

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 17 DAY OF December , 20 20 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 7
LOT: 7 BLOCK :
50M-348 PLACE ST THOMAS 5
CIVIC ADDRESS: 940 Lucerne Drive

PURCHASERS: Omar Ahmed Mahamoud & Ikram Hussein Ahmed

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: December 17, 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: \$576,831.00
BALANCE AT CLOSING: \$551,831.00
LESS H.S.T. AMOUNT: \$531,708.85
SCHEDULE "G" DATED: December 17, 2020
TARION SCHEDULE "B" DATED: December 17, 2020

INSERT: 680 dated: January 25, 2021 in the amount of: \$34,878.45
NEW PURCHASE PRICE: \$611,709.45
NEW BALANCE AT CLOSING: \$586,709.45
NEW LESS H.S.T. AMOUNT: \$562,574.73
SCHEDULE "G" DATED: January 28, 2021
TARION SCHEDULE "B" DATED: January 28, 2021
SCHEDULE "W2" DATED: January 28, 2021
SCHEDULE "W4" DATED: January 28, 2021

Dated at Pickering this 28 day of January , 2021

In the presence of:

DocuSigned by:
[Signature]
E1862E40983A471...
WITNESS

PURCHASER

DocuSigned by:
[Signature]
E171D18E51F9484...
WITNESS

PURCHASER

Dated at Ottawa this 29 day of January , 2021

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:
Per: Frank Nieuwkoop
A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION
REV: September 17, 2020



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 5			
PURCHASERS: Omar Ahmed Mahamoud and Ikram Hussein Ahmed			Printed: 28-Jan-21 3:02 pm
LOT NUMBER 7	PHASE 5	HOUSE TYPE 1030 THE NASH ELEV A	CLOSING DATE Dec. 9, 2021
ITEM	QTY	EXTRA / CHANGE	PRICE
*14 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$0.00
28356		Note: ORBITAL Estimate # OR5290 Rev. 01 dated 01/22/2021.	Each
*15 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$5,271.45
28357		Note: S&S Electric Estimate # SS4211 Rev. 01 dated 01/22/2021.	Each
16 530	1	- ENSUITE BATH - BATHROOMS - DELTA VERO SHOWER FAUCET T17253	\$456.00
28391		Note: Ensuite Bathroom walk-in shower	Each
17	1	- KITCHEN - SUPPLY AND INSTALL FALSE BOTTOMS TO UPPER CABINETS IN OPTIONAL KITCHEN LAYOUT #3 TO ACCOMODATE INSTALLATION OF 8 LED PUCK LIGHTS C/W SEPERATE SWITCH (SEE ATTACHED SKETCH FOR LOCATION OF PUCK LIGHTS)	\$2,495.00
28362		Note: Kitchen as per Sketch dated January 28, 2021	Each
18	1	- GREAT ROOM - DELETE ITEM # 8 - OPTIONAL 3-SIDED FIREPLACE WITH MDF SHELF	-\$685.00
28363		Note:	Each
19	1	- GREAT ROOM - SUPPLY & INSTALL OPTIONAL 3-SIDED FIREPLACE INCLUDING FULL WALL (FLOOR TO CEILING).	\$1,515.00
28364		Note: - Great Room as per Sketch dated January 28 , 2021 - Drywall Only - No Ceramic Tile - Delete Mantle	Each
20 111277	1	- KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$591.00
28365		Note: - Does not include modifications to cabinetry or electrical for new microwave location. - Kitchen as per Sketch dated January 28, 2021	Each
21 5766	1	- KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1	\$2,926.00
28366		Note: - Optional Kitchen Layout # 3 - Kitchen as per Sketch dated January 28, 2021	Each
22 117095	1	- KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - LEVEL 1 SERIES CABINETRY	\$181.00
28369		Note: Kitchen as per Sketch dated January 28, 2021	Each
23 120106	1	- KITCHEN - CABINETRY - UPC9-2B - BUILDER'S STANDARD CABINETRY - OPT KITCHEN LAYOUT #3. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	\$966.00
28479		Note: As per UPC Sketch. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style	Each
*24 5770	34	- KITCHEN - CABINETRY ACCESSORIES - UPGRADE CABINETRY HARDWARE IN KITCHEN ONLY AS PER SAMPLE BOARD	* \$680.00
28371		Note: - Cabinetry Hardware # POI-R7040-160-BSAE - Optional Kitchen # 3 - Chimney Hood Fan	

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,331-1

Vendor Initials:

DS
FN

 Purchaser Initials:

DS
OAM

DS
IA

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 5			
PURCHASERS: Omar Ahmed Mahamoud and Ikram Hussein Ahmed			Printed: 28-Jan-21 3:02 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	5	1030 THE NASH ELEV A	Dec. 9, 2021
ITEM	QTY	EXTRA / CHANGE	PRICE
25	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN OPT #3 C/W FLUSH BREAKFAST BAR	\$7,542.00
107059			Each
28372	Note:	Eased Edge as per profile sheet & Kitchen Sketch dated January 28, 2021 See #35 & 36 for sink & faucet.	
*26	1	ENSUITE BATH - CABINETRY - ADD SURFACE MOUNT MEDICINE CABINET - BUILDERS STANDARD SERIES	* \$298.00
120108			Each
28484	Note:	Ensuite Bathroom as per Sketch dated January 28, 2021 To be located on wall adjacent to bedroom 4	
27	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC	\$1,508.00
80730			Each
28374	Note:	Ensuite Bathroom as per Sketch dated January 28, 2021 Eased Edge as per profile sheet.	
28	1	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$75.00
704			Each
28375	Note:		
29	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - EMERALD - - KITCHEN - EMERALD	\$905.00
181			Each
28376	Note:	- Optional Kitchen # 3 - Includes Area Behind Chimney Hood Fan - Horizontal Mosaic as per Tile Installation sheet	
*30	*1	ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM OPTIONAL - SILVER	* \$722.00
11			Each
28377	Note:	Ensuite Bathroom as per Sketch dated January 28, 2021 Rectangular Front to Back as per Tile Installation Sheet.	
31	1	- TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER	\$670.00
135			Each
29256	Note:	Ensuite Bathroom as per Sketch dated January 28, 2021 Horizontal Stacked as per Tile Installation Sheet.	
32	1	ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER	\$90.00
135			Each
28379	Note:	Ensuite Bathroom as per Sketch dated January 28, 2021 Horizontal Stacked as per Tile Installation Sheet.	
*33	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - STANDARD AREAS	* \$4,650.00
71354			Each
28380	Note:	Great Room, Dining Room, Main Floor Hallway & Upper Hallway as per Sketch dated January , 2021 *Stained Hardwood*	
*34	1	KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - KITCHEN (4)	* \$2,709.00
71349			Each
28381	Note:	- Kitchen & Dinette as per Sketch dated January 28, 2021 - Walk-In Kitchen Pantry NOT included. *Stained Hardwood*	
35	1	KITCHEN - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK	\$143.00
28041			Each
28388	Note:	Only available with Solid Surface Countertops (See #25 for countertop & #36 for Faucet)	

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,331-2

InvoiceSQL.rpt 16May20

DS

FN

Vendor Initials

DS

OAM

Purchaser Initials

DS

IA

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 5			
PURCHASERS: Omar Ahmed Mahamoud and Ikram Hussein Ahmed			Printed: 28-Jan-21 3:02 pm
LOT NUMBER 7	PHASE 5	HOUSE TYPE 1030 THE NASH ELEV A	CLOSING DATE Dec. 9, 2021
ITEM	QTY	EXTRA / CHANGE	PRICE
36 624 28389	1	KITCHEN - KITCHEN FAUCET - DELTA ESSA 9113 - BL - DST MATTE BLACK SINGLE HANDLE PULL-DOWN Note: See #25 for Countertop & #35 for Sink	\$361.00 Each
37 666 28390	2	ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD OVALYN UNDERMOUNT 0495 - 221 Note: - Only available with Solid Surface Countertops (See #27 for Countertop) - Ensuite Bathroom (x2)	\$362.00
38 26728 29134	1	ENSUITE BATH - BATHROOMS - ZITTA NICHE 12X12 STAINLESS STEEL POLISHED Note: - Ensuite Bathroom walk-in shower as per Sketch dated January 38, 2021. - Installed on wall opposite shower head. Bottom of niche approx. 45" from floor centered on wall.	\$447.00 Each

Sub Total	\$34,878.45
HST	\$0.00
Total	\$34,878.45

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:
E1862E40093A471...
Omar Ahmed Mahamoud

28-Jan-21
DATE

PURCHASER:

DocuSigned by:
E11D018F51F9481...
Ikram Hussein Ahmed

28-Jan-21
DATE

VENDOR:

DocuSigned by:
A04F827301214EE...
Frank Nieuwkoop
PER: Valecraft Homes (2019) Limited

DATE: January 29, 2021

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,331-3

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



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

Estimate No#: OR5290 Rev.01

Customer Copy

Home: 613-883-6913; 613-266-0908
Email: omar.mahamoud@gmail.com;
ikram.ahmed03@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Embrun-Place St Thomas Singles
Lot: Ph 5
Closing Date: PST Phase 5 Lot 7
12/09/2021

Salesperson: Jason Thompson (OR)
Date: 01/22/2021

Attn: Omar Ahmed Mahamoud and Ikram Hussein Ahmed

Re: Upgrade Estimate for Embrun-Place St Thomas Singles Ph 5, Lot: PST Phase 5 Lot 7

We are pleased to submit our quotation for your review and consideration. Upon acceptance, please date and sign anywhere a "Customer Signature" and "Date" is requested, including the "Quotation Acceptance" form on the last page of this estimate, and send it back to Jason Thompson (OR) at jthompson@orbitalti.ca.

Price \$ 0.00 including all applicable taxes

Terms and Conditions:

- 1) Price are valid for 60 days from the date sent to the builder.
- 2) Locations on plan may vary due to mechanical and structural codes and are subject to change without notice. If specific outlet height and location is not specified, outlet will be installed as per installers' best judgement.
- 3) Any revisions related to this document after signing will be subject to a \$200 administration fee. There will also be additional costs to the purchaser for labour and materials required for the changes.
- 4) Any changes that you, the purchaser, may decide to make after the original signing of this document and/or after the 7 day waiting period, may delay the closing date of your home.

Should you have any questions, comments or concerns, please do not hesitate to contact us.

Yours truly,

Jason Thompson (OR), **Orbital Tech Integration**

DS
FN

DS DS
OAM IA



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

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: OR5290 Rev.01

Customer Copy

Customer:

Omar Ahmed Mahamoud and Ikram Hussein
Ahmed

Home: 613-883-6913; 613-266-0908
Email: omar.mahamoud@gmail.com;
ikram.ahmed03@gmail.com

Builder:

VALECRAFT HOMES (2019) LTD.

Project:

Embrun-Place St Thomas Singles

Lot:

Ph 5

Closing Date:

PST Phase 5 Lot 7

12/09/2021

Salesperson:

Jason Thompson (OR)

Date:

01/22/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great 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
Study	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	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$0.00
HST:	\$0.00
Total:	\$0.00

DocuSigned by:

E1862E40983A471

Customer Signature

January 28, 2021

Date

DocuSigned by:

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FN



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

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: SS4211 Rev.01

Customer Copy

Home: 613-883-6913; 613-266-0908
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ikram.ahmed03@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Embrun-Place St Thomas Singles
Lot: Ph 5
Closing Date: PST Phase 5 Lot 7
12/09/2021

Salesperson: Jason Thompson
Date: 01/22/2021

Attn: Omar Ahmed Mahamoud and Ikram Hussein Ahmed

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Price \$ 5,271.45 including all applicable taxes

Terms and Conditions:

- 1) Price are valid for 60 days from the date sent to the builder.
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- 3) Any revisions related to this document after signing will be subject to a \$200 administration fee. There will also be additional costs to the purchaser for labour and materials required for the changes.
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Should you have any questions, comments or concerns, please do not hesitate to contact us.

Yours truly,

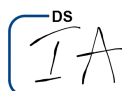
Jason Thompson, **S&S Electric**

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FN

DS DS
OAM IA



Tel: (613) 748-0432
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www.ssbolton.com

Estimate No#: SS4211 Rev.01

Customer Copy

Customer:

Omar Ahmed Mahamoud and Ikram Hussein
Ahmed

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Builder:

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Closing Date:

Salesperson:

Date:

VALECRAFT HOMES (2019) LTD.
Embrun-Place St Thomas Singles
Ph 5
PST Phase 5 Lot 7
12/09/2021

Jason Thompson
01/22/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	A	\$120.00	\$120.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$120.00	\$120.00
Kitchen	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	E	\$129.00	\$129.00
Kitchen	5.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 5 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$209.00	\$1,045.00
Kitchen	1.00	Single Pole Switch Single Pole Switch	F	\$105.00	\$105.00
Great Room	4.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$209.00	\$836.00
Great Room	1.00	Single Pole Switch Single Pole Switch	G	\$105.00	\$105.00
Various Locations	1.00	15 Amp USB Charger Receptacle Standard USB Charger Receptacle in kitchen and master bedroom	H	\$	\$0.00
Soffit	1.00	3 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH) 3 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH)	I	\$1,026.00	\$1,026.00
Soffit	1.00	Single Pole Switch Single Pole Switch	I	\$105.00	\$105.00
Ensuite Bath	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 2 LED Halo potlights (AFR4-0930-WH) on added switch	J	\$209.00	\$418.00
Ensuite Bath	1.00	Single Pole Switch Single Pole Switch	J	\$105.00	\$105.00

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.ssbolton.com



Handwritten examples of the letter 'a' in cursive, labeled 'DS'.

Customer Subtotal:	\$4,665.00
HST:	\$606.45
Total:	\$5,271.45

Notes:

Date _____

DS
FN



THE NASH

MODEL 1030
SS-Orbital Sketch
2671 SQ. FT.

Site: Place St. Thomas 5

Purchaser: Omar Ahmed Mahamoud

Plan No.: 50M-348

Lot: 7 - Phase 5

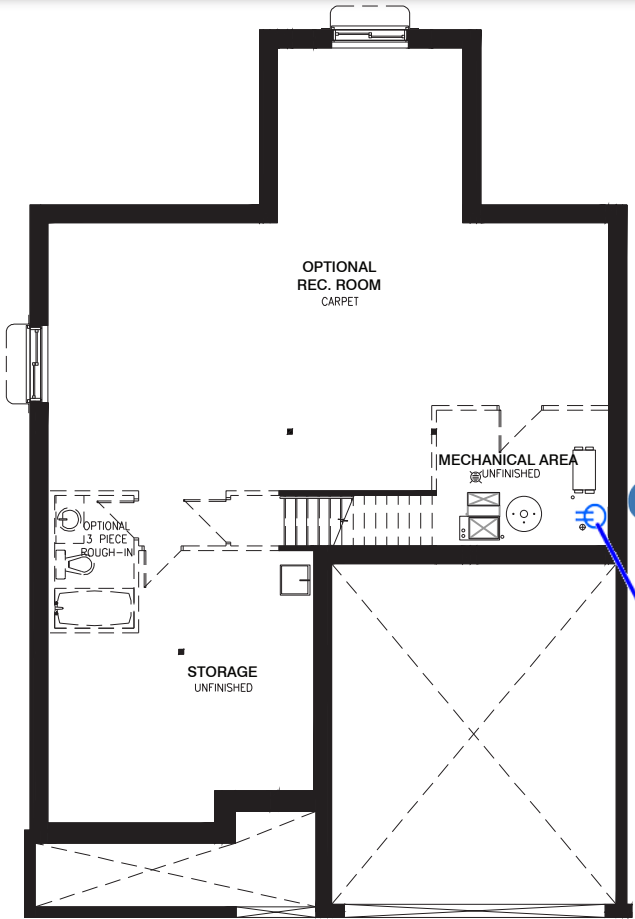
Purchaser: Ikram Hussein Ahmed

Date: January 28, 2021

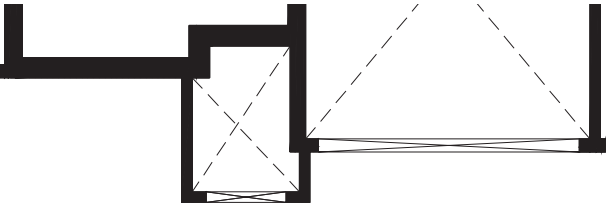
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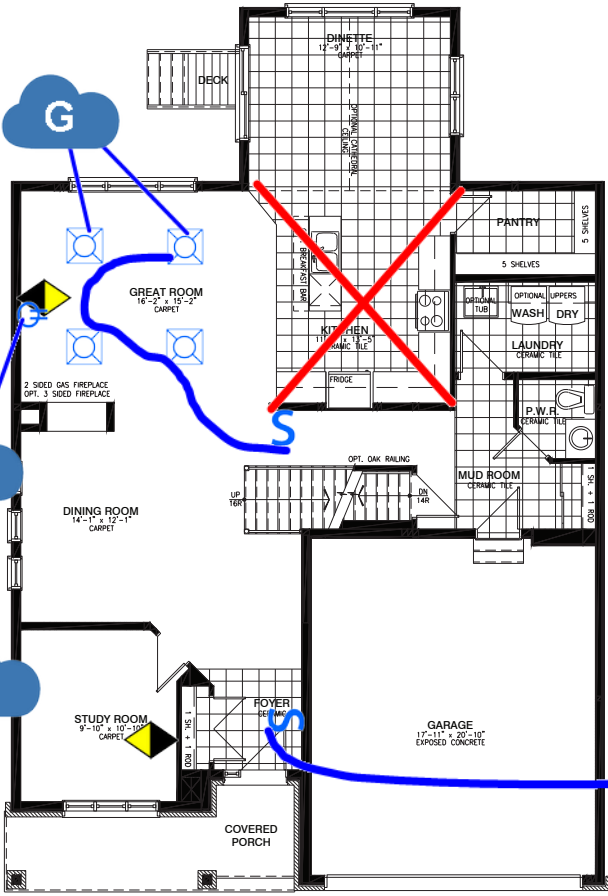
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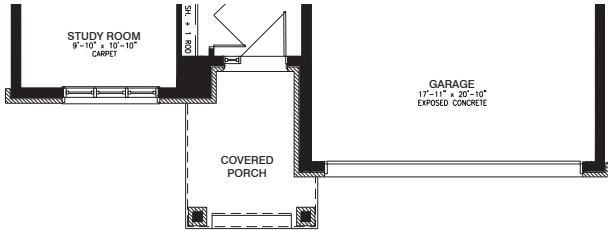
BASEMENT FLOOR - ELEVATION A & C



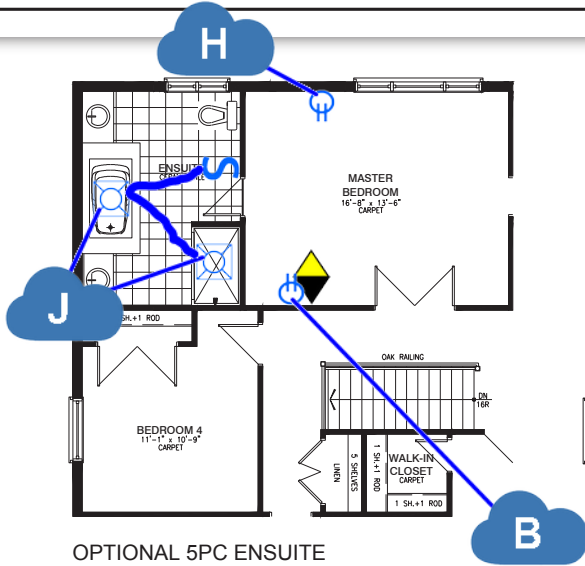
GROUND FLOOR - ELEVATION B



GROUND FLOOR - ELEVATION A & C



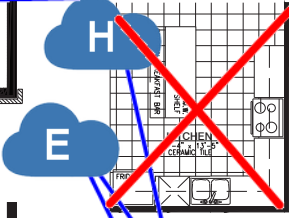
GROUND FLOOR - ELEVATION B



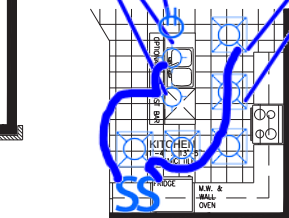
OPTIONAL 5PC ENSUITE



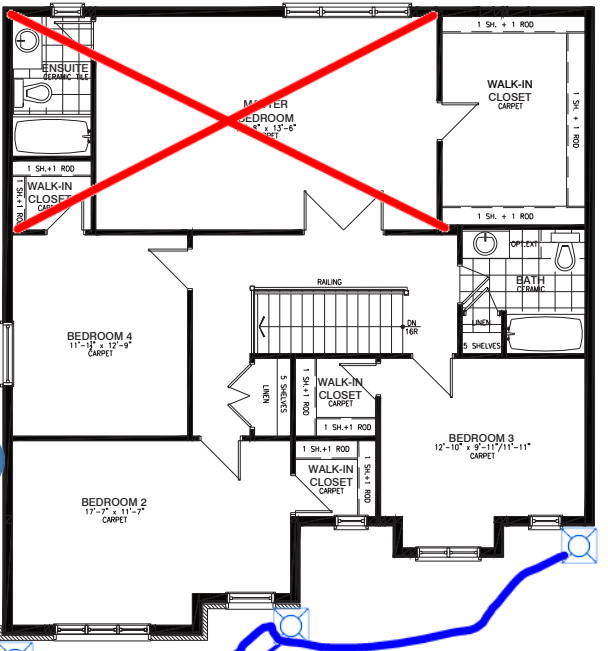
OPTIONAL KITCHEN 1



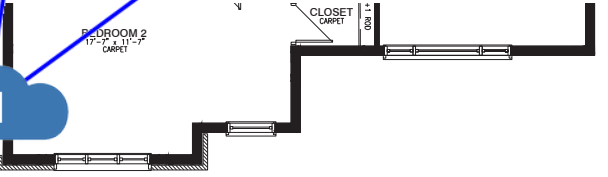
OPTIONAL KITCHEN 2



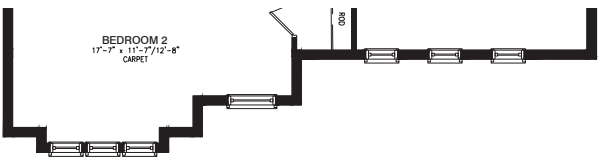
OPTIONAL KITCHEN 3



SECOND FLOOR ELEVATION A



SECOND FLOOR ELEVATION B



SECOND FLOOR ELEVATION C

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.

DS



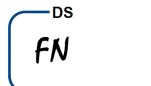
Purchaser

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Purchaser

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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 \$562,574.73 . 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 Pickering this 28 day of January, 2021

DocuSigned by:

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PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:

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PURCHASER

DocuSigned by:
Frank Nieuwkoop
A04E827301214EE

PER:

January 29, 2021
DATE:

PROJECT: PLACE ST THOMAS 5 LOT: 7

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	#7 - Phase 5	Civic Address:	940 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Omar Ahmed Mahamoud			Model Name/#:	Nash #1030
	Purchaser(s):	Ikram Hussein Ahmed			Closing Date:	Dec 9th, 2021
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard					STD
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Standard Roma Collection + Under cabinet puck lights with false bottom on upper cabinetry					14,15,17
BATHROOM ACCESSORIES	Standard					STD
FIREPLACE MANTLE	Delete Standard Mantle					19

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 203	STD ,33
BRACKET (If applicable)	Red Oak	Colonial	SB 203	STD,33
SPINDLES	Red Oak	Colonial	SB 203	STD,33
POSTS	Red Oak	Colonial	SB 203	STD,33
NOSINGS	Red Oak	N/A	SB 203	STD, 5, 33
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red Oak	N/A	SB 203	5

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Opening Approximately 37" wide by 71" high	11	Rough in for furture waterline + Water Line	3, 7
COOKTOP	W : 30" H: 4.13" D: 21"	4	gas line	10
DISHWASHER	Standard Opening	STD	/	/
MICROWAVE / WALL OVEN	W : 30" H : 42.56" D: 26.88	4	/	/
CHIMNEY HOODFAN	Standard Chimney Hoodfan Opening	20	Whirlpool Chimney hoodfan 30" - stainless Steel 300CFM	20
WASHING MACHINE/DRYER	Standard Opening	STD	/	/

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Purchaser's Signature(s) :

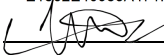
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Purchaser's Signature(s) :

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Approved By :







January 28, 2021


Date: _____

January 28, 2021

Date: _____

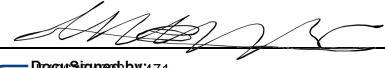
January 29, 2021

Date: _____

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	#7 - Phase 5	Civic Address:	940 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Omar Ahmed Mahamoud			Model Name/#:	Nash #1030
	Purchaser(s):	Ikram Hussein Ahmed			Closing Date:	Dec 9th, 2021
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Lastra Beige Grey 2D TF-5303-T4S			Level 1	4,11,17,21,22,23
	HARDWARE CODE	POI-R7040-160-BSAE	TYPE	Handles	UPG	4, 24
	COUNTERTOP	Helix (Slab View required)	COUNTERTOP EDGE PROFILE	Eased Edge	Level 2 Quartz	4, 25
MAIN BATHROOM	STYLE AND COLOUR	Lastra Nova White			STD	STD
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	4886-38	COUNTERTOP EDGE PROFILE	Standard	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	100i PM-V392WT			STD	STD, 6, 26
	HARDWARE CODE	81092-142	TYPE	Handles	STD	STD, 6, 26
	COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE	Eased Edge	Level 1 Quartz	6, 27
POWDER ROOM	STYLE AND COLOUR	Lastra Nova White			STD	STD
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	4886-38	COUNTERTOP EDGE PROFILE	Standard	STD	STD
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

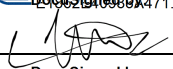
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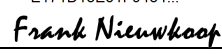
Purchaser's Signature(s) :

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Approved By :

DocuSigned by:



Date:


January 28, 2021

Date:


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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	#7 - Phase 5	Civic Address:	940 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Omar Ahmed Mahamoud			Model Name/#:	Nash #1030
	Purchaser(s):	Ikram Hussein Ahmed			Closing Date:	Dec 9th, 2021
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss OC-117 simply white		STD			
FOYER	Low Luster OC-30 Gray Mist		STD			
POWDER ROOM	Semi Gloss OC-30 Gray Mist		STD			
MAIN FLOOR HALLWAY	Low Luster OC-30 Gray Mist		STD			
DINING ROOM	Low Luster OC-30 Gray Mist		STD			
FLEX ROOM	/		/	/		/
GREAT ROOM	Low Luster OC-30 Gray Mist		STD			
FAMILY ROOM	/		/	/		/
STUDY ROOM	Low Luster OC-30 Gray Mist		STD			
KITCHEN/DINETTE/ BREAKFAST /PANTRY	Semi Gloss OC-30 Gray Mist		STD			
LAUNDRY/MUDROOM	Low Luster OC-30 Gray Mist		STD			
2nd FLOOR HALLWAY	Low Luster OC-30 Gray Mist		STD			
MAIN BATH	Semi Gloss OC-30 Gray Mist		STD			
BEDROOM #2	Low Luster OC-30 Gray Mist		STD			
BEDROOM #3	Low Luster OC-30 Gray Mist		STD			
BEDROOM #4	Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM	Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-30 Gray Mist		STD			
MASTER BEDROOM ENSUITE	Semi Gloss OC-30 Gray Mist		STD			
FINISHED BASEMENT RECREATION ROOM	/		/	/		/
BASEMENT BATHROOM	/		/	/		/

Purchaser's Signature(s) :

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DocuSigned by:
Omar Ahmed Mahamoud 3471...

Purchaser's Signature(s) :

DocuSigned by:


DocuSigned by:
Ikram Hussein Ahmed 484...

Approved By :



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Date:

January 28, 2021


Date:

January 28, 2021

Date:


January 29, 2021

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	#7 - Phase 5	Civic Address:	940 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Omar Ahmed Mahamoud			Model Name/#:	Nash #1030
	Purchaser(s):	Ikram Hussein Ahmed			Closing Date:	Dec 9th, 2021
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Centura Jefferson Series 13"x13" White JFR30051 (Standard Square Install)		909 Sterling	STD + UPG Grout	STD, 28
POWDER ROOM	FLOOR	Centura Jefferson Series 13"x13" White JFR30051 (Standard Square Install)		909 Sterling	STD + UPG Grout	STD, 28
	WALL	/		/	/	/
	INSERT OR BORDER	/				
MUDROOM	FLOOR	Centura Jefferson Series 13"x13" White JFR30051 (Standard Square Install)		909 Sterling	STD + UPG Grout	STD, 28
	WALL	/		/	/	/
	INSERT OR BORDER	/				
LAUNDRY ROOM	FLOOR	Centura Jefferson Series 13"x13" White JFR30051 (Standard Square Install)		909 Sterling	STD + UPG Grout	STD, 28
	WALL	/		/	/	/
	INSERT OR BORDER	/				
KITCHEN	FLOOR	See hardwood		/	/	34
	BACKSPLASH	Euro Pasha Soho 1"x3" White Glossy Mini Brick 51-060 (Horizontal mosaic install - tile on mesh)		909 Sterling	Emerald + UPG Grout	29, 28
	INSERT OR BORDER	/				
BREAKFAST AREA/DINETTE	FLOOR	See hardwood		/	/	34
KITCHEN PANTRY	FLOOR	Centura Jefferson Series 13"x13" White JFR30051 (Standard Square Install)		909 Sterling	STD + UPG Grout	STD, 28
	WALL	/		/	/	/
FIREPLACE	HEARTH	Delete and continue hardwood		/	/	13 / STD
	SURROUND	Delete and continue Drywall		/	/	19

Purchaser's Signature(s) :

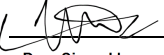
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Purchaser's Signature(s) :


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DocuSigned by: 484...

Approved By :

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Date:


January 28, 2021

Date:

January 28, 2021


Date:

January 29, 2021

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	#7 - Phase 5	Civic Address:	940 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Omar Ahmed Mahamoud			Model Name/#:	Nash #1030
	Purchaser(s):	Ikram Hussein Ahmed			Closing Date:	Dec 9th, 2021
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Centura Jefferson Series 13"x13" White JFR30051 (Standard Square Install)	909 Sterling	STD + UPG Grout	STD, 28	
	WALL	Euro Pasha Cinq 8"x10" White (Horizontal Stacked Install)	919 Sterling	STD + UPG Grout	STD, 28	
	INSERT OR BORDER	/				
3PC ENSUITE BATHROOM	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
5PC ENSUITE BATHROOM	FLOOR	Ceratec Glamour Stone 11.6"x23.6" Calacatta Matt (Rectangular Front to back install)	909 Sterling	Silver + UPG Grout	6, 30, 28	
	TUB DECK	Ceratec Glamour Stone 11.6"x23.6" Calacatta Matt (Horizontal stacked install)	909 Sterling	Silver floor on wall + UPG Grout	6, 32, 28	
	TUB BACKSPLASH	Ceratec Glamour Stone 11.6"x23.6" Calacatta Matt (Horizontal stacked install)	909 Sterling	Silver floor on wall + UPG Grout	6, 32, 28	
	INSERT OR BORDER	/				
	SHOWER WALLS	Ceratec Glamour Stone 11.6"x23.6" Calacatta Matt (Horizontal stacked install)	909 Sterling	Silver floor on wall + UPG Grout	6, 31, 28	
BASEMENT/OTHER BATHROOM	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				

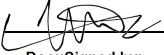
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Date:


January 28, 2021

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 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	#7 - Phase 5	Civic Address:	940 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Omar Ahmed Mahamoud			Model Name/#:	Nash #1030
	Purchaser(s):	Ikram Hussein Ahmed			Closing Date:	Dec 9th, 2021
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon engineered hardwood Essential Collection Red Oak Café Au Lait Character Grade Ultra-Matte Wire-Brushed 4-1/8"			UPG	33	
DINING ROOM	Lauzon engineered hardwood Essential Collection Red Oak Café Au Lait Character Grade Ultra-Matte Wire-Brushed 4-1/8"			UPG	33	
FLEX ROOM	/			/	/	
FAMILY ROOM	/			/	/	
GREAT ROOM	Lauzon engineered hardwood Essential Collection Red Oak Café Au Lait Character Grade Ultra-Matte Wire-Brushed 4-1/8"			UPG	33	
STUDY ROOM	Coronet A4531 Spartacus #16320 Pampa Beige + Standard Underpad			STD + STD	STD + STD	
REAR HALLWAY	/			/	/	
KITCHEN	Lauzon engineered hardwood Essential Collection Red Oak Café Au Lait Character Grade Ultra-Matte Wire-Brushed 4-1/8"			UPG	34	
BREAKFAST AREA/DINETTE	Lauzon engineered hardwood Essential Collection Red Oak Café Au Lait Character Grade Ultra-Matte Wire-Brushed 4-1/8"			UPG	34	
MAIN STAIRS TO BEDROOMS	Red Oak Stained to match SB 203			UPG	5	
UPPER HALLWAY	Lauzon engineered hardwood Essential Collection Red Oak Café Au Lait Character Grade Ultra-Matte Wire-Brushed 4-1/8"			UPG	33	
BEDROOM # 2	Coronet A4531 Spartacus #16320 Pampa Beige + Standard Underpad			STD + STD	STD + STD	
BEDROOM # 3	Coronet A4531 Spartacus #16320 Pampa Beige + Standard Underpad			STD + STD	STD + STD	
BEDROOM # 4	Coronet A4531 Spartacus #16320 Pampa Beige + Standard Underpad			STD + STD	STD + STD	
MASTER BEDROOM	Coronet A4531 Spartacus #16320 Pampa Beige + Standard Underpad			STD + STD	STD + STD	
MASTER BEDROOM WALK-IN CLOSET	Coronet A4531 Spartacus #16320 Pampa Beige + Standard Underpad			STD + STD	STD + STD	
STAIRS TO BASEMENT	/			/	/	
FINISHED BASEMENT RECREATION ROOM	/			/	/	

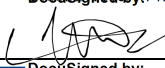
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Purchaser's Signature(s) :


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DocuSigned by: Ikram Hussein Ahmed 17F1B82916484...

Purchaser's Signature(s) :

Approved By :



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K:\Sales\Sales Legal Docs\Site - Place-St Thomas\PST PH5\PST PH5 Lot 07 - Omar Mahamoud & Ikram


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	Community:	Place St. Thomas 5	Reg'd Plan #:	50M-348	Sales Rep:	A. Bowman
	Lot No:	#7 - Phase 5	Civic Address:	940 Lucerne Drive, Embrun ON K0A 1W0		
	Purchaser(s):	Omar Ahmed Mahamoud			Model Name/#:	Nash #1030
	Purchaser(s):	Ikram Hussein Ahmed			Closing Date:	Dec 9th, 2021
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Reginox ND1831UA/9 Double Bowl Undermount Stainless Steel			Stainless Steel	35
	FAUCET	Delta Essa Single Hole Pull-Down Faucet 9113-BL-DST			Matte Black	36
MAIN BATHROOM	SINK	Standard			White	STD
	VANITY FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
ENSUITE BATHROOM	SINK(S) - 2x	American Standard Ovalyn Undermount 0495-221			White	6, 37
	VANITY FAUCET(S)	Standard			Chrome	6, STD
	WATER CLOSET	Standard			White	6, STD
	SHOWER	Standard - Zita Niche 12" x 12" - Stainless Steel Polished			White / Glass / Chrome	6, 38,STD
	SHOWER FAUCET	Delta Vero Shower Trim T17253			Chrome	6, 16
	BATHTUB	Standard			White	6, STD
	BATHTUB FAUCET	Standard			Chrome	6, STD
POWDER ROOM	SINK	Standard			White	STD
	SINK FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
BASEMENT/OTHER BATHROOM	SINK	/			/	/
	VANITY FAUCET	/			/	/
	WATER CLOSET	/			/	/
	TUB/SHOWER	/			/	/
	TUB/SHOWER FAUCET	/			/	/
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

Purchaser's Signature(s) :


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**Freehold Form
(Tentative Closing Date)**

**SCHEDULE A
Types of Permitted Early Termination Conditions**

1. The Vendor of a home is permitted to make the Purchase Agreement conditional as follows:

- (a) upon receipt of Approval from an Approving Authority for:
- (i) a change to the official plan, other governmental development plan or zoning by-law (including a minor variance);
 - (ii) a consent to creation of a lot(s) or part-lot(s);
 - (iii) a certificate of water potability or other measure relating to domestic water supply to the home;
 - (iv) a certificate of approval of septic system or other measure relating to waste disposal from the home;
 - (v) completion of hard services for the property or surrounding area (i.e., roads, rail crossings, water lines, sewage lines, other utilities);
 - (vi) allocation of domestic water or storm or sanitary sewage capacity;
 - (vii) easements or similar rights serving the property or surrounding area;
 - (viii) site plan agreements, density agreements, shared facilities agreements or other development agreements with Approving Authorities or nearby landowners, and/or any development Approvals required from an Approving Authority; and/or
 - (ix) site plans, plans, elevations and/or specifications under architectural controls imposed by an Approving Authority.

The above-noted conditions are for the benefit of both the Vendor and the Purchaser and cannot be waived by either party.

- (b) upon:
- (i) subject to paragraph 1(c), receipt by the Vendor of confirmation that sales of homes in the Freehold Project have exceeded a specified threshold by a specified date;
 - (ii) subject to paragraph 1(c), receipt by the Vendor of confirmation that financing for the Freehold Project on terms satisfactory to the Vendor has been arranged by a specified date;
 - (iii) receipt of Approval from an Approving Authority for a basement walkout; and/or
 - (iv) confirmation by the Vendor that it is satisfied the Purchaser has the financial resources to complete the transaction.

The above-noted conditions are for the benefit of the Vendor and may be waived by the Vendor in its sole discretion.

- (c) the following requirements apply with respect to the conditions set out in subparagraph 1(b)(i) or 1(b)(ii):
- (i) the 3 Business Day period in section 6(i) of the Addendum shall be extended to 10 calendar days for a Purchase Agreement which contains a condition set out in subparagraphs 1(b)(i) and/or 1(b)(ii);
 - (ii) the Vendor shall complete the Property Description on page 2 of this Addendum;
 - (iii) the date for satisfaction of the condition cannot be later than 9 months following signing of the purchase Agreement; and
 - (iv) until the condition is satisfied or waived, all monies paid by the Purchaser to the Vendor, including deposit(s) and monies for upgrades and extras: (A) shall be held in trust by the Vendor's lawyer pursuant to a deposit trust agreement (executed in advance in the form specified by Tarion Warranty Corporation, which form is available for inspection at the offices of Tarion Warranty Corporation during normal business hours), or secured by other security acceptable to Tarion and arranged in writing with Tarion, or (B) failing compliance with the requirement set out in clause (A) above, shall be deemed to be held in trust by the Vendor for the Purchaser on the same terms as are set out in the form of deposit trust agreement described in clause (A) above.

2. The following definitions apply in this Schedule:

“Approval” means an approval, consent or permission (in final form not subject to appeal) from an Approving Authority and may include completion of necessary agreements (i.e., site plan agreement) to allow lawful access to and use and Closing of the property for its intended residential purpose.

“Approving Authority” means a government (federal, provincial or municipal), governmental agency, Crown corporation, or quasi-governmental authority (a privately operated organization exercising authority delegated by legislation or a government).


“Freehold Project” means the construction or proposed construction of three or more freehold homes (including the Purchaser's home) by the same Vendor in a single location, either at the same time or consecutively, as a single coordinated undertaking.

3. Each condition must:

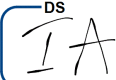
- (a) be set out separately;
- (b) be reasonably specific as to the type of Approval which is needed for the transaction; and
- (c) identify the Approving Authority by reference to the level of government and/or the identity of the governmental agency, Crown corporation or quasi-governmental authority.

4. For greater certainty, the Vendor is not permitted to make the Purchase Agreement conditional upon:


- (a) receipt of a building permit;
- (b) receipt of an Closing permit; and/or
- (c) completion of the home.



Purchaser



Purchaser



Vendor



**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 #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.

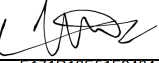
- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement 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 January 28, 2021.

Signed at Pickering, this 28 day of January, 2021.

DocuSigned by:

E1862E40983A471...
Purchaser

Valecraft Homes (2019) Limited

DocuSigned by:

E171D18E51F9484...
Purchaser

DocuSigned by:

A04F827301214EE...
Per:

J

Date:

Lot #: 7 - Phase 5

Project: **Place St. Thomas 5**



Freehold Form
(Tentative Closing Date)


Enrolment Fee Calculation Table (Effective January, 2018)

Sale Price* Range (Excluding HST)			Unit Enrolment Fee		13% HST		Total Enrolment Fee
Less than		\$100,000.00	\$385.00	+	\$50.05	=	\$435.05
\$100,000.01	-	\$150,000.00	\$430.00	+	\$55.90	=	\$485.90
\$150,000.01	-	\$200,000.00	\$500.00	+	\$65.00	=	\$565.00
\$200,000.01	-	\$250,000.00	\$570.00	+	\$74.10	=	\$644.10
\$250,000.01	-	\$300,000.00	\$640.00	+	\$83.20	=	\$723.20
\$300,000.01	-	\$350,000.00	\$710.00	+	\$92.30	=	\$802.30
\$350,000.01	-	\$400,000.00	\$780.00	+	\$101.40	=	\$881.40
\$400,000.01	-	\$450,000.00	\$870.00	+	\$113.10	=	\$983.10
\$450,000.01	-	\$500,000.00	\$945.00	+	\$122.85	=	\$1,067.85
\$500,000.01	-	\$550,000.00	\$1,025.00	+	\$133.25	=	\$1,158.25
\$550,000.01	-	\$600,000.00	\$1,075.00	+	\$139.75	=	\$1,214.75
\$600,000.01	-	\$650,000.00	\$1,130.00	+	\$146.90	=	\$1,276.90
\$650,000.01	-	\$700,000.00	\$1,210.00	+	\$157.30	=	\$1,367.30
\$700,000.01	-	\$750,000.00	\$1,260.00	+	\$163.80	=	\$1,423.80
\$750,000.01	-	\$800,000.00	\$1,315.00	+	\$170.95	=	\$1,485.95
\$800,000.01	-	\$850,000.00	\$1,365.00	+	\$177.45	=	\$1,542.45
\$850,000.01	-	\$900,000.00	\$1,485.00	+	\$193.05	=	\$1678.05
\$900,000.01	-	\$950,000.00	\$1,540.00	+	\$200.20	=	\$1,740.20
\$950,000.01	-	\$1,000,000.00	\$1,595.00	+	\$207.35	=	\$1,802.35
\$1,000,000.01	-	\$1,500,000.00	\$1,725.00	+	\$224.25	=	\$1949.25
Over \$1,500,000.01			\$1,800.00	+	\$234.00	=	\$2,034.00

* Sale Price refers to the total amount (value of consideration) payable by an owner in an agreement of purchase and sale or construction contract, including (without limitation) the value of upgrades, extras and other consideration paid for the home including appurtenances used in conjunction with the residential dwelling, (e.g., garages for single homes or parking spaces and storage lockers for condominiums). For clarity, Sale Price does not include any applicable taxes.


Purchaser


Purchaser


Vendor



THE NASH

MODEL 1030
2671 SQ. FT.

Site: <u>Place St. Thomas 5</u>	Purchaser: <u>Omar Ahmed Mahamoud</u>
Plan No.: <u>50M-348</u>	
Lot: <u>7 - Phase 5</u>	Purchaser: <u>Ikram Hussein Ahmed</u>
Date: <u>January 28, 2021</u>	

SS-Orbital Sketch



ELEVATION A



~~ELEVATION B~~



~~ELEVATION C~~

DS
IA *oam*

DS
FN

*Rendering is an artist concept only. Not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. E. & O.E. 08/05/2015-2



DS
IA *am*

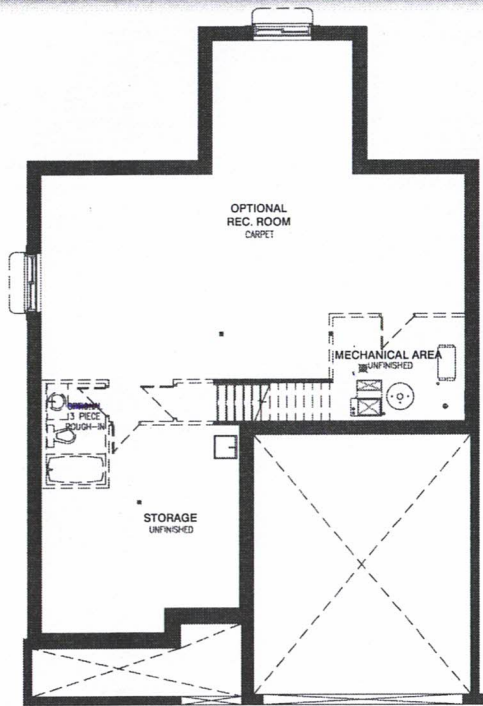
DS
FN



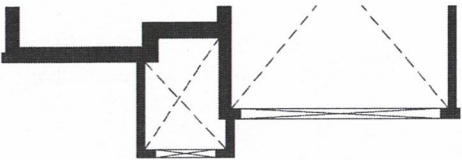
THE NASH

MODEL 1030 Schedule "H"
2671 SQ. FT.

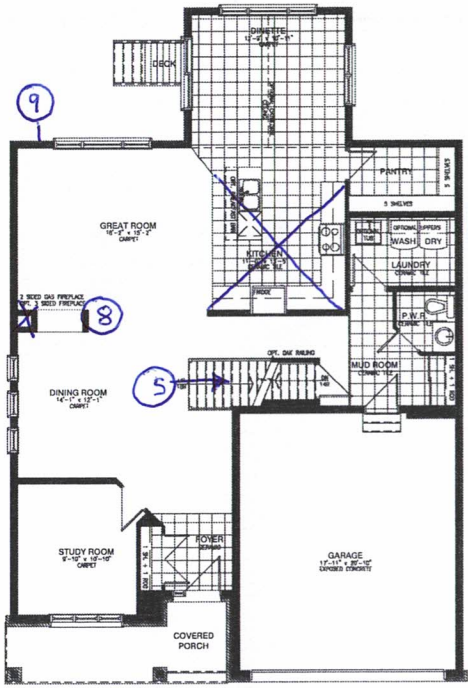
Site: Place St. Thomas 5 Purchaser: _____
Plan No.: 50M-348
Lot: 7 - Phase 5 Purchaser: _____
Date: _____



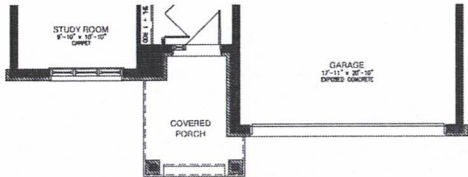
BASEMENT FLOOR - ELEVATION A & X



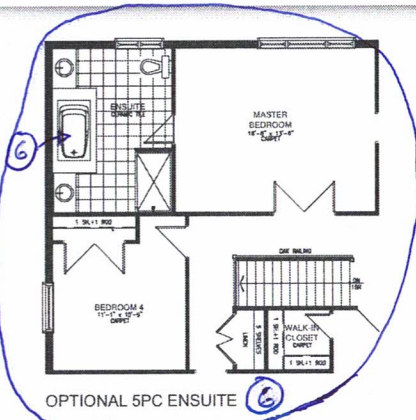
GROUND FLOOR - ELEVATION X



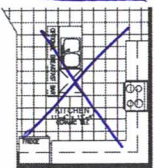
GROUND FLOOR - ELEVATION A & X



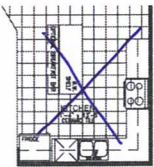
GROUND FLOOR - ELEVATION X



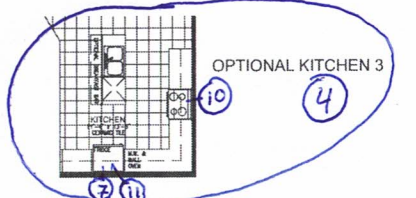
OPTIONAL 5PC ENSUITE 6



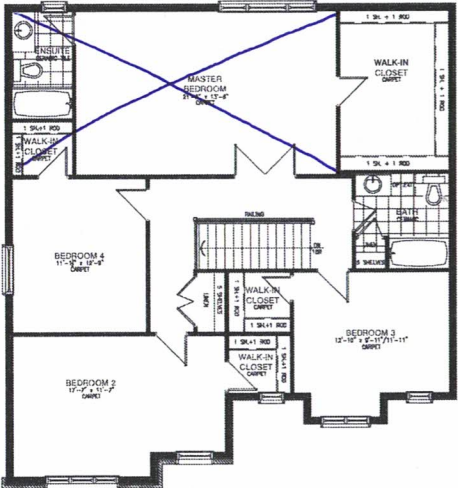
OPTIONAL KITCHEN 1 X



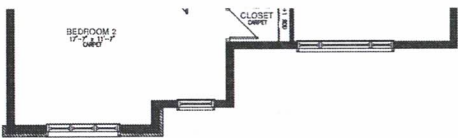
OPTIONAL KITCHEN 2 X



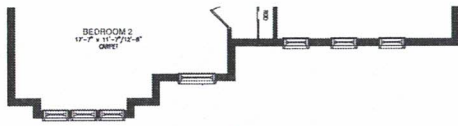
OPTIONAL KITCHEN 3



SECOND FLOOR-ELEVATION A



SECOND FLOOR-ELEVATION X



SECOND FLOOR-ELEVATION X

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 site grading. E & O.E. 07/07/2020-2

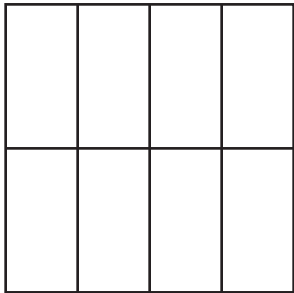


Valecraft
Homes (2019) Limited

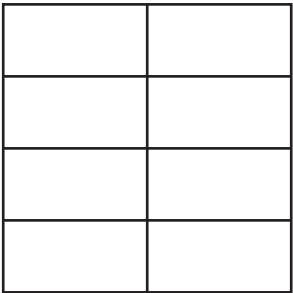
Tile Installation Options

WALL TILE

Vertical stacked

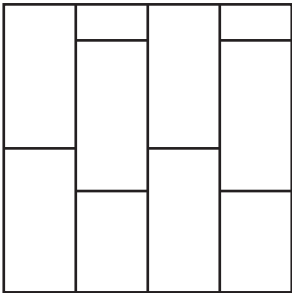


Horizontal stacked

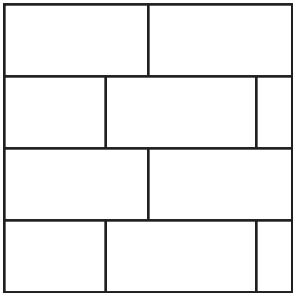


Main Bathroom,
Ensuite Bathroom Tub
& Walk-In Shower

Vertical 1/3 offset brick

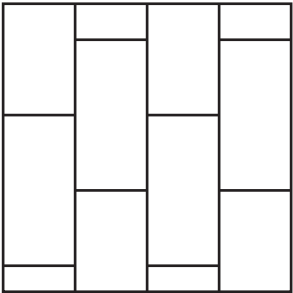


Horizontal 1/3 offset brick

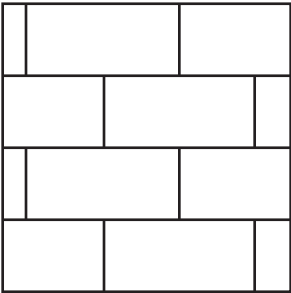


Kitchen Backsplash
(Mosaic),

Vertical brick



Horizontal brick



DS
IA

DS
OAM

DS
FN

Project: Place St. Thomas 5

Plan #: 50M-348

Lot: 7 - Phase 5

Model: Nash #1030 "A" Std

Purchaser: Omar Ahmed Mahamoud

Purchaser: Ikram Hussein Ahmed

Date: January 28, 2021

Upgrade #: 30

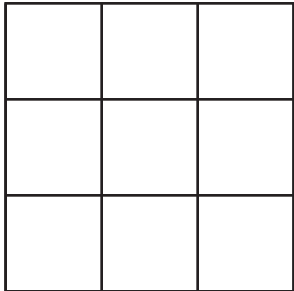


Valecraft
Homes (2019) Limited

Tile Installation Options

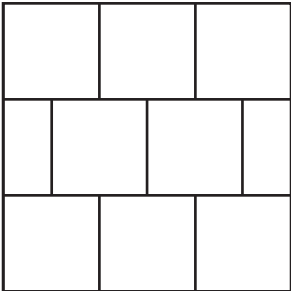
FLOOR TILE

Standard square

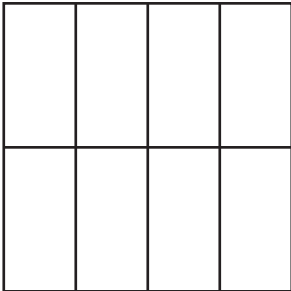


Foyer, Powder Room,
Mud Room, Laundry
Room, Kitchen Pantry,
Main Bathroom,

Square brick

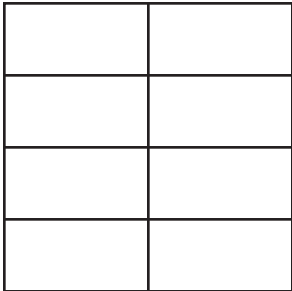


Rectangular
front to back of the house

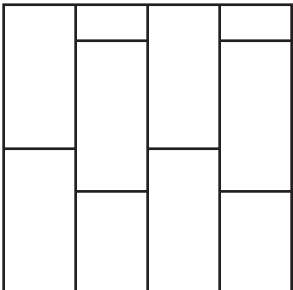


Ensuite Bathroom

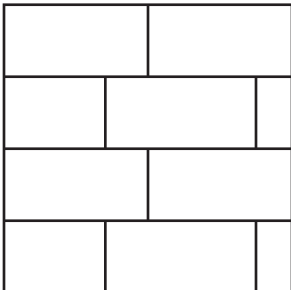
Rectangular
side to side of the house



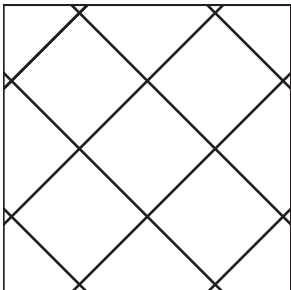
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 5

Plan #: 50M-348

Lot: 7 - Phase 5

Model: Nash #1030 "A" Std

Purchaser: Omar Ahmed Mahamoud

Purchaser: Ikram Hussein Ahmed

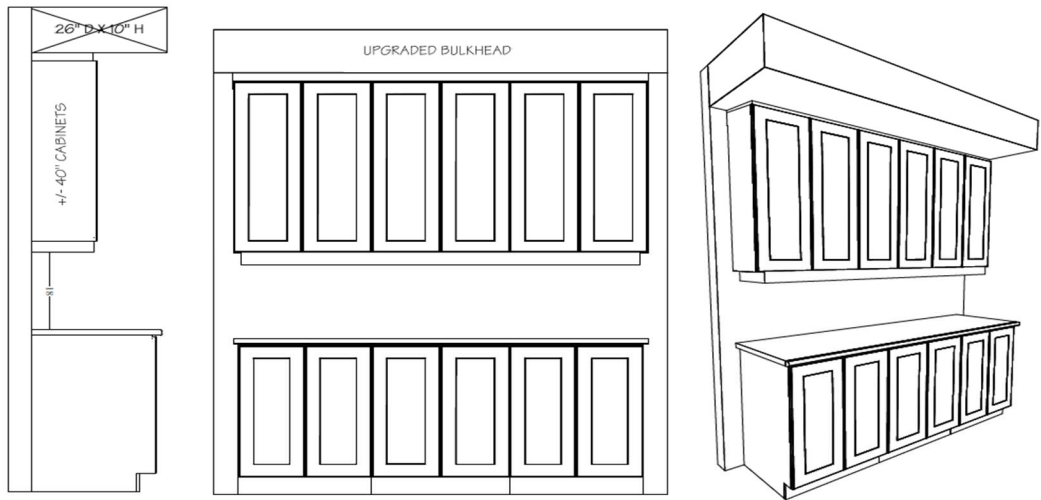
Date: January 28, 2021

Upgrade #: 30

OPTIONAL KITCHEN CABINET CROWN MOULDING,
FILLER & **UPGRADE** BULKHEAD DETAILS

UPC9-1C Upgrade #: _____

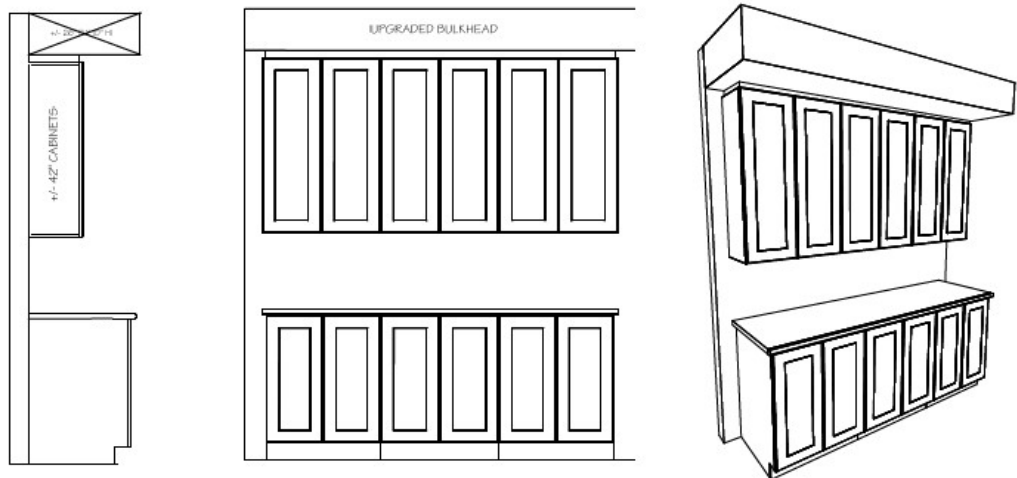
- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to upgraded bulkhead.



UPC9-2B Upgrade #: 23

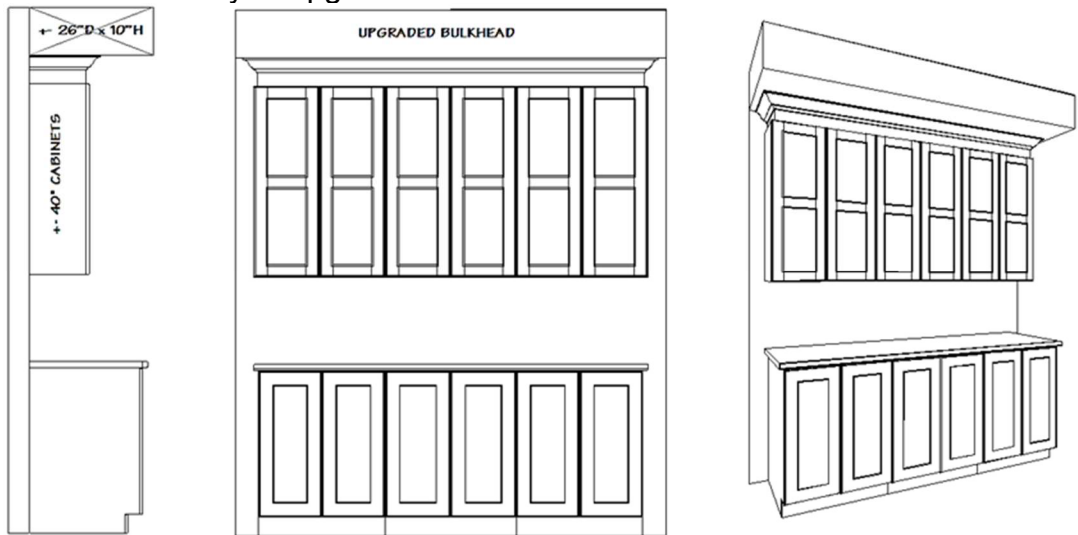
DS DS DS
IA OAM FN

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



UPC9-3A Upgrade #: _____

Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to upgraded bulkhead.



Site: Place St. Thomas 5

Purchaser: Omar Ahmed Mahamoud

Plan No: 50M-348

Lot: 7 - Phase 5

Date: January 28, 2021

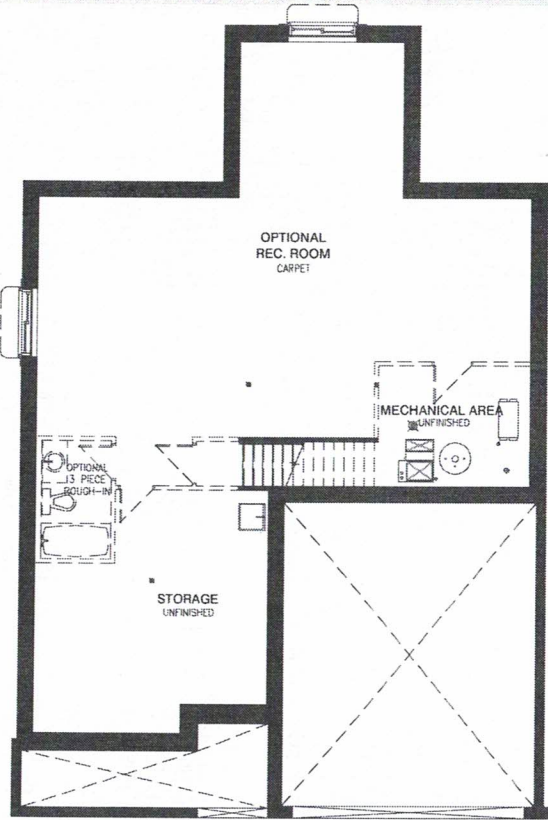
Purchaser: Ikram Hussein Ahmed



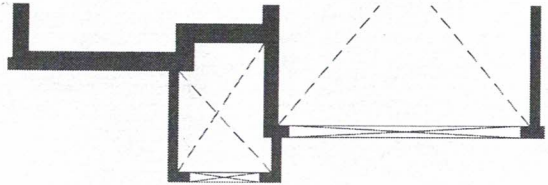
THE NASH

MODEL 1030
2671 SQ. FT.

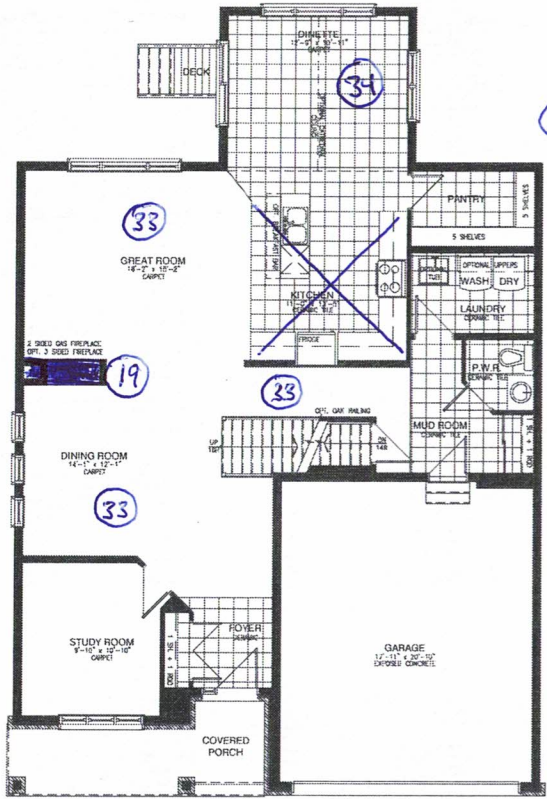
Site: <u>Place St. Thomas 5</u>	Purchaser: <u>Omar Ahmed Mahamoud</u>
Plan No.: <u>50M-348</u>	
Lot: <u>7 - Phase 5</u>	Purchaser: <u>Ikram Hussein Ahmed</u>
Date: <u>January 25, 2021</u>	



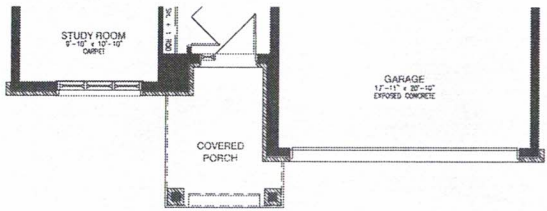
BASEMENT FLOOR - ELEVATION A & C



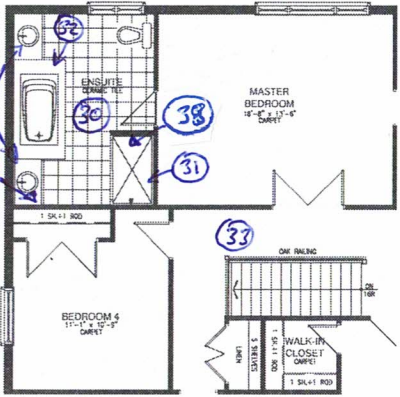
GROUND FLOOR - ELEVATION B



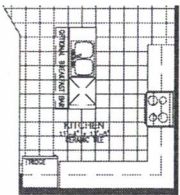
GROUND FLOOR - ELEVATION A & C



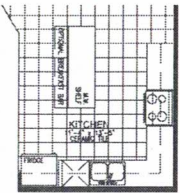
GROUND FLOOR - ELEVATION B



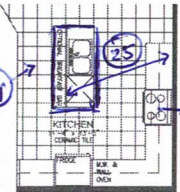
OPTIONAL 5PC ENSUITE



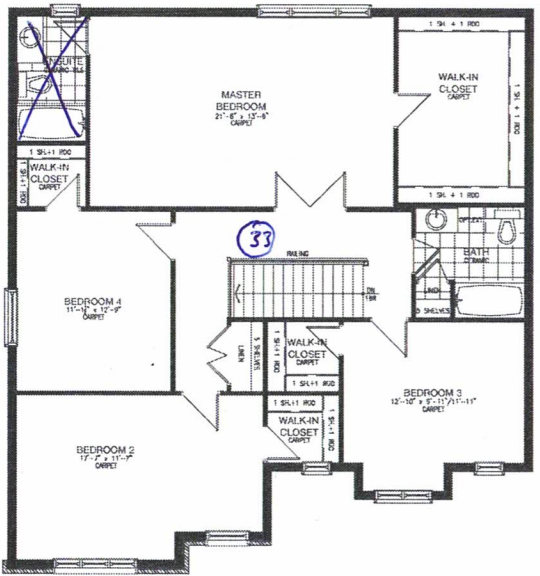
OPTIONAL KITCHEN 1



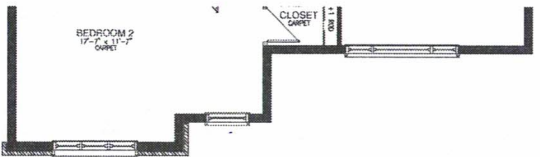
OPTIONAL KITCHEN 2



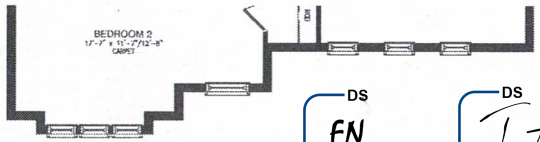
OPTIONAL KITCHEN 3



SECOND FLOOR-ELEVATION A



SECOND FLOOR-ELEVATION B



SECOND FLOOR-ELEVATION C



BUILDER: VALECRAFT

PROJECT:

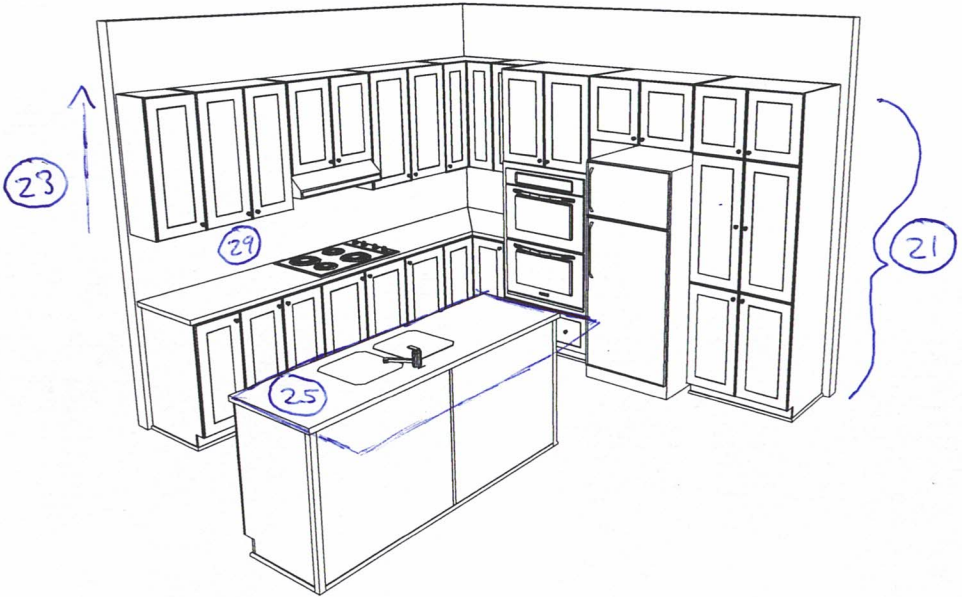
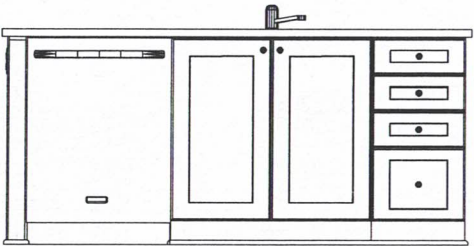
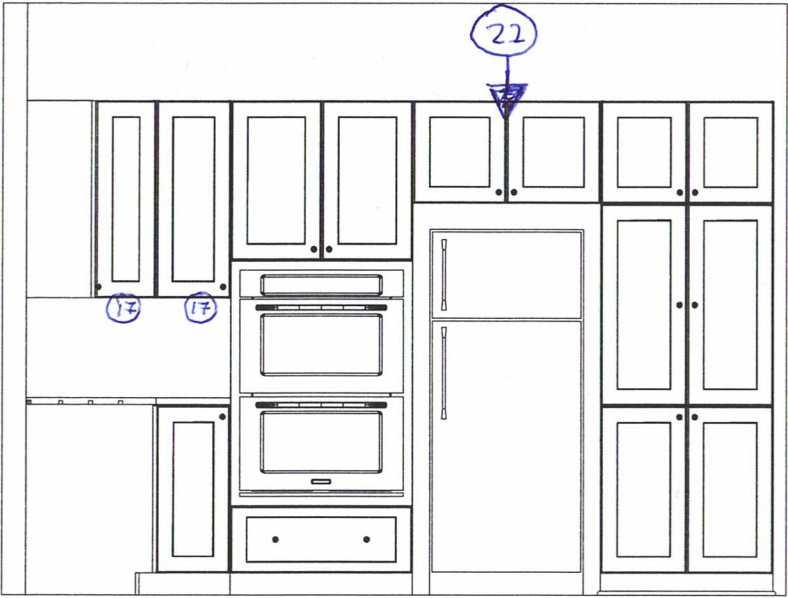
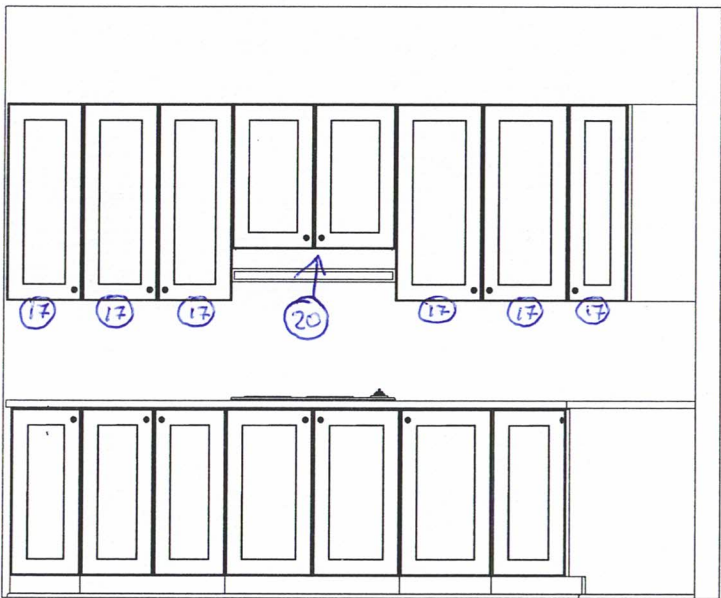
REDESIGN NUMBER:

MODEL: 1030 NASH STND

DONE BY:

DATE: January 25, 2021

LOT: #7 - PST PH5



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IA
DS
OAM

DS
FN

Project: Terrace St. THOMAS 5
Plan No: 5014-348 Lot No: 7-Phase 5
Model: 1030 "A" Std. Date: Jan 25, 2021
Purchaser: Omar Ahmed Mahamoud
Purchaser: Ikram Hussein Ahmed



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen Countertop
Ensuite Bathroom



1/4 Bevel



1/2 Bevel



3/4 Bevel



Pencil Top Only
with Square Bottom



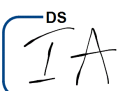
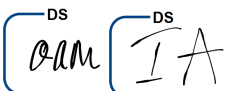
Pencil Top and Bottom



1/2 Bullnose



Full Bullnose



Project: Place St. Thomas 5

Purchaser: Omar Ahmed Mahamoud

Plan #: 50M-348

Purchaser: Ikram Hussein Ahmed

Lot: 7 - Phase 5

Date: January 28, 2021

Model: Nash #1030 "A" Std

Upgrade #: 25, 27



CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 5 PURCHASER #1: Omar Ahmed Mahamoud
LOT: 7 - Phase 5 PURCHASER #2: Ikram Hussein Ahmed
MODEL: Nash #1030 "A" Std FIRM UP DATE: January 10, 2021

CLOSING DATE: December 9, 2021

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTI MEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

DocuSigned by:
F4962F40983A471
PURCHASER'S SIGNATURE

January 28, 2021
DATE

DocuSigned by:
E171D18E51F9484
PURCHASER'S SIGNATURE

January 28, 2021
DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: Dec 17, 2020 INTERIOR COLOURS: Jan 25, 2021
FIRM UP: Jan 10, 2021 EXTERIOR COLOURS (if applicable): Jan 10, 2021
BANK LETTER: TBC - Pre-Approval being re-done end of Feb 2021 (Clients to follow up) ORBITAL/S&S/KITCHENCRAFT (if applicable): Jan 25, 2021
SOLICITOR INFO: January 25, 2021 680 & AMENDMENT: Jan 25, 2021

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Adam Bowman
Sales Consultant's Signature

Sales Assistant's Signature

Approved by: DocuSigned by:
Frank Nieuwkoop
A04F827301214EE...

DS
am

DS
IA

Jan 25, 2021
Date

Date

January 29, 2021

DS
fDate