

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

PURCHASERS: CIVIC ADDRESS: 747 Parade Dr
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: PURCHASE PRICE: \$632,375.27
BALANCE AT CLOSING: \$582,375.27
LESS H.S.T. AMOUNT: \$580,863.07
SCHEDULE "G" DATED: October 28, 2020
TARION SCHEDULE "B" DATED: October 28, 2020

INSERT: 680 dated: November 10, 2020 in the amount of: \$16,485.00
NEW PURCHASE PRICE: \$648,860.27
NEW BALANCE AT CLOSING: \$598,860.27
NEW LESS H.S.T. AMOUNT: \$595,451.57

SCHEDULE "G" DATED: November 10, 2020

TARION SCHEDULE "B" DATED: November 10, 2020

Dated at Ottawa this 10 day of November, 2020

In the presence of:

WITNESS
Victoria S. Hu -

PURCHASER

WITNESS
Victoria S. Hu -

PURCHASER

Dated at Ottawa this 20th day of November, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]
REV: September 3, 2020

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

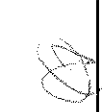
1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation 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



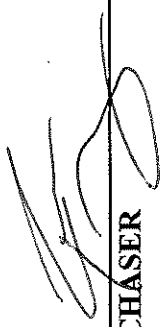
Purchaser



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 \$595,451.57 . 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 10 day of November, 2020


PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER

PER: 

DATE: November 10, 2020

PROJECT: RATHWELL LANDING LOT: 268

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. Taron Enrolment Fee based on final purchase price less HST as stated in Clause #6 of the Agreement of Purchase & Sale. Taron 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 November 10, 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 10 day of November, 2020.


Purchaser

Valecraft Homes Limited


Purchaser


Per:

November 20, 2020
Date:

Lot #: 268 Plan 4M-1589

Project: Rathwell Landing

NON STANDARD EXTRAS (680)
Rathwell Landing - Phase 2

PURCHASERS: Chad Scott Douglas Kennedy and Kathryn Kennedy

Printed: 7-Nov-20 2:46 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
268		2	815 THE HARTIN ELEV C	9-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*36 90818 25526		1 - - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - ALL LEVELS OF CABINETRY Note:	*\$ 166.00	Each
37 25528		1 - KITCHEN - Upgrade to two colours of cabinetry in kitchen. Note:	\$ 284.00	Each
38 25529		1 - ENSUITE BATH - Delete B1A item #15 (level 3 quartz countertops in ensuite bathroom) Note:	-\$1,514.00	Each
*39 82733 25530		1 - ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 2 - ENSUITE BATHROOM - OPT 5PC Note:	*\$ 1,422.00	Each
40 25532		1 - - Bronze floor tiles with 1/3 staggered install in foyer and powder room. Note:	\$ 588.00	Each
41 25534		1 - - Bronze floor tiles with 1/3 staggered install in kitche, dinette and hall. Note:	\$ 1,886.00	Each
42 25535		1 - - Bronze floor tiles with 1/3 staggered install in mudroom. Note:	\$ 419.00	Each
43 190 25536		1 - - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE Note:	\$ 65.00	Each
44 186 25537		1 - KITCHEN - TILE - WALL - BACKSPLASH - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - KITCHEN - - Note:	\$ 45.00	Each
*45 63 25538		*1 - ENSUITE BATH - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - - Note:	*\$ 145.00	Each
*46 63 25539		*1 - MAIN BATHROOM - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - MAIN BATHROOM (18) - - Note:	*\$ 115.00	Each
47 146 25540		1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - STANDARD - - TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - STANDARD Note:	\$ 30.00	Each

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1.225-2

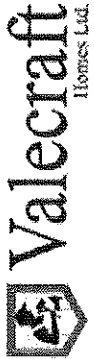
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Vendor Initials:  Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)
Rathwell Landing - Phase 2

PURCHASERS: Chad Scott Douglas Kennedy and Kathryn Kennedy

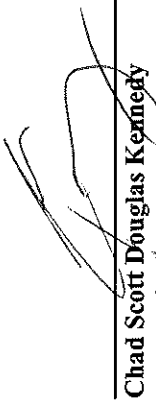
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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
268	2	815 THE HARTIN ELEV C	9-Dec-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
48		1 - KITCHEN - bronze backsplash installed in 1/2 brick pattern behind chimney hoodfan.	\$ 86.00	Each
25541		Note:		
49		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00	
28848				
25542		Note:		

Sub Total	\$16,485.00
HST	\$0.00
Total	\$16,485.00

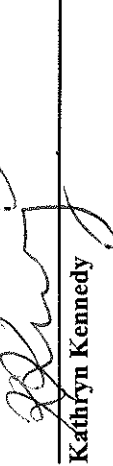
Payment Summary	Amount
Paid By	
Total Payment:	

PURCHASER:


Chad Scott Douglas Kennedy

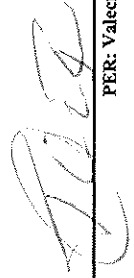
07-Nov-20
DATE

PURCHASER:


Kathryn Kennedy

07-Nov-20
DATE

VENDOR:


PER: Valecraft Homes Limited

DATE:

November 07, 2020

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1.225-3

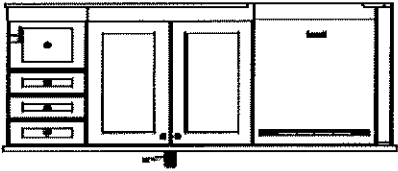
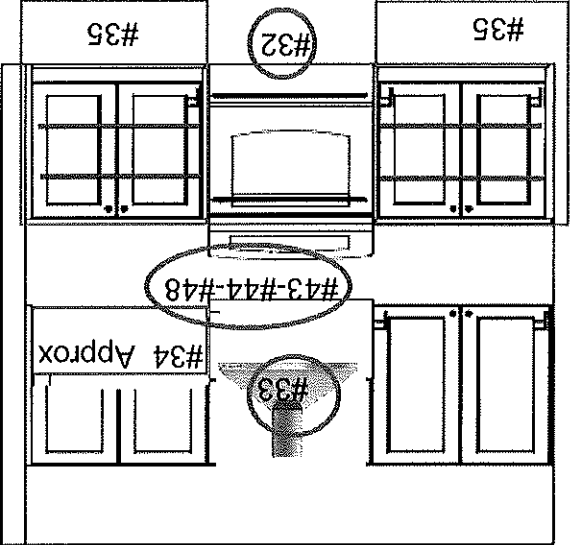
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CONSTRUCTION SCHEDULING APPROVAL

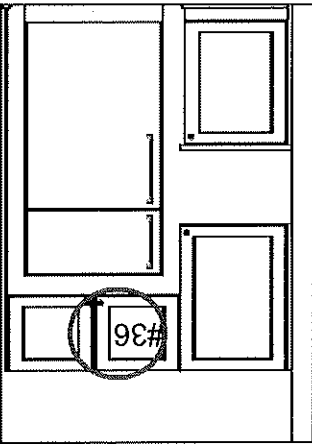
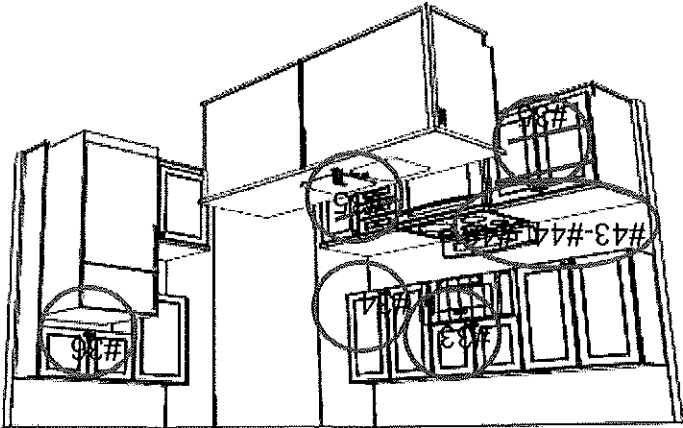
PER: _____

DATE: _____

 POTVIN KITCHENS & CABINETRY	BUILDER: VALECRAFT	PROJECT:	Lot 268 - SKETCH - LOT: STANDARD
	REDESIGN NUMBER:	MODEL: 816 MARTIN STND	
	DONE BY:	DATE: xxxxxxxx November 10, 2020	



#16 - Level 2 Cabinetry
#37 - Two Colours Cabinetry



Chad Scott Douglas Kennedy
Kathryn Kennedy