

CHAD KENNEDY  
2168 BINGHAM ST  
OTTAWA, ON K1G 2V7

022

DATE 20 20-10-28  
Y Y Y Y M M D D

Valecraft Homes Limited

PAY TO THE  
ORDER OF

\$ 24 000.00

Twenty four thousand

100 DOLLARS

Security features  
included  
Details on back

THE BANK OF NOVA SCOTIA  
www.scotiabank.com 1-800-4-SCOTIA  
186 BANK STREET  
OTTAWA, ONTARIO K2P 1W6

00026

ScotiaLine® line of credit

MEMO

RL 268 2nd deposit

*[Signature]*

MP

⑈022⑈ ⑆67462⑈002⑆ 38242752686⑈

CHAD KENNEDY  
2168 BINGHAM ST  
OTTAWA, ON K1G 2V7

023

DATE 20 20-11-28  
Y Y Y Y M M D D

Valecraft Homes Limited

PAY TO THE  
ORDER OF

\$ 25 000.00

Twenty five thousand

100 DOLLARS

Security features  
included  
Details on back

THE BANK OF NOVA SCOTIA  
www.scotiabank.com 1-800-4-SCOTIA  
186 BANK STREET  
OTTAWA, ONTARIO K2P 1W6

00026

ScotiaLine® line of credit

MEMO

RL 268 3rd deposit

*[Signature]*

MP

⑈023⑈ ⑆67462⑈002⑆ 38242752686⑈

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

ON THE 9 DAY OF September, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 268 ~~268~~  
LOT: 268 BLOCK :  
4M-1589 Rathwell Landing  
CIVIC ADDRESS: 747 Parade Dr.

PURCHASERS: Chad Scott Douglas Kennedy and Kathryn Kennedy

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: September 24, 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.

CLOSING DATE OF: December 9, 2021.

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by October 2, 2020 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by November 15, 2020 in order to maintain the closing date.

Dated at Ottawa this 28 day of October, 2020

In the presence of:

Victoria 2 Hu-  
WITNESS

[Signature]  
PURCHASER

Victoria 2 Hu-  
WITNESS

[Signature]  
PURCHASER

Dated at Ottawa this 24th day of November, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]



**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 9 DAY OF September, 2020.**

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 268  
LOT: 268 BLOCK :  
4M-1589 RATHWELL LANDING  
CIVIC ADDRESS: 747 Parade Dr

PURCHASERS: Chad Scott Douglas Kennedy and Kathryn Kenndy

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: September 24, 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: \$628,444.00  
BALANCE AT CLOSING: \$578,444.00  
LESS H.S.T. AMOUNT: \$577,384.00  
SCHEDULE "G" DATED: September 9, 2020  
TARION SCHEDULE "B" DATED: September 9, 2020

INSERT: 680 dated: October 28, 2020 in the amount of: \$3,931.27  
NEW PURCHASE PRICE: \$632,375.27  
NEW BALANCE AT CLOSING: \$582,375.27  
NEW LESS H.S.T. AMOUNT: \$580,863.07  
SCHEDULE "G" DATED: October 28, 2020  
TARION SCHEDULE "B" DATED: October 28, 2020

Dated at Ottawa this 28 day of October, 2020

In the presence of:

Victor & He  
WITNESS

[Signature]  
PURCHASER

Victor & He  
WITNESS

[Signature]  
PURCHASER

Dated at Ottawa this 6th day of November, 2020

VALECRAFT HOMES LIMITED (VENDOR)

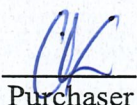
PER: [Signature]

REV: September 3, 2020

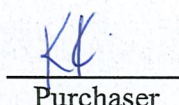


**SCHEDULE "G"****HARMONIZED SALES TAX AND NEW HOUSING REBATE**

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

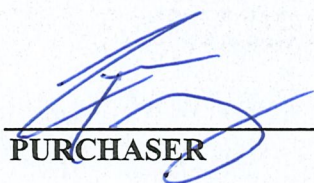


Vendor

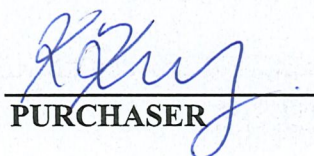


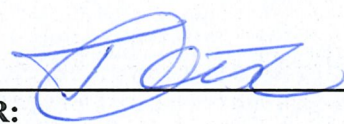
6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. 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 \$580,863.07. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
  
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 28 day of October, 2020

  
PURCHASER

VALECRAFT HOMES LIMITED

  
PURCHASER

  
PER:

November 6, 2020  
DATE:

PROJECT: RATHWELL LANDING LOT: 268



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Chad Scott Douglas Kennedy and Kathryn Kennedy

Printed: 28-Oct-20 11:20 am

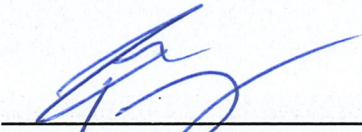
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
268	2	815 THE HARTIN ELEV C	9-Dec-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*22 29143	1	- - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 590.99	Each
25501	Note:	ESTIMATE # OR4600 REV 2 DATED 10/01/2020 552+67.99=590.99		
*23 29142	1	- - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$ 3,340.28	Each
25502	Note:	ESTIMATE # SS3736 REV 1 DATED 10/01/2020 \$2956.00 +384.28=3340.28		

Sub Total	\$3,931.27
HST	\$0.00
Total	\$3,931.27

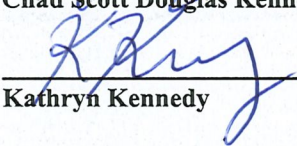
Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Total Payment:	

PURCHASER:

  
Chad Scott Douglas Kennedy

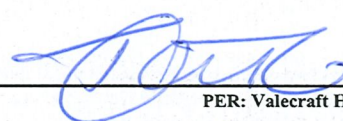
28-Oct-20  
DATE

PURCHASER:

  
Kathryn Kennedy

28-Oct-20  
DATE

VENDOR:

  
PER: Valecraft Homes Limited

DATE: November 6, 2020

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_





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

Estimate No#: OR4600 Rev.02

Customer Copy

Customer:

Chad Scott Douglas Kennedy & Kathryn Kennedy

Home: 613-601-3385  
Cell: 613-410-4166  
Email: kolsen32@gmail.com

Builder: VALECRAFT HOMES LTD.  
Project: Rathwell Landing Singles Ph 2 -  
200amp included  
Lot: RL268  
Closing Date: 12/01/2021  
Salesperson: Jason Thompson (OR)  
Date: 10/01/2020

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 \$
Bedroom #2	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 #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 \$
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 \$
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		235.00 \$	235.00 \$
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		288.00 \$	288.00 \$

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

Customer Total: 523.00 \$  
+ 1.13% 69.99  
\$ 590.99

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

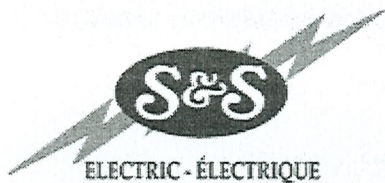
5411 Canotek Road, Ottawa, Ontario K1J 9M3

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

X  
X

Dated:  
Oct 28/20





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

Estimate No#: SS3736 Rev.01

Customer Copy

Customer:

Chad Scott Douglas Kennedy & Kathryn Kennedy

Home: 613-601-3385  
Cell: 613-410-4166  
Email: kolsen32@gmail.com

Builder: VALECRAFT HOMES LTD.  
Project: Rathwell Landing Singles Ph 2 -  
Lot: 200amp included  
Closing Date: RL268  
Salesperson: 12/01/2021  
Date: Jason Thompson  
10/01/2020

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	94.00 \$	94.00 \$
Front Out	1.00	Add Holiday soffit plug with switch	D	248.00 \$	248.00 \$
Kitchen	1.00	Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	E	103.00 \$	103.00 \$
Kitchen	1.00	Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	F	770.00 \$	770.00 \$
Great Room	1.00	Add 8 LED Halo potlights (AFR4-0930-WH) on added switch	G	1,459.00 \$	1,459.00 \$
Kitchen	1.00	Upgrade to USB plug (standard)	H	\$	0.00 \$
Various Locations	1.00	Delete standard fixtures and leave keyless in all bathroom vanity's and hanging light above stairs on 2nd level	I	\$	0.00 \$
2nd Floor Ceiling	2.00	Delete standard fixtures and add 2 LED Halo potlights (AFR4-0930-WH) on existing switch	J	141.00 \$	282.00 \$

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

Customer Total: 2,956.00 \$  
1.13% 384.28  
or 3340.28

Notes:  
"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

X  
X  
Customer Signature

Oct 28/20  
Date

PK PK





THE HARTIN

MODEL 815

2130 sq. ft.

TV MOUNT

Site: Rathwell Landing

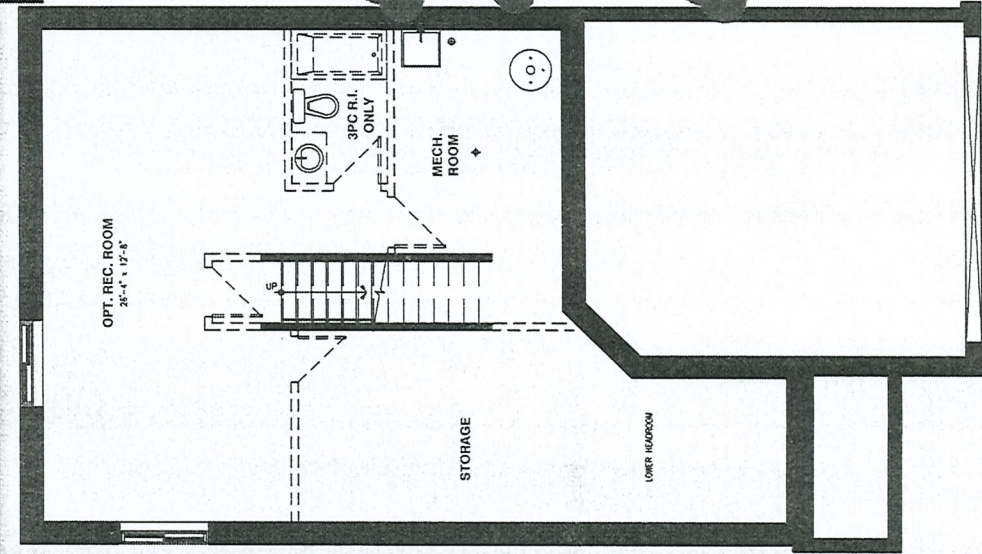
Plan No.: 4M-1589

Lot: 268

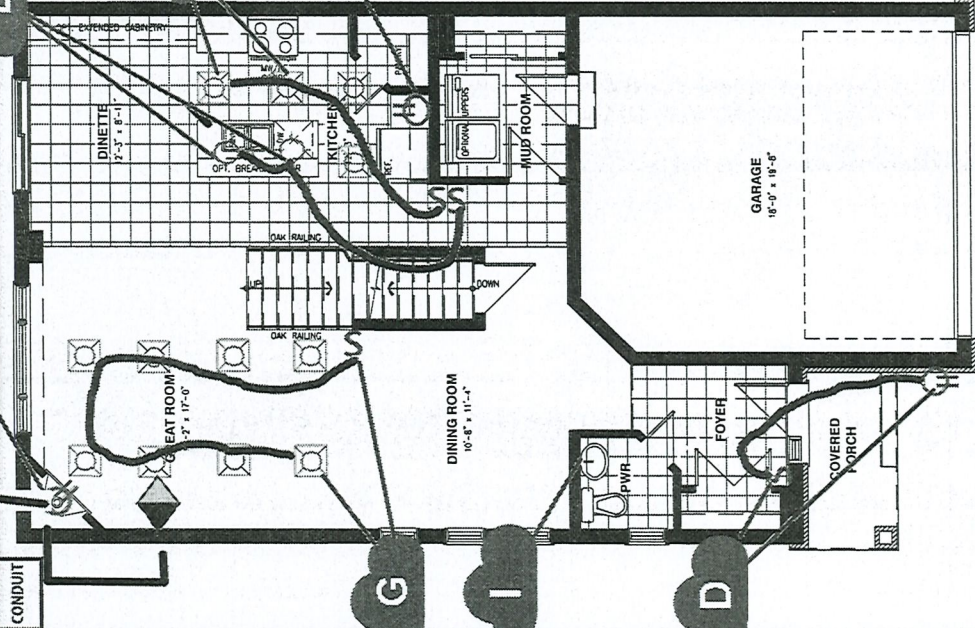
Date: September 29, 2020

Purchaser: Chad Scott Douglas Kennedy

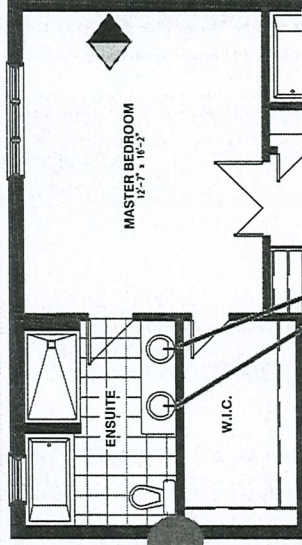
Purchaser: Kathryn Kennedy



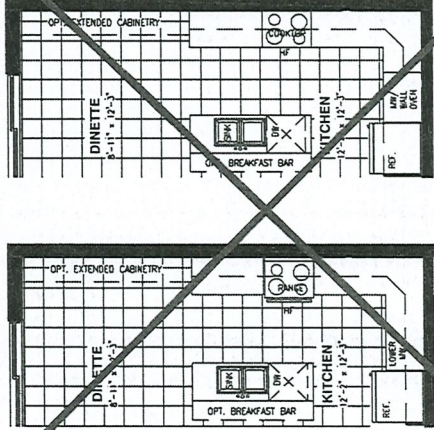
BASEMENT FLOOR



GROUND FLOOR

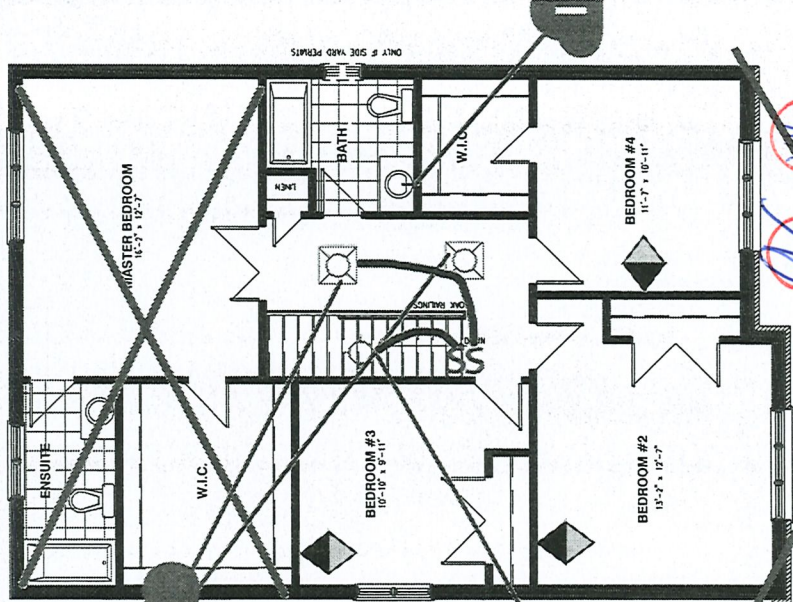


OPTIONAL 5 PC ENSUITE

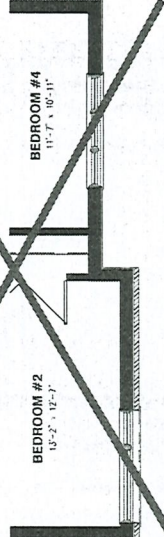


OPTIONAL KITCHEN #1

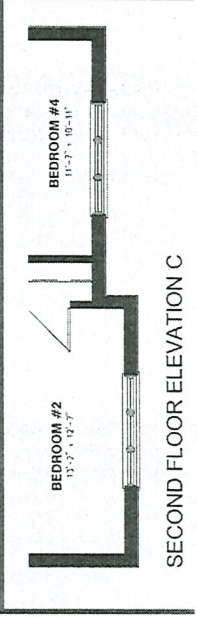
OPTIONAL KITCHEN #2



SECOND FLOOR ELEVATION A



SECOND FLOOR ELEVATION B







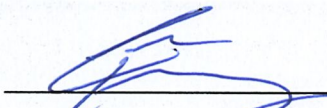
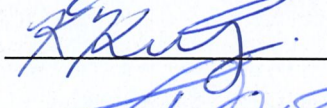
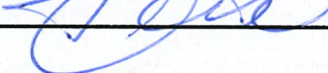
SECOND FLOOR ELEVATION C

SS-Orbital Sketch

Dated Oct 28/20

*[Handwritten signature]*



 <b>Valecraft</b> Homes Ltd.	EXTERIOR COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
	Lot No:	268	Civic Address:	747 Parade Dr		
	Purchaser(s):	Chad Scott Douglas Kenndy <i>Kennedy</i>			Model Name/#:	hartin/815
	Purchaser(s):	Kathryn Kenndy <i>Kennedy</i>			Elevation:	C Rev
				Closing Date:	9-Dec-21	
<b>EXTERIOR PACKAGE NUMBER:</b>						
						<b>302</b>
<b>STONE:</b> (IF APPLICABLE)		Permacon Range Newport Grey				
<b>STONE DOOR &amp; WINDOW HEADER &amp; SILL:</b>		Permacon Block SMOOTH FACE Bestway White				
<b>BRICK:</b> (IF APPLICABLE)		Permacon Range Newport Grey				
<b>SIDING:</b> (MITTEN)		Sapphire Blue CORNERS: Frost				
<b>NOVI SHAKE:</b> (IF APPLICABLE)		Canyon Blend 208				
<b>FACIA:</b> (MITTEN - ALUMINIUM)		WHITE 001				
<b>SOFFIT &amp; BEAM WRAPS:</b> (MITTEN - ALUMINIUM)		WHITE 001				
<b>ALUMINIUM ROOF/WINDOW TRIM:</b> (MITTEN -IF APPLICABLE)		White 001				
<b>HARDIE BOARD PANEL:</b> (STUCCO TEXTURE - IF APPLICABLE)		<del>Night Gray</del> OR <del>Booth Bay Blue</del> <div style="display: inline-block; vertical-align: middle;">    </div>				
<b>ROOFING SHINGLES:</b> (IKO)		Charcoal Gray				
<b>EXTERIOR POSTS:</b> (PAINT)		SW 7006 Extra White				
<b>EXTERIOR ROOF DETAILS:</b> (PAINT-IF APPLICABLE)		SW 7006 Extra White				
<b>EXTERIOR FRONT DOOR:</b> (PAINT)		SW 7006 Extra White				
<b>GARAGE DOOR TRIM:</b> (PAINT)		SW 7006 Extra White				
<b>EXTERIOR WINDOWS:</b>		White				
<b>GARAGE DOOR:</b> (DOOR COMPANY)		White (Regal Colour)				
<b>EXTERIOR VENT/PIPE:</b>		White				
<b>ALUMINIUM RAILING:</b> (IF APPLICABLE)		White				
<b>WINDOW SHUTTERS:</b> (RAISED PANEL - IF APPLICABLE)		RAISED PANEL, White 001				
<b>NOTES:</b>						
<div style="display: flex; justify-content: space-between;"> <div> Purchaser's Signature(s) :   Purchaser's Signature(s) :   Approved By :  </div> <div> Date: <u>Oct 28/20</u>  Date: <u>Oct 28/20</u>  Date: <u>November 6, 2020</u> </div> </div>						



**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.

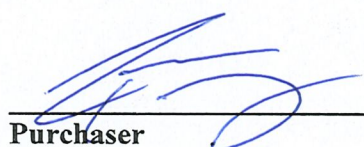
1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. \$225.00 + HST= \$254.25

**PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement**

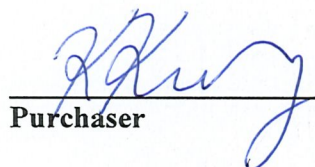
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

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 October 28, 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 28 day of October, 2020.

  
Purchaser

**Valecraft Homes Limited**

  
Purchaser

  
Per:

November 6, 2020  
Date:

Lot #: 268 Plan 4M-1589

Project: **Rathwell Landing**