

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 12 DAY OF July , 20 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 262
LOT: 262 BLOCK :
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 734 Parade Dr.
PURCHASERS: Igor Litman and Yulia Litman

VENDORS: VALECRAFT HOMES LIMITED
DATE OF ACCEPTANCE: July 28, 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: \$740,128.00
BALANCE AT CLOSING: \$690,128.00
LESS H.S.T. AMOUNT: \$676,219.47
SCHEDULE "G" DATED: September 22, 2020
TARION SCHEDULE "B" DATED: September 22, 2020

INSERT: 680 dated: november25,2020 in the amount of: \$1,122.91
NEW PURCHASE PRICE: \$741,250.91
NEW BALANCE AT CLOSING: \$691,250.91
NEW LESS H.S.T. AMOUNT: \$677,213.19
SCHEDULE "G" DATED: November 25, 2020
TARION SCHEDULE "B" DATED: November 25, 2020

Dated at Ottawa this 25th day of November , 2020
In the presence of:

WITNESS
DocuSigned by:
Igor Litman
PURCHASER

WITNESS
DocuSigned by:
Yulia Litman
PURCHASER

Dated at Ottawa this 3rd day of December , 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

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 \$677,213.19 ~~\$675,397.35~~. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

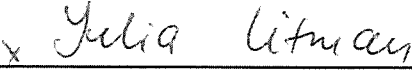


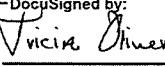
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 25 day of November, 2020


PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER

DocuSigned by:

PER: 4F0B9401...

December 3, 2020
DATE:

PROJECT: RATHWELL LANDING LOT: 262



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Igor Litman and Yulia Litman

Printed: 3-Dec-20 2:45 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
262		2	1030 THE NASH ELEV C - WALK OUT BASEMENT	20-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
72		1 - - DELETE ITEM 57 - UPGRADE UNDERPAD- LEVEL 1 .FINISH BASEMENT RECREATION ROOM . INSTALL STANDARD	-\$346.00	Each
27113		Note:		
73		1 - - DELETE # 61 AC ROUGH IN LINE SET,DISCONNECT&ELECTRICAL WIRING	-\$573.00	Each
27114		Note:		
74		1 - - REVISION COLOUR SELECTION SHEET # 1 - STANDARD UNDERPAD IN FINISH REC ROOM	\$ 0.00	Each
27115		Note:		
75		1 - - Hose bibs locations -- as per attached sketch dated November 25, 2020	\$ 0.00	Each
27117		Note:		
*76		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 248.60	Each
29143				
27364		Note: Orbital Quote OR4211 Rev.06 Dated November 26, 2020		
*77		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 1,793.31	Each
29142				
27365		Note: S&S Electric Quote SS3511 Rev.12 Dated December 1, 2020		

Sub Total	\$1,122.91
HST	\$0.00
Total	\$1,122.91

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:

DocuSigned by:

Igor Litman

70881472C67B47E...

Igor Litman

DocuSigned by:

Yulia Litman

Yulia Litman

25-Nov

03-Dec-20

DATE

PURCHASER:

DocuSigned by:

Yulia Litman

Yulia Litman

25-Nov

03-Dec-20

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

December 3, 2020

PREPARED BY: Victoria Hum
LOCKED BY:
E 1,271-1
voiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



**Freehold Form
(Tentative Closing Date)**

**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 November 25, 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 25 day of November, 2020.

x Teyon Litman
Purchaser

Valecraft Homes Limited

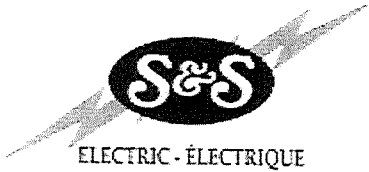
x Yulia Litman
Purchaser

[Signature]
Per:

December 3, 2020
Date:

Lot #: 262

Project: **Rathwell Landing**



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

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www.ssbolton.com

Estimate No#: SS3511 Rev.12

Customer Copy

Customer:

Igor Litman & Yulia Litman
Home: 613-762-2550
Cell: 613-762-2420
Email: igor.litman@gmail.com
yulia/litman@gmail.com

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: RL262
07/20/2021
Salesperson: Jason Thompson
Date: 12/01/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Add (1) 15 AMP plugs and create 4/gang (raise standard plug) - approx 125 inches from external wall and 55 inches from floor	A	\$90.00	\$90.00
Front Out	1.00	Add Holiday soffit plug with switch	E	\$248.00	\$248.00
Great Room	1.00	Add keyless fixture using control plug switch (sever control to plugs) - approx 48 inches from each wall	H	\$102.00	\$102.00
Basement	1.00	Relocate switch	I	\$	\$0.00
Rec Room	1.00	Add switch to standard lighting and create 3/way	L	\$78.00	\$78.00
Ensuite Bath	1.00	Add 20 AMP 240 plug	M	\$218.00	\$218.00
Kitchen	1.00	Upgrade to USB plug (standard)	Q	\$	\$0.00
Various Locations	1.00	Reinforce and add 3/wire for future ceiling fan in master bedroom and 2nd level ceiling - add switch in master bedroom and create 3/way approx 24 inches from floor	R	\$268.00	\$268.00
Kitchen	1.00	Add 2 keyless fixtures on added switch - in bulkhead	F	\$275.00	\$275.00
Laundry Room	1.00	Relocate plug	U	\$	\$0.00
Front Porch	1.00	Relocate exterior plug	D	\$	\$0.00
Stairwell	1.00	Relocate switch to basement stairway lighting and stairway to 2nd level	X	\$	\$0.00
Ensuite Bath	1.00	Center fixtures above sinks	Z	\$	\$0.00
Bedroom #2	1.00	Relocate plugs	3	\$	\$0.00

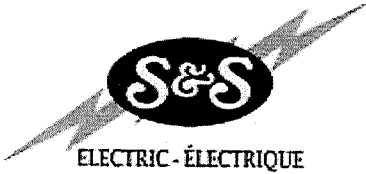
Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3

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www.sandselectric.ca



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

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Bedroom #3	1.00	Relocate standard plugs	6	\$	\$0.00
Bedroom #4	1.00	Relocate plugs	8	\$	\$0.00
Basement Bathroom	1.00	Relocate plug to side wall	14	\$	\$0.00
Rec Room	1.00	Locate switch for exterior lighting on right side of door	18	\$	\$0.00
Kitchen	1.00	Relocate standard kitchen fixture - to be approx centered above the peninsula	19	\$	\$0.00
Garage	1.00	Add 30 AMP outlet for future EV charger	20	\$308.00	\$308.00
Customer Subtotal:					\$1,587.00
HST:					\$206.31
Total:					\$1,793.31

*** Total price includes all applicable taxes

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."

DocuSigned by:
Igor Litman
70B81472C67B475
Customer Signature

November 25, 2020
Date

DocuSigned by:
Yulia Litman
6CF5AED20FEB436
Customer Signature 2

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

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Tel: (613) 748-0432
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Estimate No#: OR4211 Rev.06

Customer Copy

Customer:

Igor Litman & Yulia Litman

Home: 613-762-2550
Cell: 613-762-2420
Email: igor.litman@gmail.com
yulia/litman@gmail.com

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: RL262
07/20/2021

Salesperson: Jason Thompson (OR)
Date: 11/26/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (3) Data CAT5e & (1) Cable RG6 Outlet (4) Port Plate - (3) Data CAT5e & (1) Cable RG6 Outlet - Location as shown on floor plan - 125 inches from external wall and 55 inches from floor		\$	\$0.00
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic - drop near electrical panel		\$	\$0.00
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Rec Room	1.00	(4) Port Plate - (3) Data CAT5e & (1) Cable RG6 Outlet (4) Port Plate - (3) Data CAT5e & (1) Cable RG6 Outlet - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	(4) Port Plate - (3) Data CAT5e & (1) Cable RG6 Outlet (4) Port Plate - (3) Data CAT5e & (1) Cable RG6 Outlet - Location as shown on floor plan		\$	\$0.00
Bedroom #4	1.00	(4) Port Plate - (3) Data CAT5e & (1) Cable RG6 Outlet (4) Port Plate - (3) Data CAT5e & (1) Cable RG6 Outlet - Location as shown on floor plan		\$	\$0.00
Study	1.00	(4) Port Plate - (3) Data CAT5e & (1) Cable RG6 Outlet (4) Port Plate - (3) Data CAT5e & (1) Cable RG6 Outlet - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	(1) Port Plate - (1) Data CAT5e Outlet (1) Port Plate - (1) Data CAT5e Outlet - Location as shown on floor plan		\$110.00	\$110.00
Bedroom #3	1.00	(1) Port Plate - (1) Data CAT5e Outlet (1) Port Plate - (1) Data CAT5e Outlet - Location as shown on floor plan		\$110.00	\$110.00
Customer Subtotal:					\$220.00
HST:					\$28.60
Total:					\$248.60

*** Total price includes all applicable taxes

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

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CUSTOMER ACCEPTANCE _____

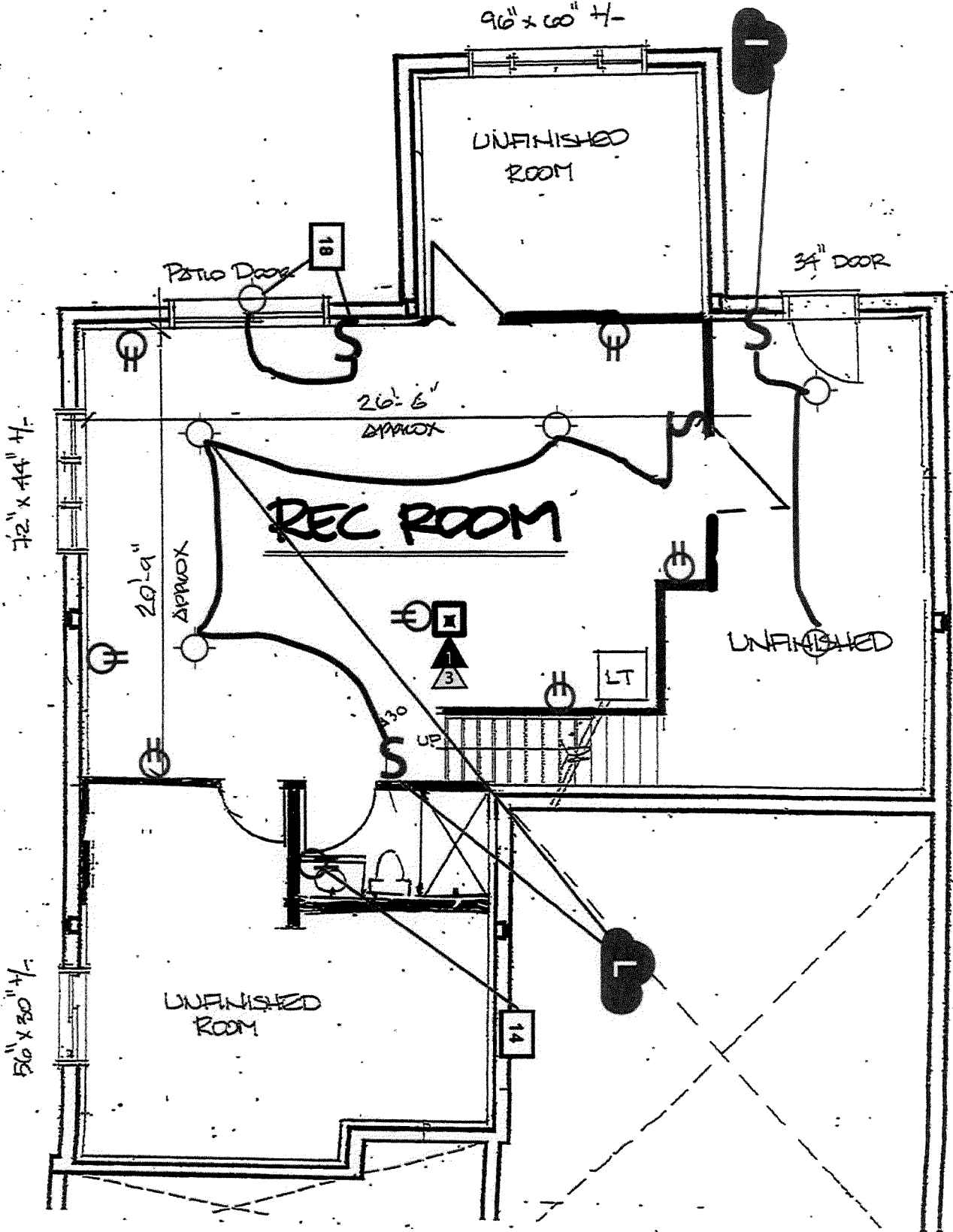
DATE _____

RL 262

SS-Orbital sketch 1 of

INV # 1136

ITEM # 30



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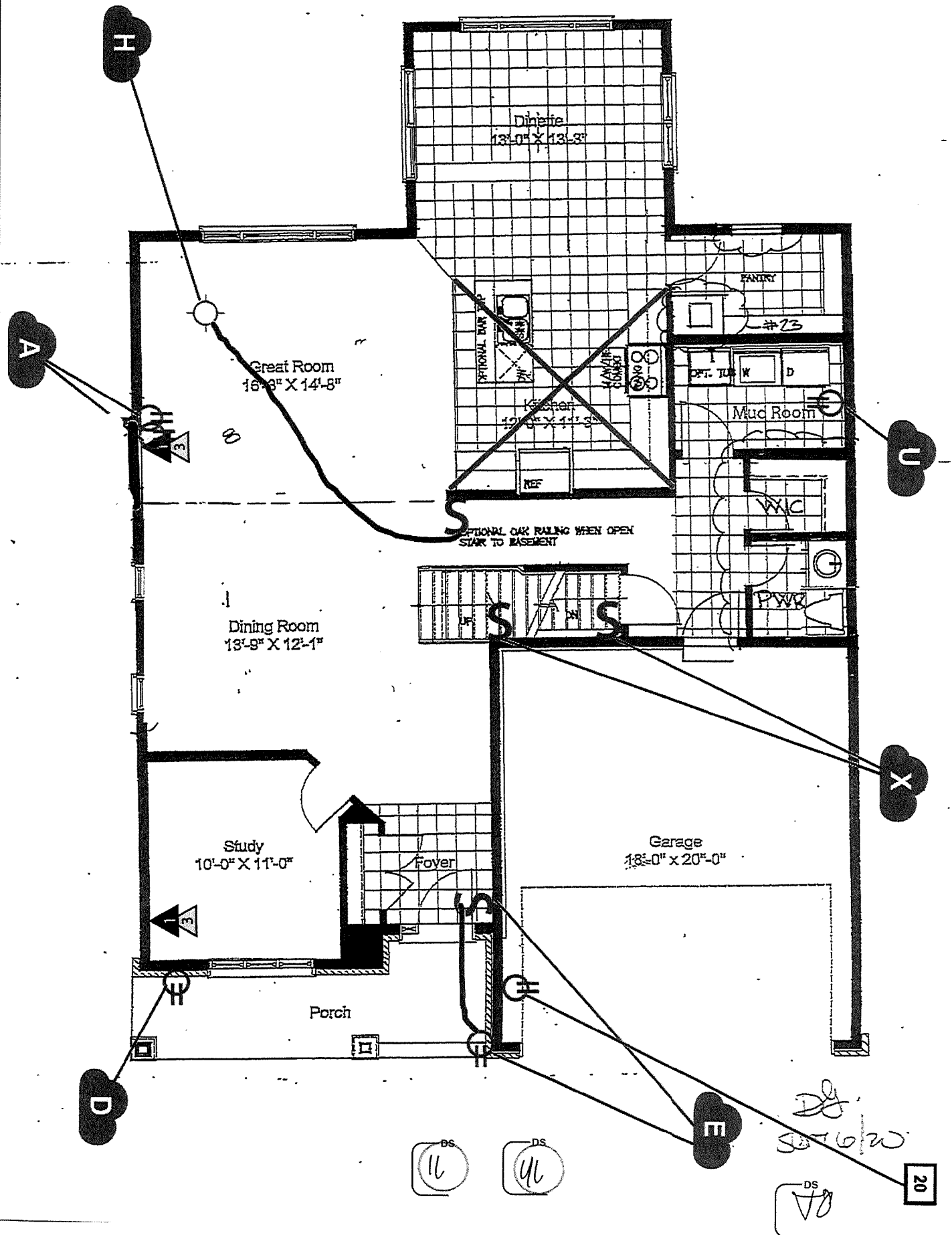
Site: Rathwell Landing
Plan:
Lot: 262
Date: August 8, 2020
Purchaser: Igor Litman
Purchaser: Yulia Litman

RA 262

SS-Orbital Sketch 2 of 4

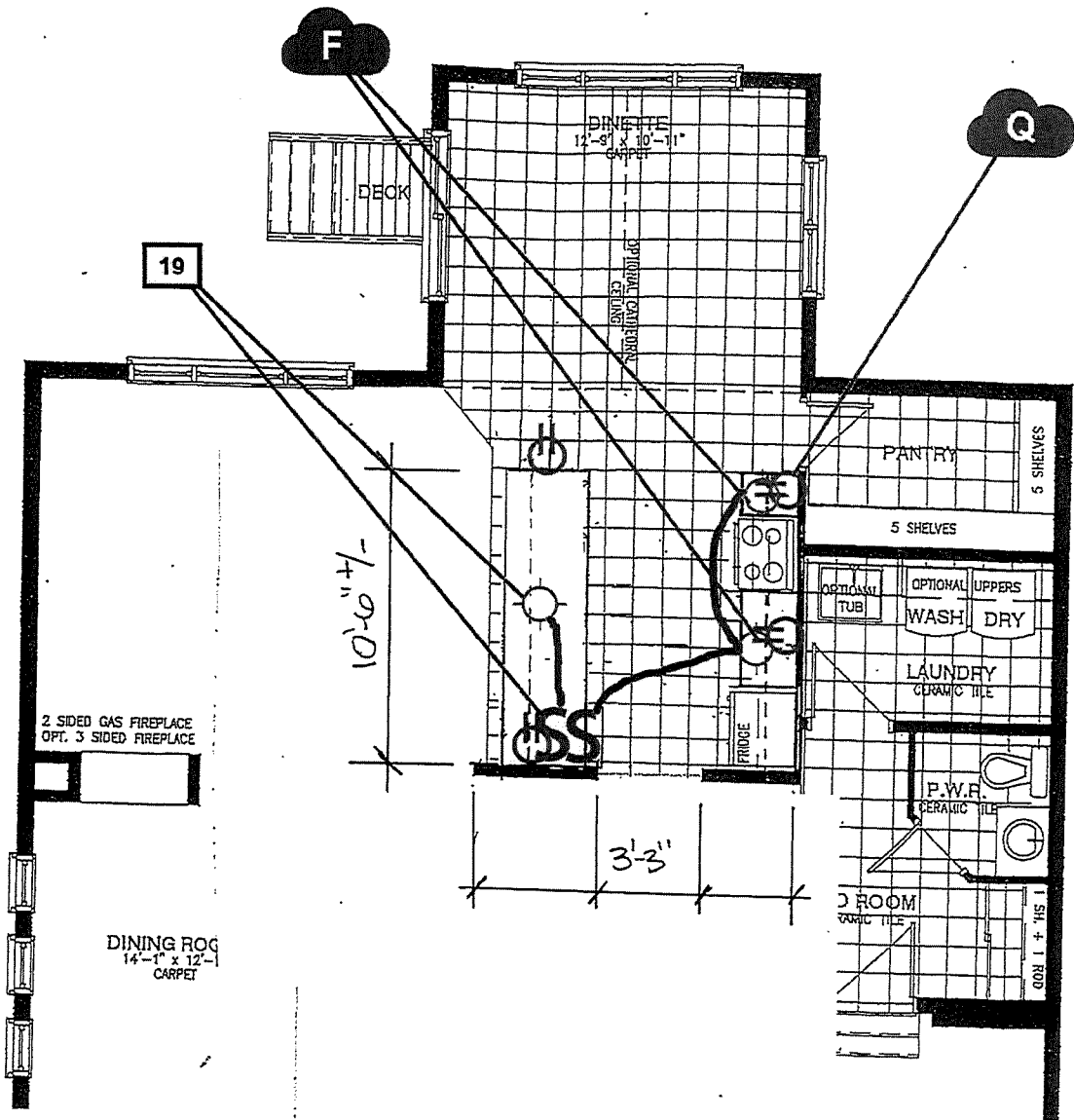
CUSTOMER ACCEPTANCE _____

DATE _____



RL 262

SS-Orbital Skel. 3 of 4



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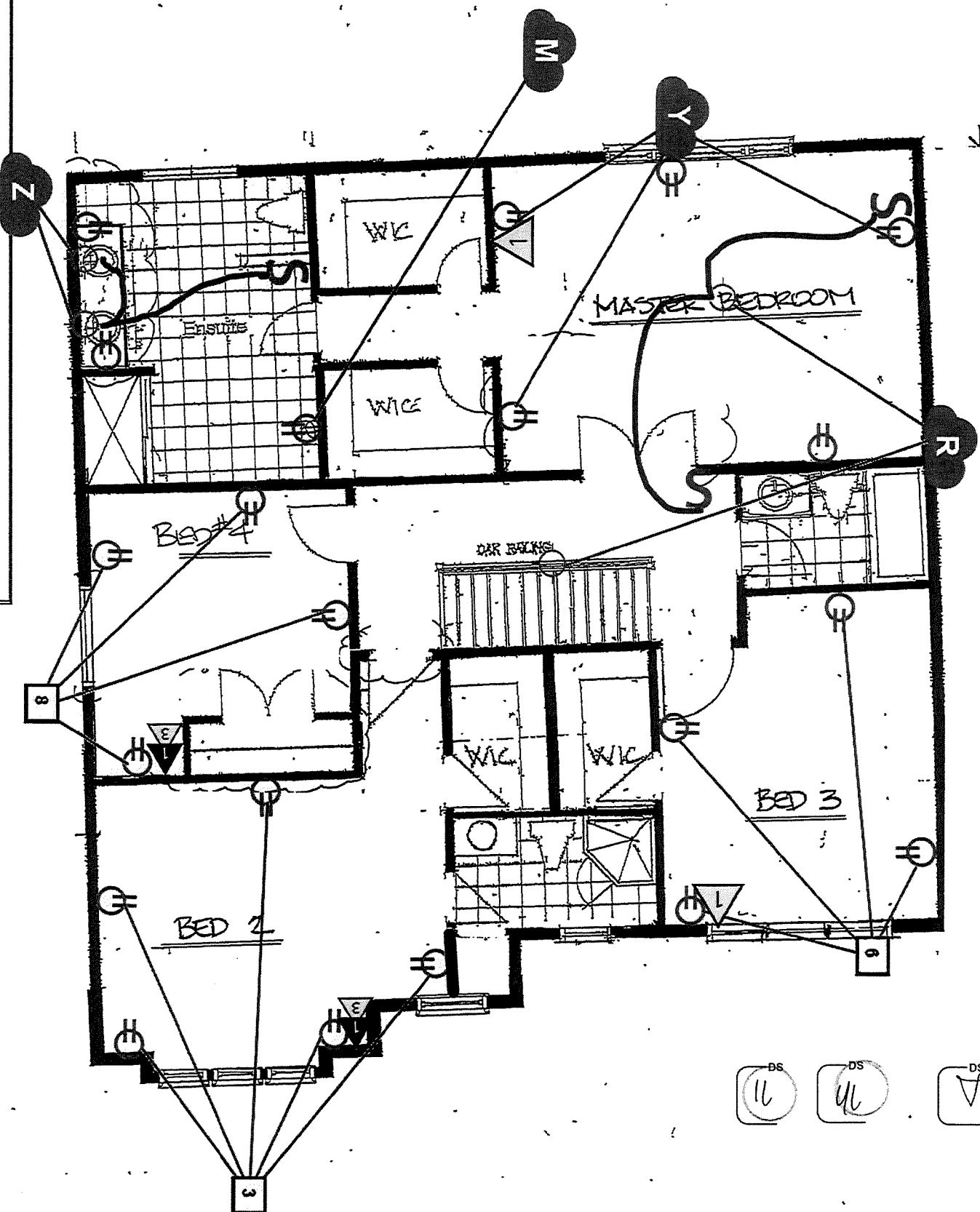
REVISED KITCHEN

RL 262

SS-Orbital Sketch 4 of 4

CUSTOMER ACCEPTANCE _____

DATE _____

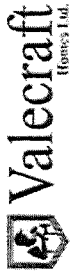


DS 11

DS 41

DS 70

DS
SEPT 6/20



THE NASH

MODEL 1030

sketch

2671 SQ. FT.

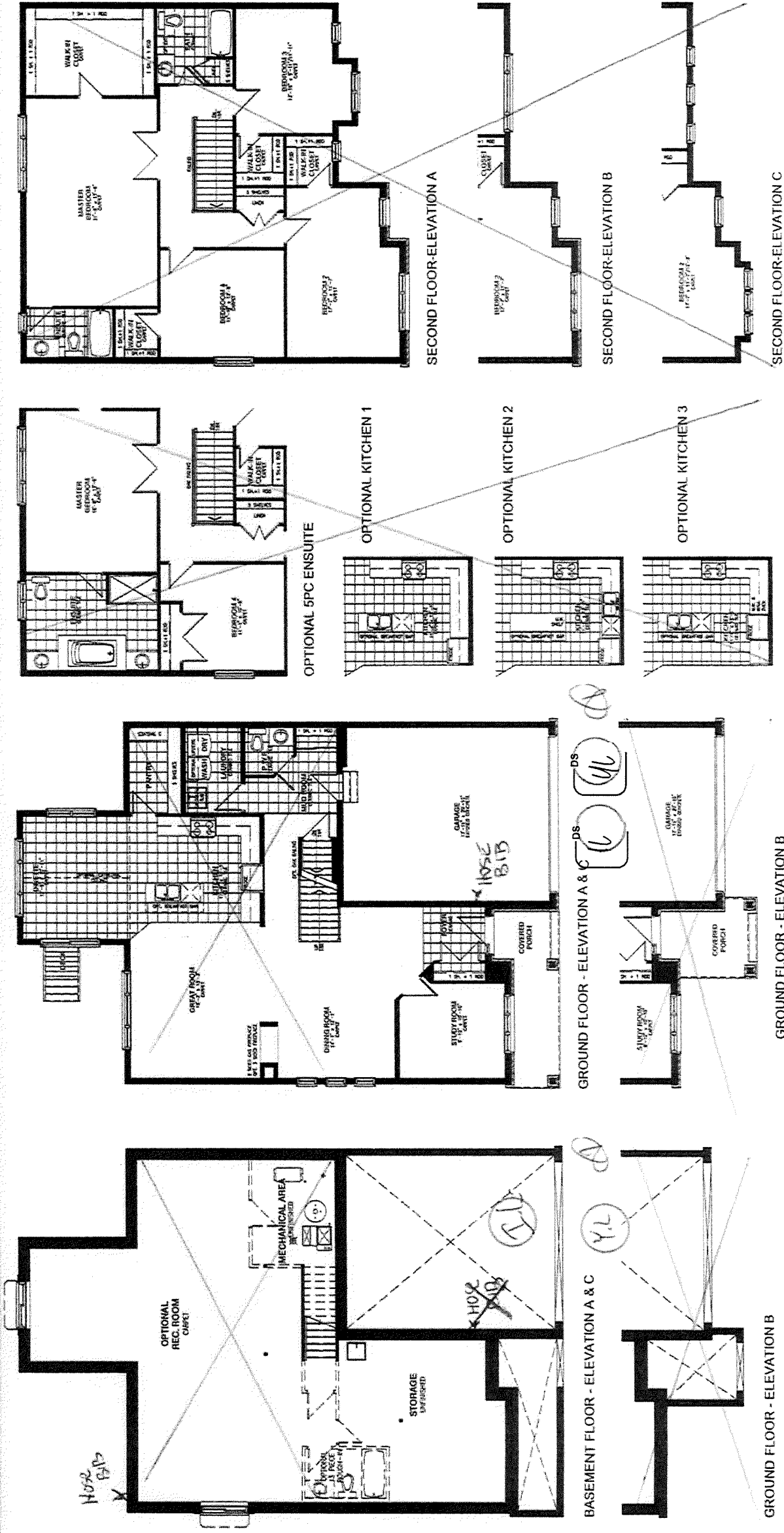
Site: Rathwell Landing Purchaser: Igor Litman


Plan No.: 4M-1589

Lot: 262

Date: November 25, 2020

Purchaser: Yulia litman



 Valecraft Homes Ltd.	SINGLES AND TOWNS COLOUR CHART - <i>REVISION #1</i>					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria Hum
	Lot No:	262	Civic Address:	734 Parade Dr.		
	Purchaser(s):	Igor Litman			Model Name/#:	1030 Nash <i>W/O</i>
	Purchaser(s):	Yulia Litman			Closing Date:	20-Jul-21
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY						
DINING ROOM						
STUDY						
FAMILY ROOM	<i>/</i>			<i>/</i>	<i>/</i>	
GREAT ROOM						
DEN	<i>/</i>			<i>/</i>	<i>/</i>	
REAR HALLWAY	<i>/</i>			<i>/</i>	<i>/</i>	
KITCHEN						
BREAKFAST AREA/DINETTE						
MAIN STAIRS TO BEDROOMS						
UPPER HALLWAY						
BEDROOM # 2						
BEDROOM # 3						
BEDROOM # 4						
MASTER BEDROOM						
MASTER BEDROOM WALK-IN CLOSET						
STAIRS TO BASEMENT						
FINISHED BASEMENT RECREATION ROOM	Std Underpad			STD	<i>10,74</i>	

Purchaser's Signature(s) : *x Igor Litman*

Purchaser's Signature(s) : *x Yulia Litman*

Approved By : *[Signature]*

Date: *Nov. 25/20*

Date: *Nov 25/20*

Date: *December 3, 2020*