273
Model: 825 Bradley 4 Bed Elev C
Purchaser: Patrick Albert Horne
Alaina Erin Horne

dated: March , 2020

TARION 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.

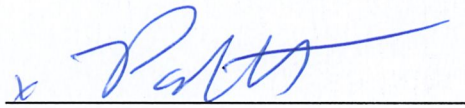
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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 #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #6 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.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated **March 15, 2020**.
6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 32 of the Agreement of Purchase & Sale.

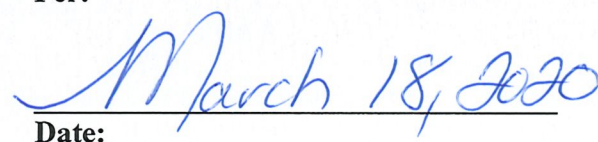
Signed at **Ottawa**, this **15** day of **March**, 20**20**.

x 
Purchaser

Valecraft Homes Limited

x 
Purchaser


Per:


Date:

Lot #: **273**

Project: **Rathwell Landing**



Valecraft
Homes Ltd.

THE BRADLEY

MODEL 825

2161 sq.ft. or 2354 sq.ft.

Site: Rathwell Landing

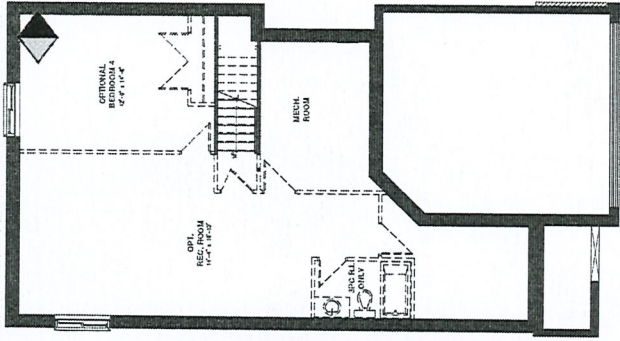
Purchaser: Patrick Albert Horne

Plan No.: 4M-1589

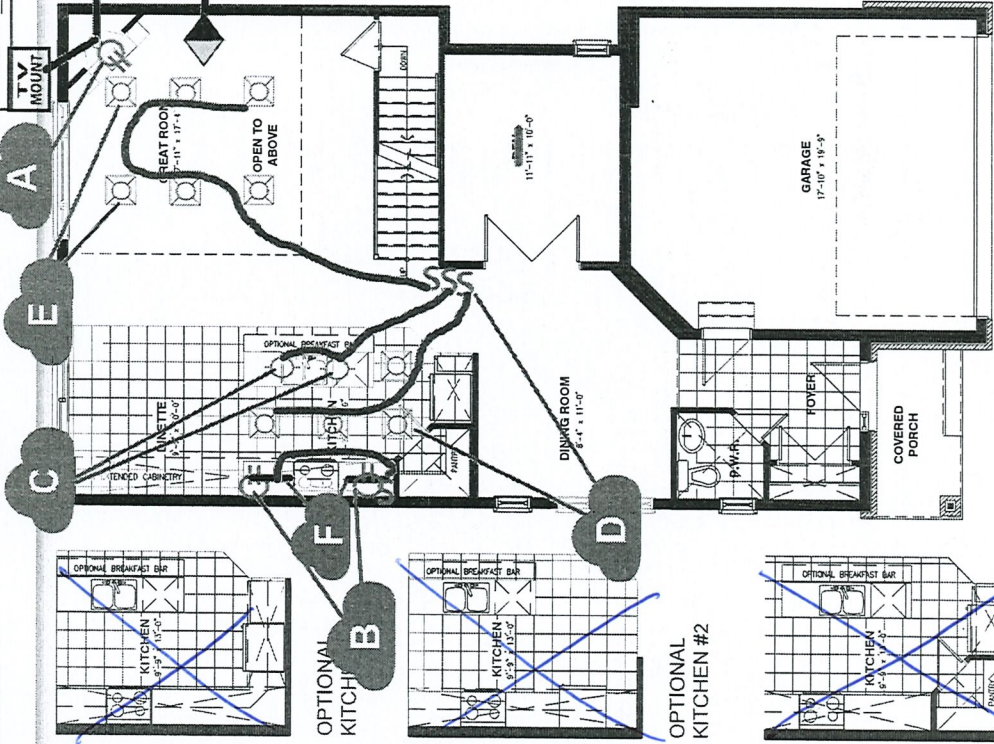
Lot: 273

Purchaser: Alaina Erin Horne

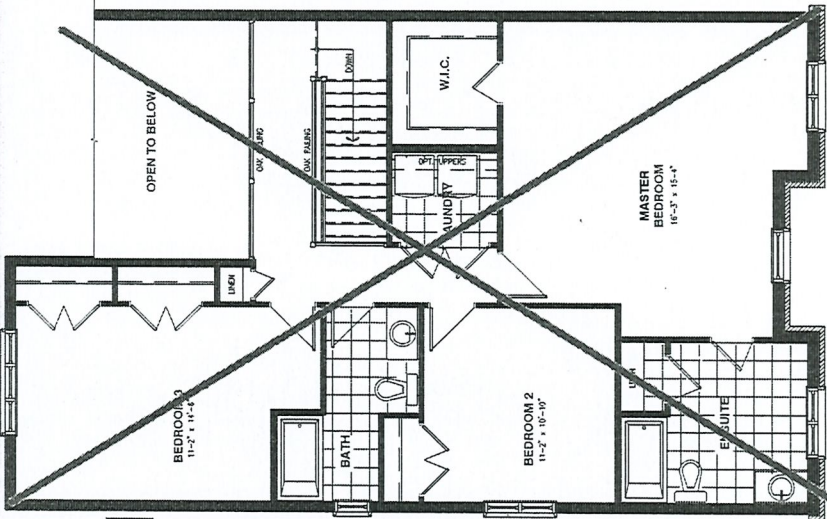
Date: March 2, 2020



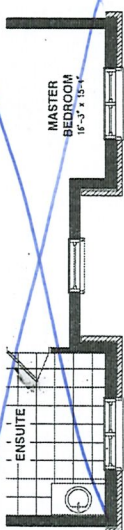
BASEMENT FLOOR



GROUND FLOOR



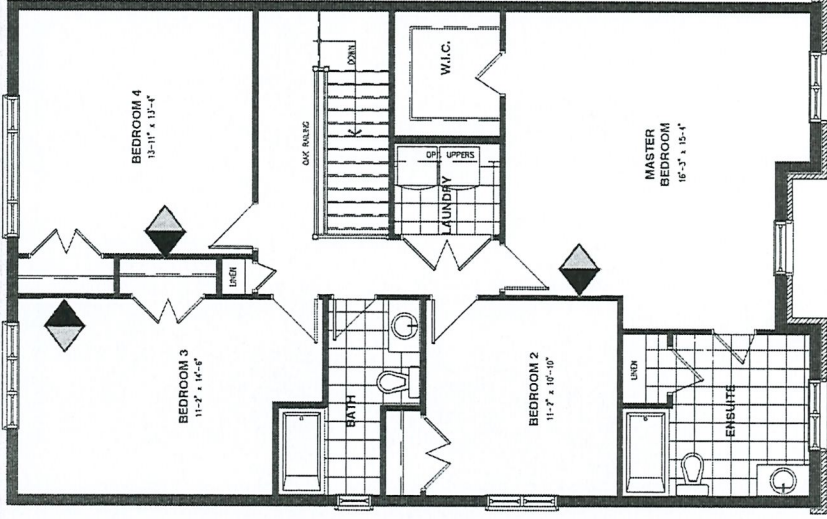
SECOND FLOOR - 3 BEDROOMS - ELEVATION A



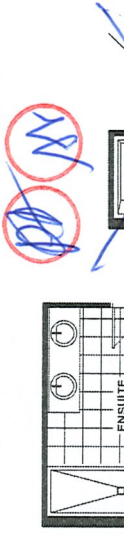
SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



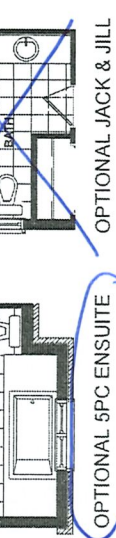
SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION C



SECOND FLOOR - 4 BEDROOMS - ELEVATION A




SECOND FLOOR - 4 BEDROOMS - ELEVATION B



SECOND FLOOR - 4 BEDROOMS - ELEVATION C

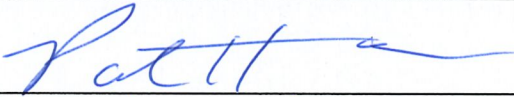
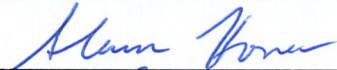

CUSTOMER ACCEPTANCE *x* *Alaina Horne* DATE *March 15/20*

DATE *March 15/20* electrical sketch

	EXTERIOR COLOUR CHART				
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep: V. Hum
	Lot No:	273	Civic Address:	757 Parade Drive	
	Purchaser(s):	Patrick Albert Horne			Model Name/#: Bradley/825 4 Bed.
	Purchaser(s):	Alaina Erin Horne			Elevation: C
				Closing Date:	15-Dec-20

EXTERIOR PACKAGE NUMBER:	308	UPG #	16
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STONE: (IF APPLICABLE)	Permacon Range Newport Grey
STONE DOOR & WINDOW HEADER & SILL:	Permacon Block SMOOTH FACE Bestway White
BRICK: (IF APPLICABLE)	Permacon Range Newport Grey
SIDING: (MITTEN)	Flagstone CORNERS: Flagstone
NOVI SHAKE: (IF APPLICABLE)	Canyon Blend 208
FACIA: (MITTEN - ALUMINIUM)	Black 125
SOFFIT & BEAM WRAPS: (MITTEN - ALUMINIUM)	Black 125
ALUMINIUM ROOF/WINDOW TRIM: (MITTEN -IF APPLICABLE)	Flagstone 023
HARDIE BOARD PANEL: (STUCCO TEXTURE - IF APPLICABLE)	N/A
ROOFING SHINGLES: (IKO)	Dual Black
EXTERIOR POSTS: (PAINT)	SW 6258 Tricorn Black
EXTERIOR ROOF DETAILS: (PAINT-IF APPLICABLE)	SW 6258 Tricorn Black
EXTERIOR FRONT DOOR: (PAINT)	SW 6258 Tricorn Black
GARAGE DOOR TRIM: (PAINT)	SW 6258 Tricorn Black
EXTERIOR WINDOWS:	Black
GARAGE DOOR: (DOOR COMPANY)	Black (insulated)
EXTERIOR VENT/PIPE:	White
ALUMINIUM RAILING: (IF APPLICABLE)	Black
WINDOW SHUTTERS: (RAISED PANEL - IF APPLICABLE)	N/A
NOTES:	

Purchaser's Signature(s) :		Date: March 15, 2020
Purchaser's Signature(s) :		Date: March 15, 2020
Approved By :		Date: March 18, 2020