

ANDREW P. SIMPSON  
RIMPI K. SIMPSON

SCOTIA VALUE ACCOUNT

2118

DATE 2020-11-14  
Y Y Y Y M M D D

Valecraft Homes Limited

\$ 24,000.00

PAY TO THE  
ORDER OF

Twenty four thousand dollars

100 DOLLARS


Security features included. Details on back.

THE BANK OF NOVA SCOTIA  
www.scotiabank.com 1-800-4-SCOTIA

00786

482 HAZELDEAN ROAD  
KANATA, ONTARIO K2L 1V4

MEMO 2nd Deposit Lot #270  
2nd.



⑈ 211⑈ ⑆ 20776⑈002⑆ 00622⑈86⑈

STYLE 133

ANDREW P. SIMPSON  
RIMPI K. SIMPSON

SCOTIA VALUE ACCOUNT

212

DATE 2020-01-04  
Y Y Y Y M M D D

Valecraft Homes Limited

\$ 25,000.00

PAY TO THE  
ORDER OF

Twenty five thousand dollars

100 DOLLARS

Security features included. Details on back.

THE BANK OF NOVA SCOTIA  
www.scotiabank.com 1-800-4-SCOTIA

00786

482 HAZELDEAN ROAD  
KANATA, ONTARIO K2L 1V4

MEMO 3rd Deposit Lot #270  
3rd.



⑈ 212⑈ ⑆ 20776⑈002⑆ 00622⑈86⑈

STYLE 133

RL-270

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 3 DAY OF November, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 270 <sup>270</sup>  
LOT: 270 BLOCK :  
4M-1589 Rathwell Landing  
CIVIC ADDRESS: 751 Parade Dr.

PURCHASERS: Andrew P. Simpson

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: November 3, 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: October 26, 2021.

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by November 18, 2020 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by December 2, 2020 in order to maintain the closing date.

Dated at Ottawa this 14 day of November, 2020

In the presence of:

WITNESS

DocuSigned by:  
Andrew P. Simpson  
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 19<sup>th</sup> 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 3 DAY OF November, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 270 ~~270~~  
LOT: 270 BLOCK :  
4M-1589 Rathwell Landing  
CIVIC ADDRESS: 751 Parade Dr.

PURCHASERS: Andrew P. Simpson

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: November 3, 2020

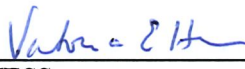
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INSERT: The Vendor agrees to a full refund of all deposit monies up to \$50,000.00 in the event that the Purchaser is not able to secure satisfactory financing for the purchase of this home up to 30 days prior to closing "the contract is terminated, and each party is released from the agreement on repayment of the deposit."  
If the buyer requests the return of the deposit pursuant to this clause, then the deposit shall be returned within 30 days and the agreement and any obligations under it shall then be at an end.

Dated at Ottawa this 14 day of November, 2020

In the presence of:

  
WITNESS

  
PURCHASER

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
PURCHASER

Dated at Ottawa this 19<sup>th</sup> day of November 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: 





**EXTERIOR COLOUR CHART**

Community:	<b>Rathwell Landing</b>	Reg'd Plan #:	<b>4M-1589</b>	Sales Rep:	<b>Victoria</b>
Lot No:	<b>270</b>	Civic Address:	<b>751 Parade Dr.</b>		
Purchaser(s):	<b>Andrew P. Simpson</b>			Model Name/#:	<b>801</b>
Purchaser(s):				Elevation:	<b>"A"</b>
				Closing Date:	<b>Oct. 26, 2021</b>

**EXTERIOR PACKAGE NUMBER: 305 UPG # 7**

<b>STONE:</b> (IF APPLICABLE)	Permacon Range Margaux Beige
<b>STONE DOOR &amp; WINDOW HEADER &amp; SILL:</b>	Permacon Block SMOOTH FACE Bestway White
<b>BRICK:</b> (IF APPLICABLE)	Permacon Range Margaux Beige
<b>SIDING:</b> (MITTEN)	Brownstone CORNERS: Brownstone
<b>NOVI SHAKE:</b> (IF APPLICABLE)	Weathered Blend 201
<b>FACIA:</b> (MITTEN - ALUMINIUM)	Black 125
<b>SOFFIT &amp; BEAM WRAPS:</b> (MITTEN - ALUMINIUM)	Black 125
<b>ALUMINIUM ROOF/WINDOW TRIM:</b> (MITTEN - IF APPLICABLE)	Brownstone 011
<b>HARDIE BOARD PANEL:</b> (STUCCO TEXTURE - IF APPLICABLE)	<i>N/A</i> <del>Timber Bark OR Monterey Taupe</del> <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">P</span> <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">P</span>
<b>ROOFING SHINGLES:</b> (IKO)	Driftwood
<b>EXTERIOR POSTS:</b> (PAINT)	SW 6258 Tricorn Black
<b>EXTERIOR ROOF DETAILS:</b> (PAINT-IF APPLICABLE)	SW 6258 Tricorn Black
<b>EXTERIOR FRONT DOOR:</b> (PAINT)	SW 6258 Tricorn Black
<b>GARAGE DOOR TRIM:</b> (PAINT)	SW 6258 Tricorn Black
<b>EXTERIOR WINDOWS:</b>	Black
<b>GARAGE DOOR:</b> (DOOR COMPANY)	Black (Mid-America Colour) (insulated)
<b>EXTERIOR VENT/PIPE:</b>	White
<b>ALUMINIUM RAILING:</b> (IF APPLICABLE)	<del>Clay</del> or Black <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">P</span> <span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">P</span>
<b>WINDOW SHUTTERS:</b> (RAISED PANEL - IF APPLICABLE)	RAISED PANEL, Black 002

**NOTES:**

Purchaser's Signature(s) : \_\_\_\_\_ Date: NOV 14/20

Purchaser's Signature(s) : \_\_\_\_\_ Date: \_\_\_\_\_

Approved By : [Signature] Date: November 19, 2020