

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: \$611,709.45  
BALANCE AT CLOSING: \$586,709.45  
LESS H.S.T. AMOUNT: \$562,574.73  
SCHEDULE "G" DATED: January 28, 2021  
TARION SCHEDULE "B" DATED: January 28, 2021

INSERT: 680 dated: March 9, 2021 in the amount of: \$1,351.00  
NEW PURCHASE PRICE: \$613,060.45  
NEW BALANCE AT CLOSING: \$588,060.45  
NEW LESS H.S.T. AMOUNT: \$563,770.31  
SCHEDULE "G" DATED: March 9, 2021  
TARION SCHEDULE "B" DATED: March 9, 2021

Dated at Pickering, ON this 9 day of March, 2021  
In the presence of:

WITNESS

DocuSigned by:  
PURCHASER

WITNESS

DocuSigned by:  
PURCHASER

Dated at Ottawa this 16 day of March, 2021

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:  
Per: Frank Nieuwkoop  
A04F827301214EE...

Name:

Title:

I HAVE THE AUTHORITY TO BIND THE CORPORATION



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 5			
PURCHASERS: Omar Ahmed Mahamoud and Ikram Hussein Ahmed			Printed: 16-Mar-21 2:11 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	5	1030 THE NASH ELEV A	Dec 9, 2021
39	1 - ENSUITE BATH - ADMIN FEE - CHANGE ORDER LATE FEE		\$ 300.00 Each
31203	Note: - As per section 5 of the purchase agreement: -Once the selections have been initially made, there will be no changes in such selections permitted unless authorized in writing by the Vendor and the cost of any change shall be \$300.00 plus HST plus any additional material or equipment costs.		
40	1 - ENSUITE BATH - Ensuite Bath – Delete #26 (RE: Surface mount medicine cabinet)		-\$298.00 Each
31421	Note:		
41	1 - ENSUITE BATH - BATHROOMS - DELTA 3-SETTING DIVERTER T11851-R11000 WITH SLIDE BAR 51567 & WALL ELBOW 50570		\$ 1,349.00 Each
28081	Note: - Ensuite Bathroom Walk-In SHower - Diverter controls Shower Head (Item #16) and Slide Bar - Chrome Finish		
31100			
42	1 - ENSUITE BATH - REVISION TO INTERIOR COLOUR CHART DATED JANUARY 28, 2021		\$ 0.00 Each
31204	Note: - Revision to Interior Colour Chart dated January 28, 2021 - Ensuite Bathroom Walk-In Shower Faucet		

Sub Total	\$1,351.00
HST	\$0.00
Total	\$1,351.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:

DocuSigned by:

Omar Ahmed Mahamoud

DocuSigned by:

Ikram Hussein Ahmed

Mar 9, 2021

DATE

March 9, 2021

DATE

VENDOR:

DocuSigned by:

Frank Nieuwkoop

A04F8273012PER: Valecraft Homes (2019) Limited

March 17, 2021 | 10:36 AM PDT

DATE:

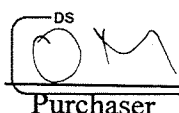
PREPARED BY: Adam Bowman  
LOCKED BY:  
PE 1,452-1  
InvoiceSQL.rpt 16May20

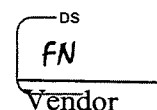
CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

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

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
  - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
  - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
  - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property ( the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.

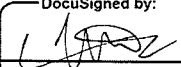
  
Purchaser

  
Purchaser

  
Vendor

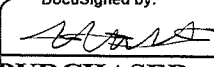
6.      The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7.      The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of           \$563,770.31          . 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, ON     this     9     day of     March    ,                     2021                    

DocuSigned by:  


\_\_\_\_\_  
**PURCHASER**

**VALECRAFT HOMES (2019) LIMITED**

DocuSigned by:  


\_\_\_\_\_  
**PURCHASER**

DocuSigned by:  
Frank Nieuwkoop

\_\_\_\_\_  
**PER:** 827301214EE...

March 17, 2021 | 10:36 AM PDT

**DATE:** \_\_\_\_\_

**PROJECT:**     PLACE ST THOMAS 5     **LOT:**     7



**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.

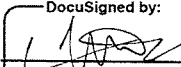
- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #22 of the Agreement of Purchase & Sale.                \$275.00 + HST= \$310.75

**PART II     All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement**

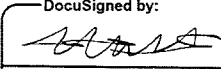
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

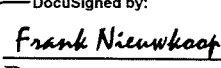
- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement 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 March 9, 2021.

Signed at Pickering, ON, this 9 day of March, 2021.

DocuSigned by:  
  
Purchaser F9484...

**Valecraft Homes (2019) Limited**



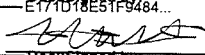
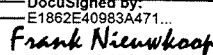
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Purchaser F4162E40983A471...

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Per: F827301214EE...

March 17, 2021 | 10:36 AM PDT  
**Date:**

**Lot #:** 7 - Phase 5

**Project:**     **Place St. Thomas 5**

	SINGLES AND TOWNS COLOUR CHART Rev #1					
	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					
	FAUCET					
MAIN BATHROOM	SINK					
	VANITY FAUCET					
	WATER CLOSET					
	TUB/SHOWER					
	TUB/SHOWER FAUCET					
ENSUITE BATHROOM	SINK(S)					
	VANITY FAUCET(S)					
	WATER CLOSET					
	SHOWER					
	SHOWER FAUCET	Delta Vero Monitor 17 Series Shower Trim T17253 + Delta Ara K2Okinetic Single-Setting Slide Bar Hand 51567 (Including R11000+T11851+50570)		Chrome	6, 16, 41	
	BATHTUB					
	BATHTUB FAUCET					
POWDER ROOM	SINK					
	SINK FAUCET					
	WATER CLOSET					
BASEMENT/OTHER BATHROOM	SINK					
	VANITY FAUCET					
	WATER CLOSET					
	TUB/SHOWER					
	TUB/SHOWER FAUCET					
NOTE: All fixtures are white as standard						
Purchaser's Signature(s) :		DocuSigned by: 		Date: 9-Mar-21		
Purchaser's Signature(s) :		DocuSigned by: 		Date: 9-Mar-21		
Approved By :		DocuSigned by:  Frank Nieuwkoop		Date: March 17, 2021   10:36 AM PDT		
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Subject to change by Valecraft Homes in the event of unavailability of materials.  
Prices, terms and specifications are subject to change without notice E/O.E  
[https://valecraft-my.sharepoint.com/personal/placestthomas\\_valecraft\\_onmicrosoft\\_com/Documents/DocuSign%20Envelope%20ID%20BA38ACD2-2A8F-4A3A-B59A-933406032065](https://valecraft-my.sharepoint.com/personal/placestthomas_valecraft_onmicrosoft_com/Documents/DocuSign%20Envelope%20ID%20BA38ACD2-2A8F-4A3A-B59A-933406032065)