

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

ON THE 4th DAY OF February, 20 19

REGARDING PROPERTY KNOWN AS:

BUILDER'S LOT: C13

LOT:

4M-1290

BLOCK:

DEERFIELD 2

CIVIC ADDRESS:

526 Fawn Valley Private

PURCHASERS:

Samson Zerisgi Tella

VENDORS:

VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE:

December 12, 2019 February 21, 2019

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: \$483,132.88

BALANCE AT CLOSING: \$468,132.88

LESS H.S.T. AMOUNT: \$448,854.05

SCHEDULE "G" DATED: March 17, 2020

TARION SCHEDULE "B" DATED: March 17, 2020

INSERT:

680 dated: October 24, 2020 in the amount of: \$1,819.00

NEW PURCHASE PRICE: \$497,394.77

NEW BALANCE AT CLOSING: \$469,051.88 \$482,394.77

NEW LESS H.S.T. AMOUNT: \$461,411.30

SCHEDULE "G" DATED: October 24, 2020

TARION SCHEDULE "B" DATED: October 24, 2020

DATED at Ottawa this 24th day of October 20 20

In the presence of:

Nicole Stadel
WITNESS

[Signature]
PURCHASER

[Signature]
PURCHASER

WITNESS

DATED at Ottawa this 3rd day of November 20 20

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]

REV: September 9, 2019

NON STANDARD EXTRAS (680)

Deerfield 2 - Phase 2

PURCHASER: Samson Zerisgi Tella

Printed: 21-Oct-20 10:17 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C13	2	160 THE STANLEY 2	23-Mar-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
50		1 - GREAT ROOM - ADD TO CONTINUE CERATEC SICHENIA PAVE WALL HOUSE 6.5"x16.1" BIANCO #1659 (HORIZONTAL 1/3 OFFSET INSTALL) TILE TO CEILING ON FACADE AND RETURNS OF GREAT ROOM FIREPLACE.	\$ 1,819.00	Each
25145		Note: (PREVIOUSLY PAID TO INSTALL TO UNDERSIDE OF MANTLE ONLY)		

Sub Total	\$1,819.00
HST	\$0.00
Total	\$1,819.00


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

PURCHASER:


Samson Zerisgi Tella

24-Oct-20
DATE

VENDOR:


PER: Valecraft Homes Limited

DATE: November 3, 2020

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

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

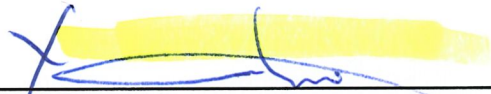
6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. 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 \$461,411.30. 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 24th day of October, 20 20


PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER


PER:

November 3, 2020
DATE:

PROJECT: DEERFIELD 2 LOT: C13

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 #17 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 #17 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #7 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 #7 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated October 24th, 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 # 33 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 24th day of October, 2020.


Purchaser

Valecraft Homes Limited

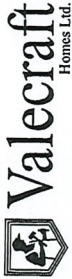
Purchaser


Per: _____

November 3, 2020
Date:

Lot #: C13

Project: **DEERFIELD VILLAGE 2**



THE STANLEY 2

Sketch

MODEL 160-2

2177 sq.ft.

(412 sq.ft. Basement)

Site: DV2

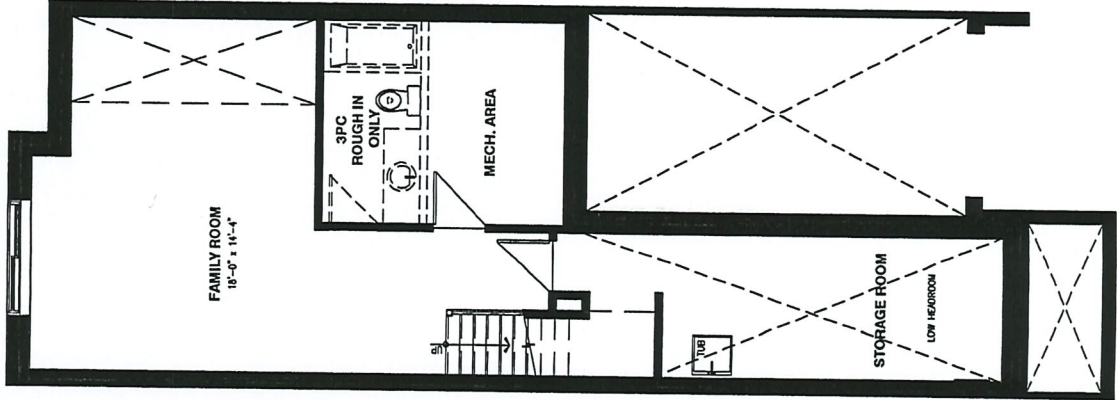
Plan No.: 4M-1290

Lot: C13

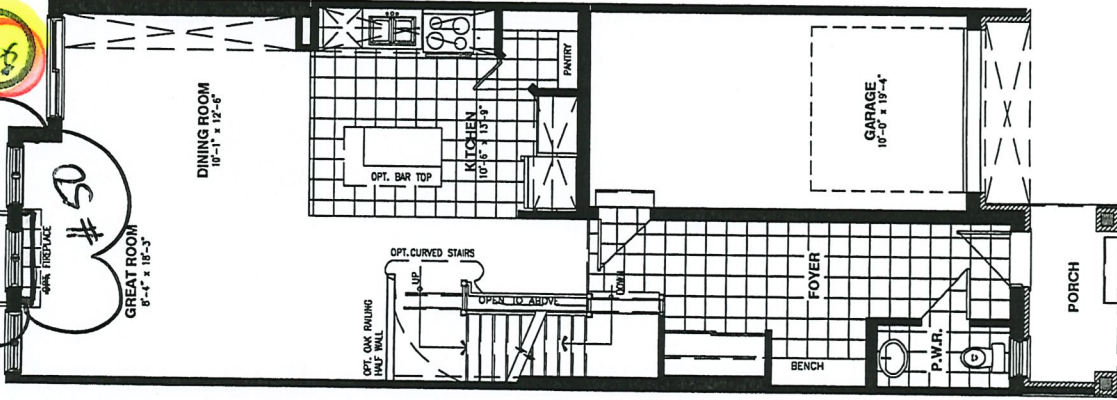
Date: Oct 24, 2020

Purchaser: Samson Zerisgi Tella

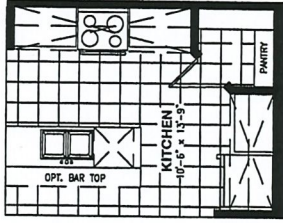
Purchaser:



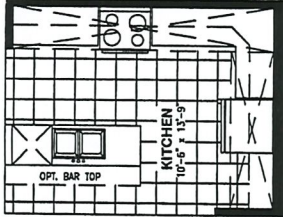
BASEMENT FLOOR



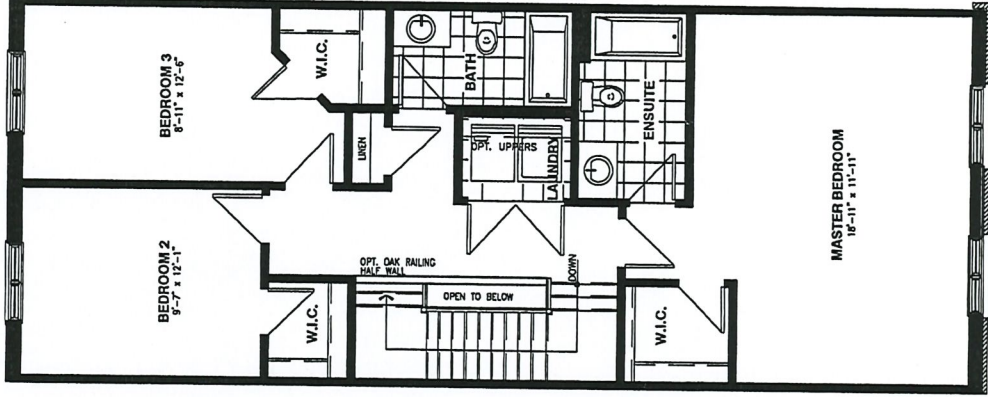
GROUND FLOOR



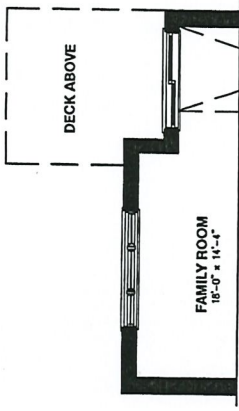
OPTIONAL KITCHEN #1



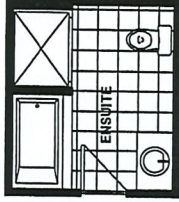
OPTIONAL KITCHEN #2



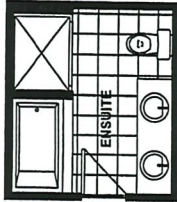
SECOND FLOOR



WALKOUT BASEMENT
WHERE APPLICABLE



OPTIONAL 4PC ENSUITE



OPTIONAL 5PC ENSUITE



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.