

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

ON THE 21 DAY OF November, 20 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 4
LOT: 4 BLOCK :
50M-348 PLACE ST THOMAS 5
CIVIC ADDRESS: 928 Lucerne Drive
PURCHASERS: Evan O'Flaherty & Daniel Waugh

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: November 27, 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: \$578,946.00
BALANCE AT CLOSING: \$553,946.00
LESS H.S.T. AMOUNT: \$533,580.53
SCHEDULE "G" DATED: November 21, 2020
TARION SCHEDULE "B" DATED: November 21, 2020

INSERT: 680 dated: December 14, 2020 in the amount of: \$9,636.93
NEW PURCHASE PRICE: \$588,582.93
NEW BALANCE AT CLOSING: \$563,582.93
NEW LESS H.S.T. AMOUNT: \$542,108.79
SCHEDULE "G" DATED: December 14, 2020
TARION SCHEDULE "B" DATED: December 14, 2020

Dated at Embrun this 14th day of December, 2020

In the presence of:

[Signature]
WITNESS

X [Signature]
PURCHASER

[Signature]
WITNESS

X [Signature]
PURCHASER

Dated at Ottawa this 5th day of January, 2021

VALECRAFT HOMES (2019) LIMITED

Per: [Signature]

Name: Frank Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

REV: September 17, 2020

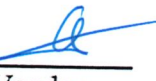
SCHEDULE "G"

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

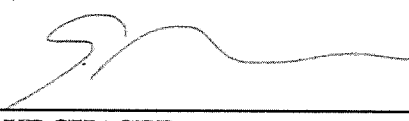

 Vendor

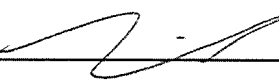
6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. 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 \$542,108.79. 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.

Dated at Embrun this 14th day of December, 2020


X _____
PURCHASER

VALECRAFT HOMES (2019) LIMITED


X _____
PURCHASER

PER:  _____

DATE: January 5, 2021

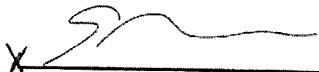
PROJECT: PLACE ST THOMAS 5 LOT: 4

NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 5			
PURCHASERS: Evan O'Flaherty and Daniel Waugh		Printed: 14-Dec-20 2:39 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	5	1035 THE MORROW ELEV A	30-Nov-21
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
*47 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 6,968.71 Each
27545	Note: S&S Electric Estimate # SS4069 Rev.05 dated 12/12/2020. Total \$6,167.00 + \$801.71 HST = \$6,968.71		
*48 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 838.46 Each
27546	Note: ORBITAL Estimate # OR5142 Rev.02 dated 12/04/2020. Total \$742.00 + \$96.46 HST = \$838.46		
*49 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 1,013.61 Each
27547	Note: S&S Electric Estimate # SS4071 dated 12/04/2020. Total \$897.00 + \$116.61 HST = \$1,013.61		
50	1	- BASEMENT - - Delete Interior Door at Basement Staircase Landing. - Door to Storage Area (adjacent to front porch) relocated next to basement bathroom.	\$ 0.00 Each
27549	Note: Basement as per Sketch dated December 14, 2020		
51	1	- MASTER BEDROOM - Master Bedroom walk-in closet door centered on wall.	\$ 0.00 Each
27550	Note: Master Bedroom walk-in closet as per Sketch dated December 14, 2020		
52	1	- GREAT ROOM - DELETE ITEM # 5 - GREAT ROOM WINDOW RE-CENTERED	-\$150.00 Each
27551	Note: Great Room window to be installed in original location. Please see Sketch dated December 14, 2020.		

Sub Total	\$9636.93	\$8,670.78
HST		\$0.00
Total	\$9636.93	\$8,670.78

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:

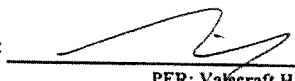


Evan O'Flaherty

14-Dec-20

DATE

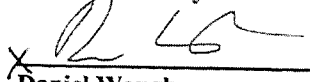
VENDOR:



PER: Valecraft Homes (2019) Limited

DATE: January 5, 2021

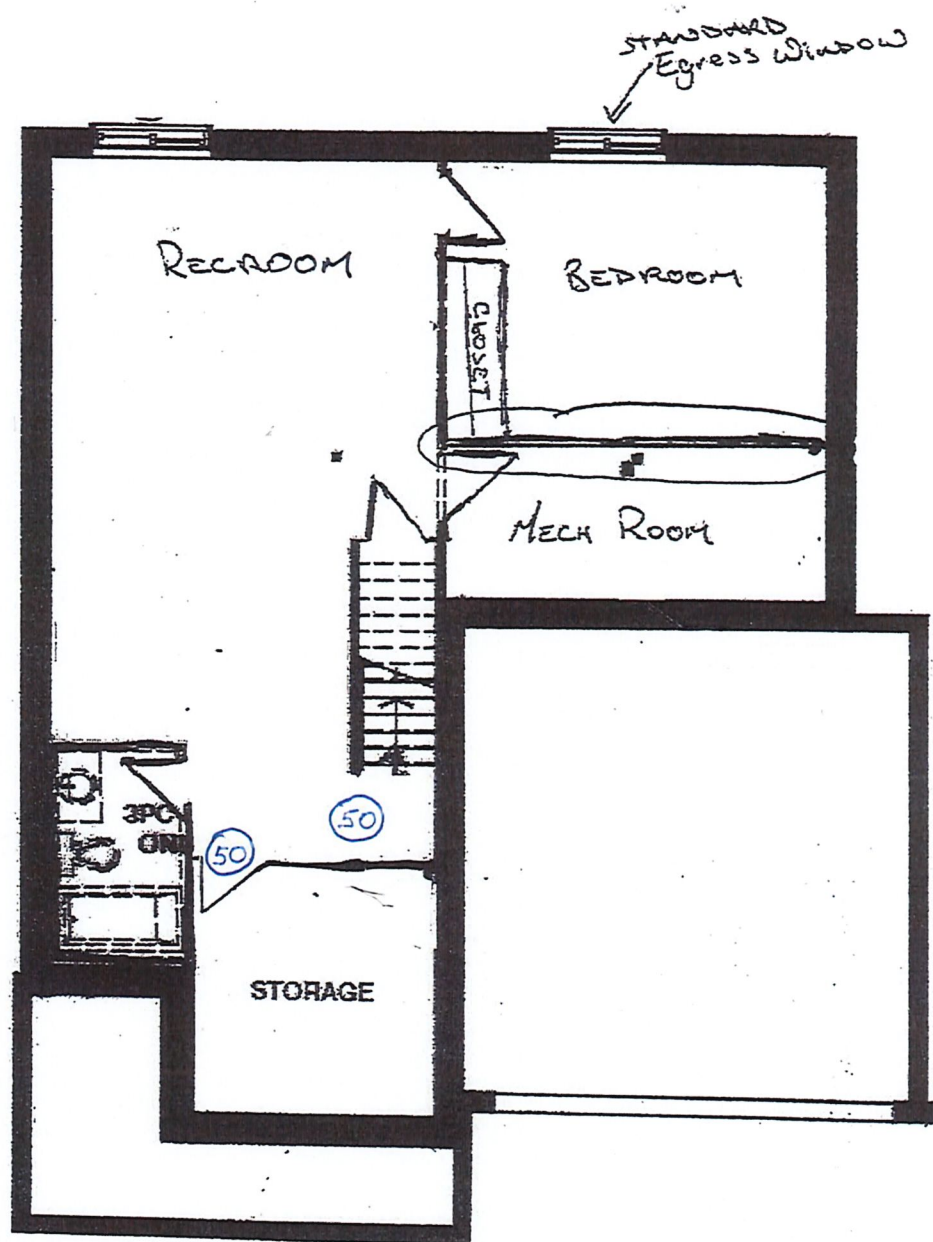
PURCHASER:



Daniel Waugh

14-Dec-20

DATE



BASEMENT FLOOR ELEVATION A

Project: PLACE ST. THOMAS 5
 Plan No: 504-348 Lot No: 4- Phase 5
 Model: 1035 "A" STD Date: December 14, 2020
 Purchaser: Evan O'Flaherty
 Purchaser: Daniel Wough



THE MORROW

MODEL 1035

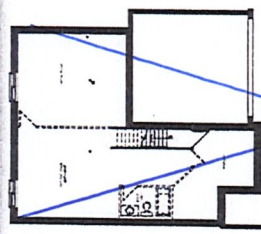
2000 SQ. FT.

Site: Place St. Thomas 5 Purchaser: Evan O'Flaherty

Plan No.: 50M-348

Lot: 4 - Phase 5 Purchaser: Daniel Waugh

Date: December 14, 2020



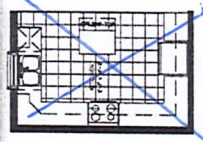
BASEMENT FLOOR
ELEVATION A



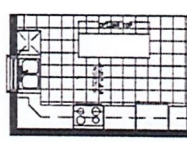
BASEMENT FLOOR
ELEVATIONS B & C



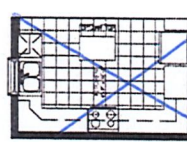
BASEMENT FLOOR
ELEVATION CORNER LOT



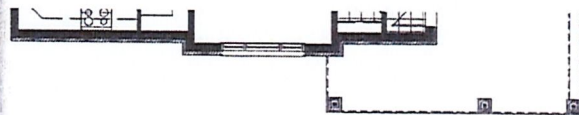
OPTIONAL
KITCHEN #1



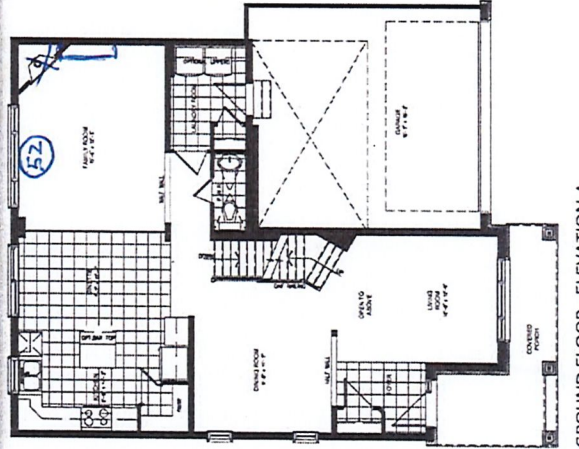
OPTIONAL
KITCHEN #2



OPTIONAL
KITCHEN #3



GROUND FLOOR
CORNER LOT



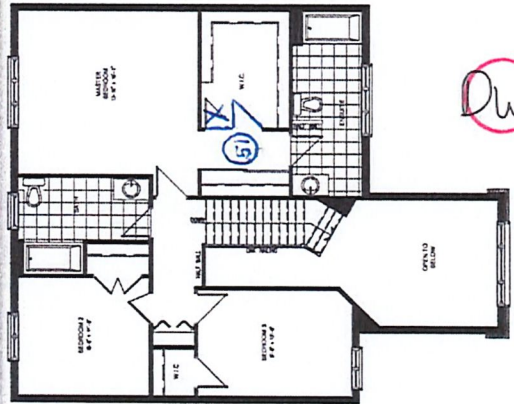
GROUND FLOOR - ELEVATION A



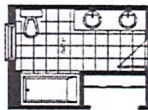
GROUND FLOOR - ELEVATIONS B & C



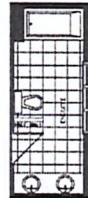
SECOND FLOOR
CORNER LOT



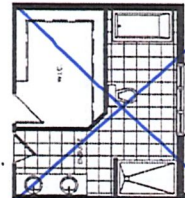
SECOND FLOOR
ELEVATIONS A & C



OPTIONAL
4PC MAIN BATH



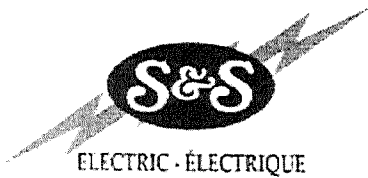
OPTIONAL
4PC ENSUITE



OPTIONAL
5PC ENSUITE



All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OF 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. E & O.E. 06/23/2020-4



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

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Estimate No#: SS4069 Rev.05

Customer Copy




Customer:

Evan O’Flaherty & Daniel Waugh

Home: 438-823-5248; 514-576-5655
Email: evan.oflaherty@mail.mcgill.ca;
waugh_d25@hotmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Embrun-Place St Thomas Singles
Lot: Ph 5
Closing Date: PST4
11/30/2021

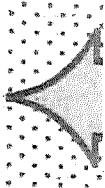
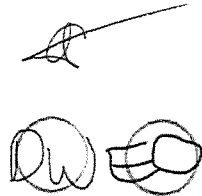
Salesperson: Jason Thompson
Date: 12/12/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Family Room	2.00	15 Amp Standard Plug Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit and at 60 inches from floor on the left side of the fire place	A	\$120.00	\$240.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$120.00	\$120.00
Front Out	1.00	15 Amp Separate Circuit Soffit Plug w/ Switch Add Holiday soffit plug with switch	D	\$327.00	\$327.00
Kitchen	2.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2 keyless fixtures (3 in total) for future pendant lighting	E	\$129.00	\$258.00
Kitchen	5.00	4" LED slim Pot Light White (AFR4-0930-WH) Add 5 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$209.00	\$1,045.00
Kitchen Family Room	1.00	Single Pole Switch Single Pole Switch   	F	\$99.00	\$99.00
Family Room	8.00	4" LED slim Pot Light White (AFR4-0930-WH) Add 8 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$209.00	\$1,672.00
Family Room	1.00	Single Pole Switch Single Pole Switch	G	\$99.00	\$99.00
Various Locations	2.00	15 Amp USB Charger Receptacle 15 Amp USB Charger Receptacle (standard) in kitchen and master bedroom	H	\$	\$0.00
Kitchen	1.00	Wire for built-in microwave 20amp 240v Wire for built-in microwave 20amp 240v	I	\$275.00	\$275.00
Electrical Room	1.00	Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C)	K	\$551.00	\$551.00
Hall	1.00	4" LED slim Pot Light White (AFR4-0930-WH) Delete standard fixture and add 1 LED slim Pot Light White (AFR4-0930-WH)	L	\$171.00	\$171.00

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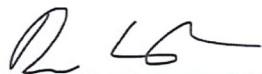
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Fax: (613) 748-0355

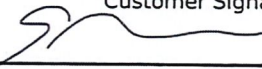
Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Hall	1.00	4" LED slim Pot Light White (AFR4-0930-WH) Delete standard fixtures and add 2 LED slim Pot Light White (AFR4-0930-WH)	M	\$171.00	\$171.00
Soffit	1.00	4 * 4" LED slim Soffit Pot Light White (AFR4-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	N	\$1,040.00	\$1,040.00
Soffit	1.00	Single Pole Switch Single Pole Switch	N	\$99.00	\$99.00
Customer Subtotal:					\$6,167.00
HST:					\$801.71
Total:					\$6,968.71

*** 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."

X 
Customer Signature

X 

X 14/12/2020
Date

X 14/12/2020





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

Estimate No#: OR5142 Rev.02

Customer Copy

Customer:

Evan O’Flaherty & Daniel Waugh

Home: 438-823-5248; 514-576-5655
Email: evan.offlaherty@mail.mcgill.ca;
waugh_d25@hotmail.com

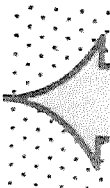
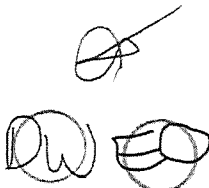
Builder: VALECRAFT HOMES (2019) LTD.
Project: Embrun-Place St Thomas Singles
Lot: Ph 5
Closing Date: PST4
11/30/2021

Salesperson: Jason Thompson (OR)
Date: 12/04/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Family 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
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
Rec 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
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
Family 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 and 60 inches from floor beside fire place		\$150.00	\$150.00
Master Bedroom	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00
Various Locations	6.00	Upgrade Standard Data CAT5e to Data CAT6 Outlet Upgrade Standard Data CAT5e to Data CAT6 Outlet		\$40.00	\$240.00
Family Room	1.00	32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) 32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) - Location as shown on floor plan - Includes installation of wall bracket		\$190.00	\$190.00

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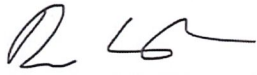



Tel: (613) 748-0432
Fax: (613) 748-0355

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*** Total price includes all applicable taxes

Customer Subtotal:	\$742.00
HST:	\$96.46
Total:	\$838.46

X 
Customer Signature

X 

X 14/12/2020
Date

X 14/12/2020





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

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Estimate No#: SS4071 Rev.03

Customer Copy

Customer:

Evan O'Flaherty & Daniel Waugh

Home: 438-823-5248; 514-576-5655
Email: evan.oflaherty@mail.mcgill.ca;
waugh_d25@hotmail.com


Builder: VALECRAFT HOMES (2019) LTD.
Project: Embrun-Place St Thomas Singles
Lot: Ph 5
Closing Date: PST4
11/30/2021

Salesperson: Jason Thompson
Date: 12/18/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	1.00	Upgrade 100 AMP Service to 200 AMP 84 Circuit Panel (includes hydro service layout) Upgrade 100 AMP Service to 200 AMP 84 Circuit Panel (includes hydro service layout)		\$1,752.00	\$1,752.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$1,752.00
HST:	\$227.76
Total:	\$1,979.76

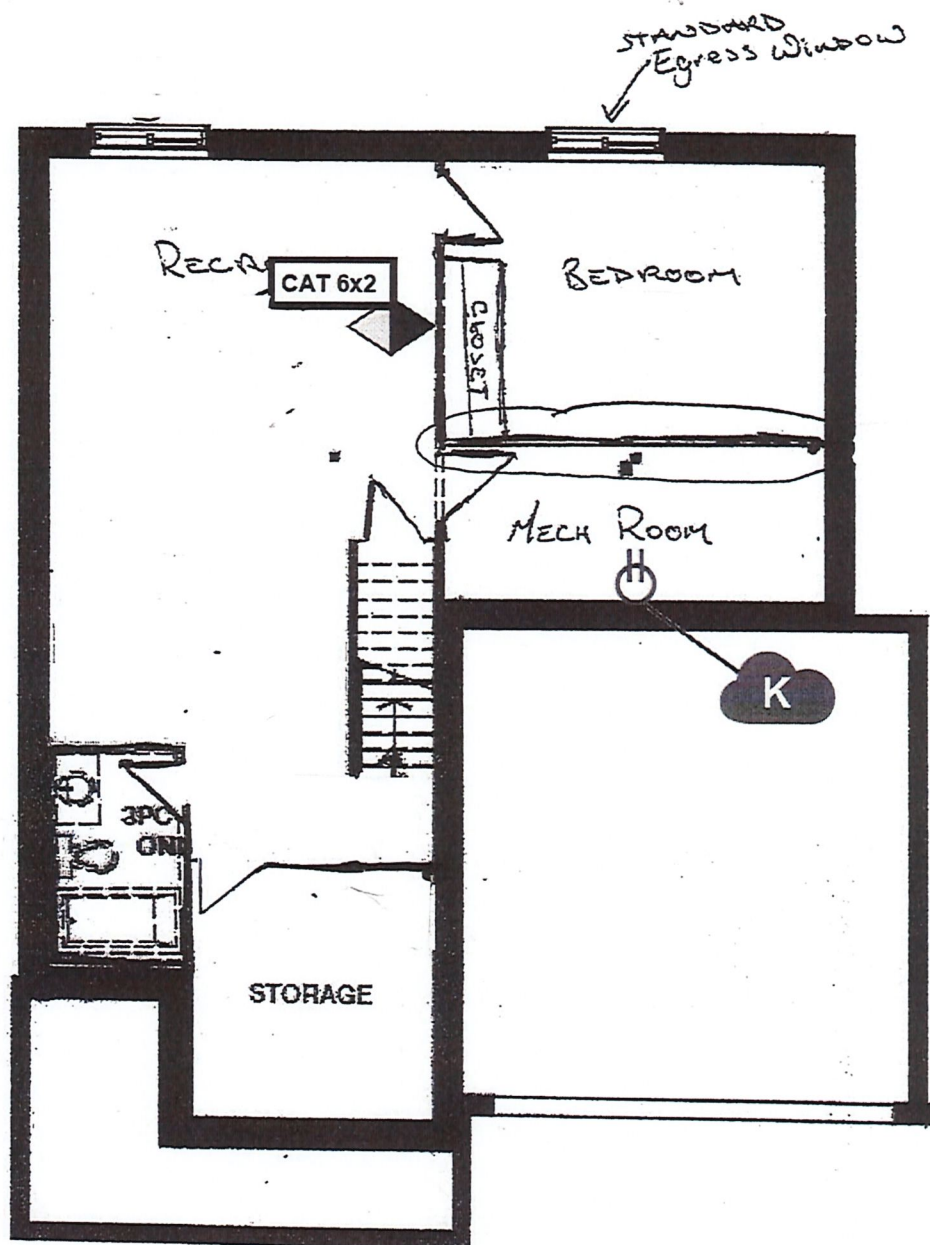


Customer Signature

18/12/2020

Date
18/12/2020





BASEMENT FLOOR ELEVATION A

CUSTOMER ACCEPTANCE ☒

DATE ☒ 14/12/2020

☒

☒ 14/12/2020

Project: Place St. Thomas 5
 Plan No: 504-348 Lot No: 4- Phase 5
 Model: 1035 "A" STD Date: 12/12/2020
 Purchaser: Evan O'Flaherty
 Purchaser: Daniel Waugh



Valecraft
Homes (2019) Limited

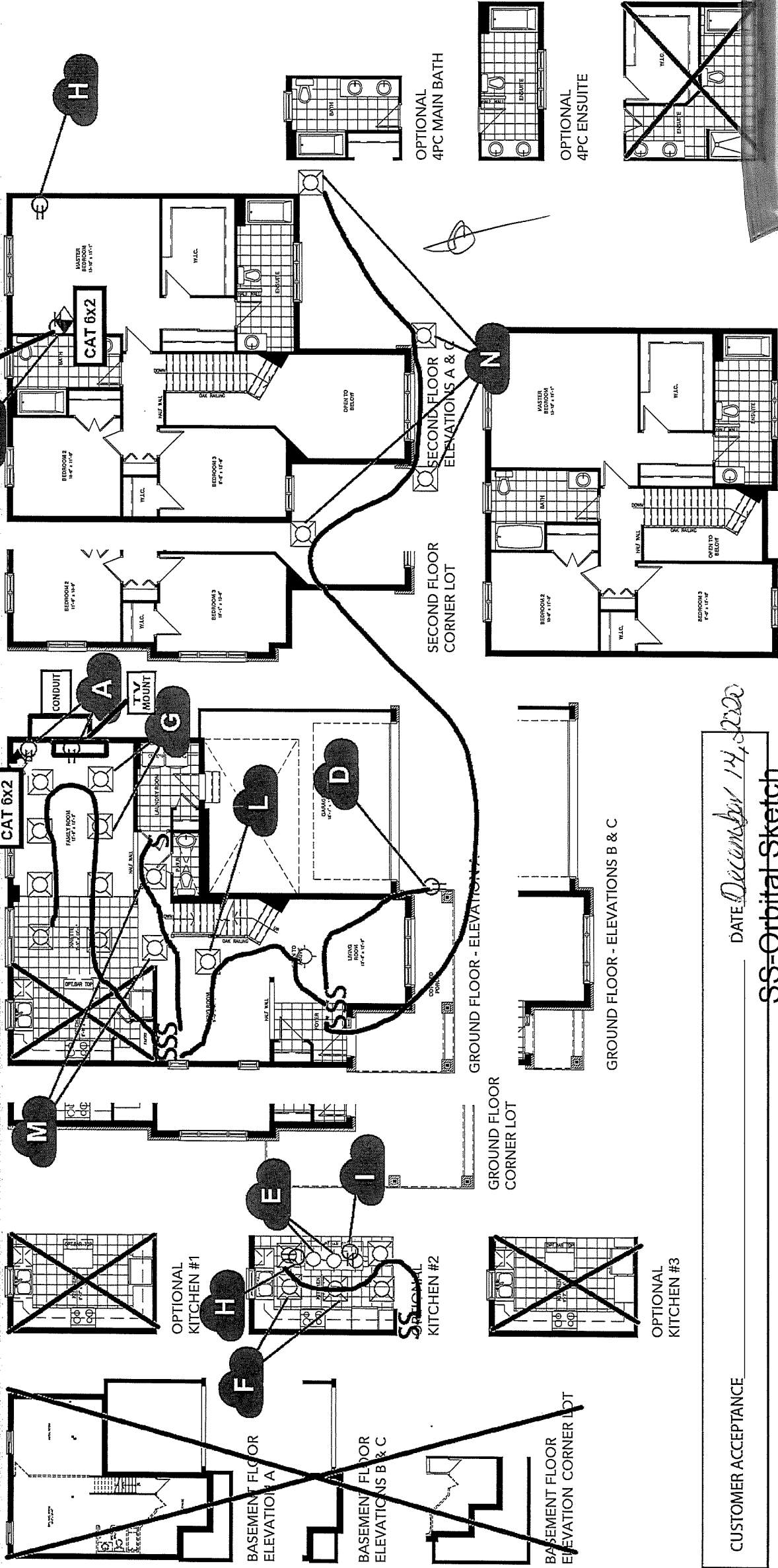
THE MORROW

MODEL 1035

2000 SQ. FT.

Site: Place St. Thomas 5
Plan No.: 50M-348
Lot: 4
Date: December 18, 2020

Purchaser: Daniel Waugh
Purchaser: Evan O'Flaherty



CUSTOMER ACCEPTANCE

DATE *December 14, 2020*

SS-Orbital Sketch

All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, 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 lot grade. 1/2\"/>

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 #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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 #22 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 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.
8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated December 14, 2020.

Signed at Embrun, this 14 day of December, 2020.


Purchaser

Valecraft Homes (2019) Limited


Purchaser

Per: 

Date: Jan 5/21

Lot #: 4 - Phase 5

Project: **Place St. Thomas 5**