

VALECRAFT HOMES LIMITED
DEERFIELD VILLAGE 2
SCHEDULE "K"


Common Elements Condominium (Purchase of An Interest in)

Attached to and forming part of this Agreement of Purchase and Sale for Block/Unit H45 . Part of Lot 10, Concession 4, (RF), being Part 1 on Plan 4R-31065, Block 147 on Plan 4M-1290, Part of Block 144 on Plan 4M-1290, being Part 2 on Plan 4R-31012 and Part of Block 150 on Plan 4M-1290; City of Ottawa designated as Parts _____ on Plan 4R-_____ on Schedule "D-1", Subdivision Deerfield Village 2
Municipal Address 742 Dearborn Private , City of Ottawa.

1. The meaning of words and phrases used in this Schedule shall have the meaning ascribed to them in the *Condominium Act, 1998, S.O. 1998, C. 19*, the regulations thereunder and any amendments thereto (the "Act") and other terms used herein shall have ascribed to them the definitions in the Condominium Documents unless otherwise provided for as follows:


- (a) "Agreement" shall mean the Agreement of Purchase and Sale to which this Schedule is attached including all other Schedules attached hereto and made a part hereof;
- (b) "Condominium Documents" shall mean the Creating Documents (as hereinafter defined), the by-laws and rules of the Condominium Corporation, the disclosure statement and budget statement, as may be amended from time to time;
- (c) "Condominium Corporation" shall mean the Common Element Condominium Corporation created upon registration by the Vendor of the Creating Documents;
- (d) "Creating Documents" means the declaration and description (as such terms are defined in the Act), which are intended to be registered against title to the lands comprising the Condominium Corporation, and which will serve to create the Condominium Corporation, as may be amended from time to time.

- 2. In addition to purchasing the Real Property, the Purchaser hereby agrees to purchase a common interest in the Condominium Corporation as more particularly described in the Condominium Documents on the terms and conditions set out in this Schedule "K".
- 3. The Purchase Price for the common interest in the Condominium Corporation is Two (\$2.00) Dollars which is payable on the Closing Date.
- 4. There is no deposit payable by the Purchaser for the purchase of the common interest in the Common Corporation.
- 5. The Purchaser agrees to accept title subject to the Condominium Documents notwithstanding that same may be amended or varied from the proposed condominium documents provided to the Purchaser and acknowledges that upon receipt of a Transfer/Deed of Land to the Real Property, the common interest in the Condominium Corporation cannot be severed from the Real Property upon any subsequent sale of the Real Property.
- 6. The Vendor's proportionate amount of the common expenses attributable to the Real Property shall be apportioned and allowed to the closing date.
- 7. The Purchase acknowledges that the Condominium Corporation and the purchase of a common interest in the Condominium Corporation is not warranted by the *Ontario New Home Warranties Plan Act* or any other warranty.
- 8. The Purchaser acknowledges that the Common Elements of the Condominium Corporation will be constructed to standards and/or the requirements of the Municipality. The Purchaser covenants and agrees that the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or his successors in title against the Vendor. The Vendor may, from time to time, change, vary or modify in its sole discretion or at the instance of any governmental authority or mortgagee, any part of the Condominium to conform with any municipal requirements related to official plan or official plan amendments, zoning by-laws, committee of adjustment and/or land division committee decisions, municipal site plan approval. Such changes may be to the plans and specifications existing at inception of the Condominium Corporation or as they existed at the time the Purchaser entered into this Agreement, or as illustrated on any sales brochure, marketing drawings, artists' renderings or otherwise. The Purchaser shall have no claim against the Vendor for any such changes, variances or modifications nor shall the Vendor be required to give notice thereof. The Purchaser hereby consents to any such alternations and agrees to complete the sale notwithstanding any such modifications.
- 9. Purchaser acknowledges that he will be required to provide post-dated cheques upon closing as payment for the monthly common area expenses.


Purchaser

Purchaser
Nov-8th 2020
Date

VALECRAFT HOMES LIMITED


Per: _____
November 9, 2020
Date

SCHEDULE "O"

Purchaser acknowledges that the Vendor's Model Home contains numerous upgraded features and options which are not included in the base price. The base price includes those features as outlined in Schedule "B".

All options and upgrades contained in the Model Home are available as extras. The Purchaser has the opportunity to purchase any or all options or upgrades as viewed in the Model Home so as to permit the Purchaser to customize their home in accordance with their particular needs or preferences.

SCHEDULE "O" to the Agreement of Purchase and Sale between Valecraft Homes Limited,

Vendor and Julian Adam Royz Purchaser (s).

Dated at Ottawa this 8th day of November, 20 20

Nicole Spudis
Witness

X Royz
Purchaser

Witness

Purchaser

PROJECT: Deerfield Village 2

LOT: H45

VALECRAFT HOMES LIMITED

[Signature]
PER

November 9, 2020
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Julian Adam Royz

Business Address: 1207 Evans Blvd., Ott., Ont., K1H 7T6

Business Telephone Number: 343-803-5475

Home Address: 80 John St., Ott., Ont., K1M 1N4

Home Telephone Number: 613-291-9086

Occupation: Student and works part time at Alta Vista Dental Clinic

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Driver's Licence

Number: R6922-42010-21106



Purchaser

Purchaser

(2) Full Name: _____

Business Address: _____

Business Telephone Number: _____

Home Address: _____

Home Telephone Number: _____

Occupation: _____

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: _____

Number: _____

Purchaser

Purchaser

Driver's Licence

Permis de conduire

ON CANADA

1/2 NAME/NOM

ROYZ, JULIAN ADAM

8 80 JOHN ST

OTTAWA, ON, K1M 1N4

4d NUMBER/NUMÉRO

R6922 - 42010 - 21106

4a ISS/DÉL.

2019/09/10

4b EXP/EXP.

2023/11/16

5 DD/RÉF.

GN1552907

15 SEX/SEXE

M

9 CLASS/CATÉG.

G2

12 REST./COND.

AGE 19/ANS 2021/11/06

3 DOB/DBN

2002/11/06

16 HGT/HAUT.

180 cm

R6922-42010-21106

2002/11/06

Royz

Project:

4m-1290

Plan No.

H45

Lot:

140 Green Std w/o

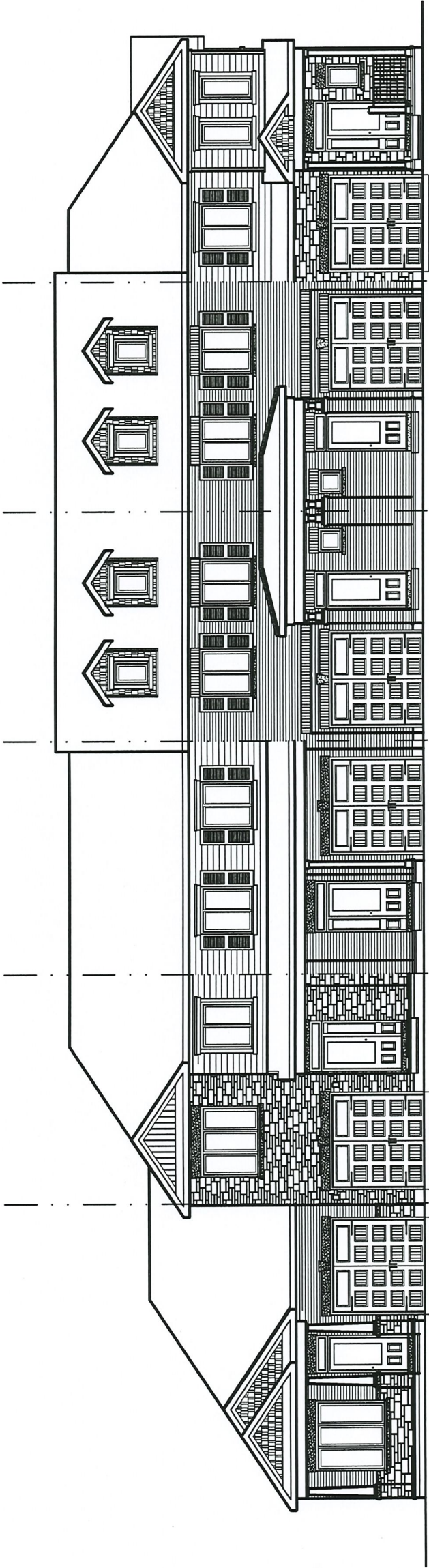
Model:

Julian Adam Royz

Purchaser:

Nov. 8th, 2020

SCHEDULE H



DEERFIELD VILLAGE 2
MODEL: 120 THE HUNTLEY (REV)
BLOCK: H
LOT: 42
ADDRESS: 736 DEARBORN PRIV.

DEERFIELD VILLAGE 2
MODEL: 160-2 THE STANLEY 2
BLOCK: H
LOT: 43
ADDRESS: 738 DEARBORN PRIV.

DEERFIELD VILLAGE 2
MODEL: 160-2 THE STANLEY 2 (REV)
BLOCK: H
LOT: 44
ADDRESS: 740 DEARBORN PRIV.

DEERFIELD VILLAGE 2
MODEL: 140 THE GREEN
BLOCK: H
LOT: 45
ADDRESS: 742 DEARBORN PRIV.

DEERFIELD VILLAGE 2
MODEL: 110 THE THOMAS (REV)
BLOCK: H
LOT: 46
ADDRESS: 744 DEARBORN PRIV.

DEERFIELD VILLAGE 2
MODEL: 105 THE MANN
BLOCK: H
LOT: 47
ADDRESS: 746 DEARBORN PRIV.



Lot: H45

Model: 140 The Green Std. W/O

Purchasers: Julian Adam Royz

Purchasers: _____



Block H *Deerfield Village 2*

JR Date: November 8th, 2020

All dimensions are approximate
Exterior illustrations are artist concepts only and may not be as shown.
E & OE, plans, materials and specifications are subject to change without notice.
Actual useable floor space may vary from the stated floor area.
E & OE OCTOBER 12, 2018



THE GREEN

MODEL 140

2209 sq.ft (505 sq.ft. Basement)



Site: DV2

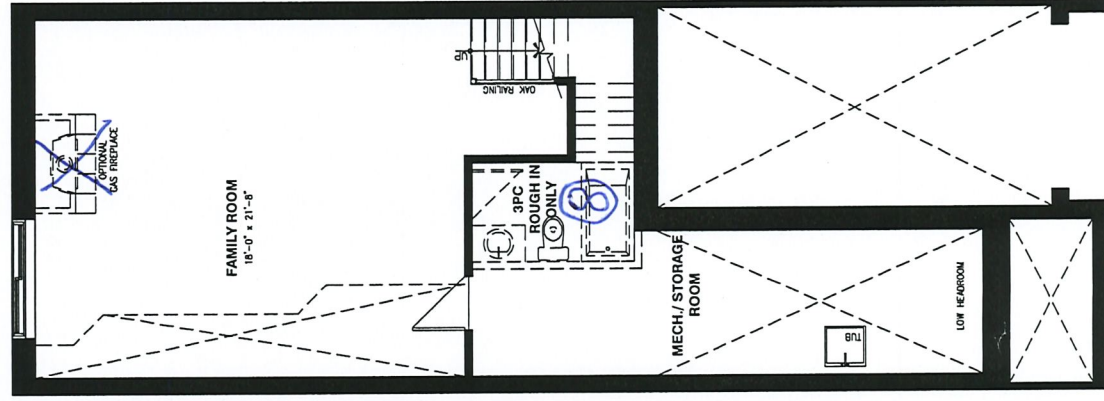
Plan No.: 4M-1290

Lot: H45

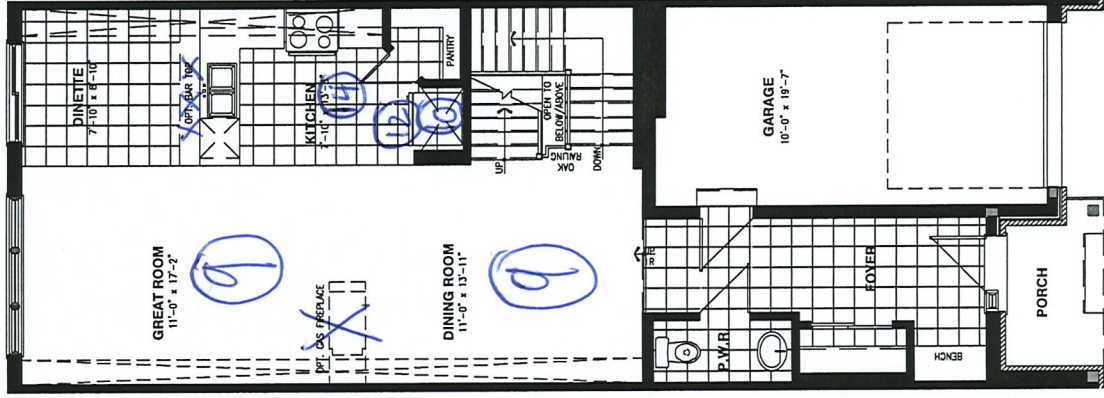
Date: November 8th, 2020

Purchaser: Julian Adam Royz

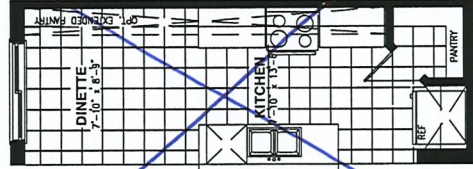
Purchaser:



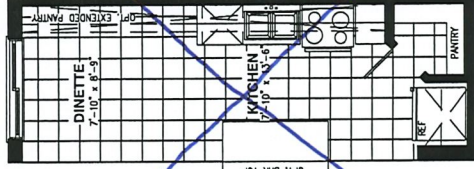
BASEMENT FLOOR



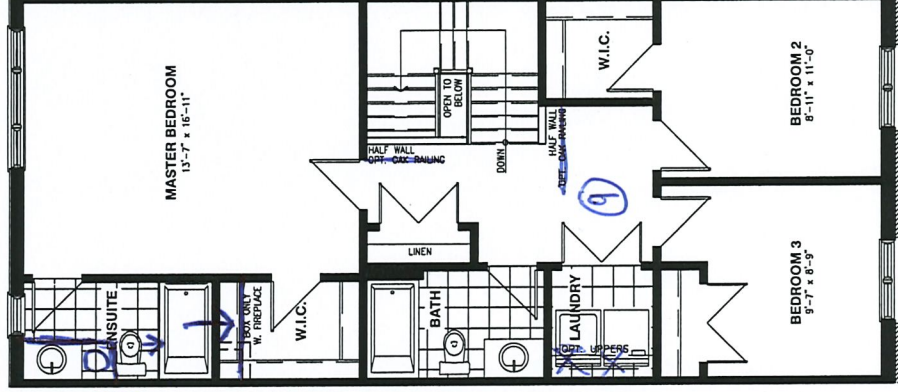
GROUND FLOOR



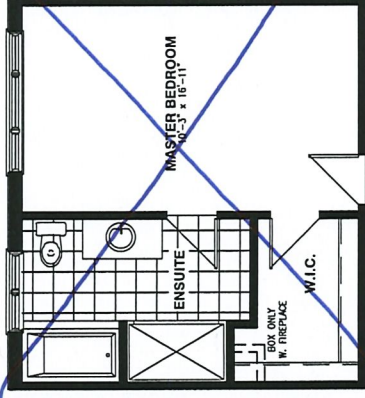
OPTIONAL KITCHEN #1



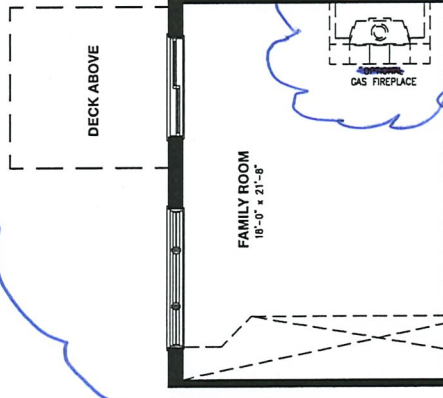
OPTIONAL KITCHEN #2



SECOND FLOOR



OPTIONAL 4PC-ENSUITE



WALKOUT BASEMENT WHERE APPLICABLE

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 8th DAY OF November, 20 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT/ UNIT NO: H45
CIVIC ADDRESS: 742 Dearborn Private
Deerfield Village 2 PLAN# 4M-1290

PURCHASERS: Julian Adam Royz JR AD

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: November th, 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: SCHEDULE(S): C-1

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

OCCUPANCY / CLOSING DATE OF: November 10th, 2020

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by Done in order to maintain the occupancy/ closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by Done in order to maintain the occupancy/ closing date.

DATED at Ottawa this 8th day of November 20 20

In the presence of:
Nicole Spade
WITNESS

X Royz
PURCHASER

WITNESS

PURCHASER

DATED at Ottawa this 9th day of November 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 8th DAY OF November, 20 20.


REGARDING PROPERTY KNOWN AS: BUILDER'S LOT: H45
LOT: 4M-1290 BLOCK: DEERFIELD 2
CIVIC ADDRESS: 742 Dearborn Private

PURCHASERS: Julian Adam Royz 

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: November 8th, 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: \$395,940.88
BALANCE AT CLOSING: \$380,940.88
LESS H.S.T. AMOUNT: \$374,484.45
SCHEDULE "G" DATED: Nov. 8th, 2020 
TARION SCHEDULE "B" DATED: Nov. 8th, 2020

INSERT: 680 dated: December 22nd, 2019 in the amount of: -\$7,500.00
NEW PURCHASE PRICE: \$388,440.88
NEW BALANCE AT CLOSING: \$373,440.88
NEW LESS H.S.T. AMOUNT: \$367,864.85
SCHEDULE "G" DATED: November 8th, 2020
TARION SCHEDULE "B" DATED: November 8th, 2020

DATED at Ottawa this 8th day of November 20 20

In the presence of:

Nicholas Kodel
WITNESS

X Royz
PURCHASER

WITNESS

PURCHASER

DATED at Ottawa this 9th day of November 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

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 \$367,864.85. 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 \$1,447.05 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 8th day of November, 20 20

X J Royz
PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

PER:

DATE: November 9, 2020

PROJECT: DEERFIELD 2 LOT: H45



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 1

PURCHASER: JULIAN ADAM ROYZ

Printed: 7-Nov-20 10:23 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
H45	1	140 THE GREEN	10-Nov-20

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*25 88508	2	- CERAMIC TILE - GROUT COLOR PER COLOUR	* \$ 0.00	
13779	Note:			
26	1	- <i>KITCHEN</i> - CLARIFICATION TO ITEM #17 SS752 Quote Plan Code A: Under Cabinet Lighting to be LED Strip Lighting	\$ 0.00	Each
14020	Note:			

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

Payment Summary

<u>Paid By</u>	<u>Amount</u>
Amendment	\$0.00
Total Payment:	\$0.00

PURCHASER:

x Royz
JULIAN ADAM ROYZ

07-Nov-20
DATE

VENDOR:

PER: Valecra

PER: Valecraft Homes Limited

DATE:

November 9, 2020

PREPARED BY: Nicole Trudel

LOCKED BY: Tricia Oliver

PE 691-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)
Deerfield 2 - Phase 1

PURCHASER: JULIAN ADAM ROYZ

Printed: 7-Nov-20 10:27 pm

LOT NUMBER H45	PHASE 1	HOUSE TYPE 140 THE GREEN	CLOSING DATE 10-Nov-20
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
27		1 - - BONUS OF \$7,500.00 HAS BEEN APPLIED IN FULL TO THE PURCHASE PRICE OF THIS HOME	-\$7,500.00	Each
16954		Note:		

Sub Total	\$-7,500.00
HST	\$0.00
Total	\$-7,500.00

Payment Summary

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

PURCHASER:


X Royz

JULIAN ADAM ROYZ

07-Nov-20

DATE

VENDOR:



PER: Valecraft Homes Limited

DATE:

November 9, 2020

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)
Deerfield 2 - Phase 1

PURCHASER: JULIAN ADAM ROYZ

Printed: 7-Nov-20 10:27 pm

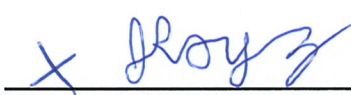
LOT NUMBER H45	PHASE 1	HOUSE TYPE 140 THE GREEN	CLOSING DATE 10-Nov-20
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
27	1	- BONUS OF \$7,500.00 HAS BEEN APPLIED IN FULL TO THE PURCHASE PRICE OF THIS HOME	-\$7,500.00	Each
16954	Note:			

Sub Total	\$-7,500.00
HST	\$0.00
Total	\$-7,500.00


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

PURCHASER:


JULIAN ADAM ROYZ

07-Nov-20
DATE

VENDOR:


PER: Valecraft Homes Limited

DATE: November 9, 2020

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)
Deerfield 2 - Phase 1

PURCHASER: JULIAN ADAM ROYZ

Printed: 7-Nov-20 10:30 pm

LOT NUMBER H45	PHASE 1	HOUSE TYPE 140 THE GREEN	CLOSING DATE 10-Nov-20
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
28	1	- REVISION #1 TO COLOUR SHEET DATED JUNE 3rd 2020. RE: RESELECTION DUE TO DISCONTINUED CARPET. Nov. 8. 2020	\$ 0.00	Each
20008		Note:		

JR

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

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

PURCHASER:


JULIAN ADAM ROYZ

07-Nov-20
DATE

VENDOR:


PER: Valecraft Homes Limited

DATE: November 9, 2020

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____