

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 : 3  
LOT: 3 BLOCK :  
50M-348 PLACE ST THOMAS 5  
CIVIC ADDRESS: 924 Lucerne Drive

PURCHASERS: Babatunde Temidire

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: \$622,803.28  
BALANCE AT CLOSING: \$590,853.28  
LESS H.S.T. AMOUNT: \$572,392.28  
SCHEDULE "G" DATED: March 10, 2021  
TARION SCHEDULE "B" DATED: March 10, 2021

INSERT: 680 dated: March 30, 2021 in the amount of: \$531.00  
NEW PURCHASE PRICE: \$623,334.28  
NEW BALANCE AT CLOSING: \$591,384.28  
NEW LESS H.S.T. AMOUNT: \$572,862.19  
SCHEDULE "G" DATED: March 30, 2021  
TARION SCHEDULE "B" DATED: March 30, 2021

Dated at Embrun, ON this 30 day of March, 2021

In the presence of:

  
WITNESS

  
PURCHASER

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
PURCHASER

Dated at Ottawa this 6 day of April, 2021

VALECRAFT HOMES (2019) LIMITED

Per: 

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

**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

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 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 \$572,862.19. 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, ON this 30 day of March, 2021

  
PURCHASER

VALECRAFT HOMES (2019) LIMITED

\_\_\_\_\_  
PURCHASER

  
PER: \_\_\_\_\_

April 6, 2021  
DATE: \_\_\_\_\_

PROJECT: PLACE ST THOMAS 5 LOT: 3

NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 5			
PURCHASER: Babatunde Temidire		Printed: 29-Mar-21 12:25 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3	5	1030 THE NASH ELEV A	14-Dec-21
ITEM	QTY EXTRA / CHANGE	PRICE	INTERNAL USE
85 32061	2 - ENSUITE BATH - DELETE ITEM # 79 - (RE: DELTA ARA 3568LF - MPU LAVATORY FAUCETS)  Note:	-\$988.00	
86 32062	2 - ENSUITE BATH - DELTA ARA 3567-MPU-DST TWO HANDLE WIDESPREAD LAVATORY FAUCET (CHROME)  Note: - Optional 5 PC Ensuite (2 Vanities) - See Item 7	\$ 988.00	
87 611 32063	1 - - DELETE VANITY BASIN FOR PEDESTAL SINK  Note:	\$ 75.00	Each
88 662 32064	1 - - BATHROOM SINK - AMERICAN STANDARD BOULEVARD PEDESTAL SINK 0641  Note:	\$ 456.00	Each
89 32065	1 - - REVISION TO INTERIOR COLOUR CHART DATED MARCH 10, 2021  Note: Interior Colour Chart - Revision #1		Each

Sub Total	\$531.00
HST	\$0.00
Total	\$531.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:




Babatunde Temidire

March 30, 2021

DATE

VENDOR:



PER: Valecraft Homes (2019) Limited

DATE: April 1, 2021

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,487-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
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 30, 2021.

Signed at Embrun, ON, this 30 day of March, 2021.

  
Purchaser

Valecraft Homes (2019) Limited

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Purchaser

  
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Per:

April 6, 2021  
\_\_\_\_\_  
Date:

Lot #: 3 - 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:	#3 - Phase 5	Civic Address:	924 Lucerne Drive, Embrun ON K0A 1W0		
Purchaser(s):	Babatunde Temidire			Model Name/#:	Nash #1030
Purchaser(s):				Closing Date:	Dec 14th, 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) (x2)			
	VANITY FAUCET(S) (x2)	Delta Ara 3567-MPU-DST (Chrome) Two Handle Widespread Lavatory Faucet	Chrome	7, 86
	WATER CLOSET			
	SHOWER			
	SHOWER FAUCET			
	BATHTUB			
	BATHTUB FAUCET			
POWDER ROOM	SINK	Boulevard 24" Pedestal Sink Model # 0641.400.020	White	87, 88
	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) : 

Date: 30-Mar-21

Purchaser's Signature(s) : \_\_\_\_\_

Date: \_\_\_\_\_

Approved By : 

Date: April 11, 2021

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/D](https://valecraft-my.sharepoint.com/personal/placestthomas_valecraft_onmicrosoft_com/Documents/D)

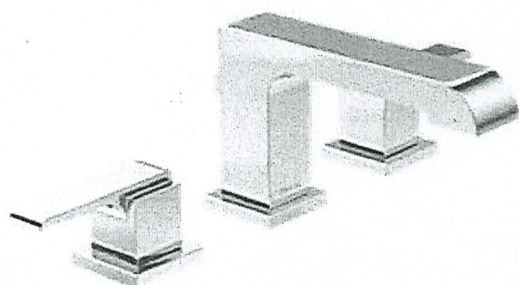


Plan No: 50M-348  
Lot No: #3  
Model: Nash #1030 "A" Std

Purchaser: Babatunde Temidire

# Ara Two Handle Widespread Lavatory Faucet

Model Number: 3567-MPU-DST (CHROME)



## Features & Benefits

- DIAMOND Seal Technology is less hassle to install and helps your faucet perform like new for life, reducing leak points and lasting twice as long as the industry standard
- Everything you need is together in one convenient box, including integrated InnoFlex PEX supply lines
- Laminar flow lends a beautiful, refined look that complements the design of the faucet
- 3-hole 4-16 installation
- Metal pop-up
- ADA Compliant
- WaterSense labeled faucet uses at least 20% less water than the industry standard without compromising performance
- Standard spout

## Smart Features

- ADA Compliant
  - DIAMOND™ Seal Technology
  - WaterSense® Labeled Product
  - Water-Efficient
  - Legislation Compliant
- This product meets EPA criteria for WaterSense.

Item #86

7.7





Plan No: 50M-348  
Lot No: #3  
Model: Nash #1030 "A" Std  
Purchaser: Babatunde Temidire

Category: Bathroom Sinks - Beauty & Function / Collection: Boulevard Collection



Boulevard  
Collection

Boulevard 24 Inch  
Pedestal Sink

Model Number(s):  
0641.400.020

★★★★★ 5 Reviews

FINISH: White (020)



Item #88



Boulevard 24-inch Pedestal Sink

A bold, sophisticated classic. This striking rectangular pedestal sink from the Boulevard™ Suite brings a touch of uptown flair to any bathroom. Its ergonomic Right Height® design helps prevent back strain. Made from high-gloss, stain-resistant Vitreous China. Available with a single hole or 4" or 8" center faucet holes. Engineered to be both beautiful and durable, American Standard bathroom sinks gracefully face everyday use. Our bathroom sinks come in a variety of styles and installations to match any lifestyle.

INNOVATIONS



Right Height™