

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

ON THE 6th DAY OF December, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : R06
LOT: R06 BLOCK :
4M-1290 DEERFIELD VILLAGE 2
CIVIC ADDRESS: 735-J Dearborn Private

PURCHASERS: Shireen A Chaudhry

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: December 18th, 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:	<u>\$339,870.74</u>
BALANCE AT CLOSING:	<u>\$324,870.74</u>
LESS H.S.T. AMOUNT:	<u>\$323,071.05</u>
SCHEDULE "G" DATED:	<u>February 16th, 2021</u>
TARION SCHEDULE "B" DATED:	<u>February 16th, 2021</u>


INSERT:

680 dated:	<u>May 31, 2021</u>	in the amount of:	<u>\$371.00</u>
NEW PURCHASE PRICE:	<u>\$340,241.74</u>		
NEW BALANCE AT CLOSING:	<u>\$325,241.74</u>		
NEW LESS H.S.T. AMOUNT:	<u>\$323,423.71</u>		
SCHEDULE "G" DATED:	<u>May 31, 2021</u>		
TARION SCHEDULE "B" DATED:	<u>May 31, 2021</u>		

Dated at Scarborough **this** 31st **day of** May, 2021

In the presence of:

WITNESS

DocuSigned by:


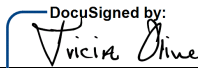
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa **this** 1st **day of** June, 2021

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

B66AFC94F0B9401...


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 \$323,423.71 . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

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

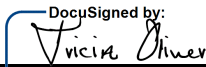
Signed at Scarborough this 31st day of May, 2021

DocuSigned by:

PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

DocuSigned by:

PER: B66AFC94F0B9401...

June 1, 2021
DATE:

PROJECT: DEERFIELD VILLAGE 2 LOT: R06



NON STANDARD EXTRAS (680)

Deerfield 2 - Phase Condo

PURCHASER: Shireen A. Chaudhry


Printed: 31-May-21 1:02 pm

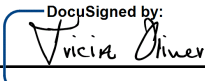
LOT NUMBER R06 Level: 1	PHASE Condo	HOUSE TYPE 5102	CLOSING DATE 9-Dec-21
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
83 33828	1	MAIN BATHROOM - DELETE ITEM #20 IN B1A'S RE: INSTALLATION OF FLOOR TILES IN MAIN BATHROOM, RECTANGULAR 1/3 STAGGERED SIDE TO SIDE OF THE HOUSE. Note:	-\$69.00	Each
84 33832	1	MAIN BATHROOM - CLARIFICATION REGARDING ITEM #19 IN B1A'S, SILVER FLOOR TILES IN MAIN BATHROOM TO BE INSTALLED RECTANGULAR SIDE TO SIDE. Note: As per floor Tile installation sketch dated May 31, 2021.	\$0.00	Each
85 33829	1	MAIN BATHROOM - DELETE ITEM 82 (RE: SUPPLY AND INSTALL SILVER LEVEL FLOOR TILES ON MAIN BATHROOM WALLS, HORIZONTAL 1/3 OFFSET BRICK INSTALLATION..) Note:	-\$536.00	Each
86 33830	1	MAIN BATHROOM - SUPPLY AND INSTALL SILVER LEVEL FLOOR TILES IN MAIN BATHROOM TUB/SHOWER, ON THE TWO NARROWEST WALLS ONLY, VERTICAL STACKED INSTALL. Note: As per Wall Tile installation sketch dated May 31, 2021	\$536.00	Each
87 33831	1	MAIN BATHROOM - SUPPLY AND INSTALL EMERALD LEVEL FLOOR TILES ON MIDDLE LONGEST WALL ONLY, IN TUB/SHOWER MAIN BATHROOM. SEE REVISION #2 TO COLOUR SHEET Note: RE: DISCONTINUED WOOD SERIES TILES FOR MAIN BATHROOM	\$440.00	Each

Sub Total	\$371.00
HST	\$0.00
Total	\$371.00

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Total Payment: _____	

PURCHASER:  _____
 Shireen A. Chaudhry
 DATE: 31-May-21

VENDOR:  _____
 B66AFC94F0B9401... PER: Valecraft Homes Limited
 DATE: June 1, 2021

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,565-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



**Condominium Form
(Tentative Occupancy 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 #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

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

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

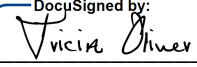
- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #8(g) of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #8(a) of the Agreement of Purchase & Sale.
- 3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #8(b) of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
- 5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated **May 31st, 2021**.
- 6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 48 of the Agreement of Purchase & Sale.

Signed at Scarborough, **this** 31st **day of** May, **20**21.

DocuSigned by:

Purchaser

Valecraft Homes Limited

Purchaser

DocuSigned by:

Per: B66AFC94F0B9401...

June 1, 2021

Date:

Lot #: R06

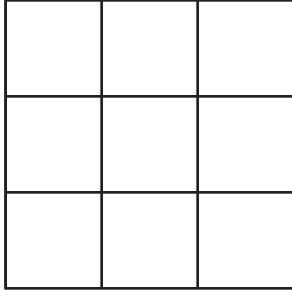
Project: Deerfield Village 2



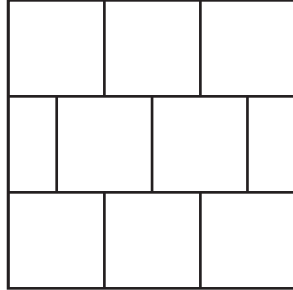
Tile Installation Options

FLOOR TILE

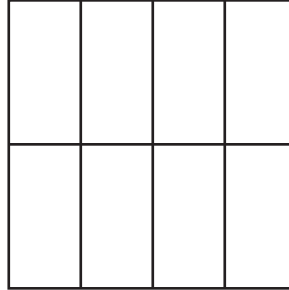
Standard square



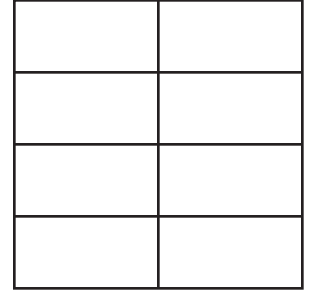
Square brick



Rectangular front to back of the house

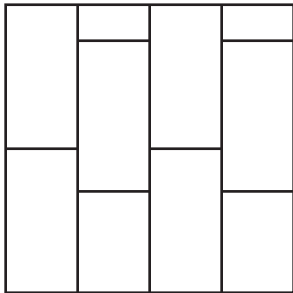


Rectangular side to side of the house

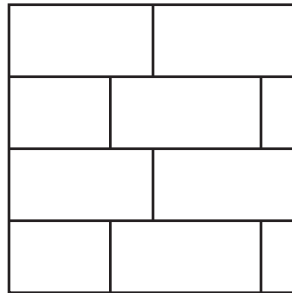


Main Bathroom

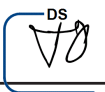
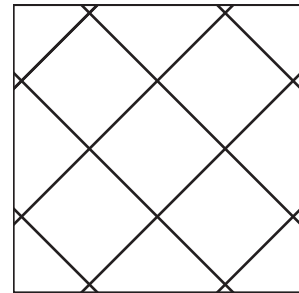
Rectangular 1/3 staggered front to back of the house



Rectangular 1/3 staggered side to side of the house




45 degree



Project: DV2

Purchaser: Shireen A Chaudry

Plan #: 4M-1290

Purchaser: 

Lot: R06

Date: May 31, 2021

Model: 5102

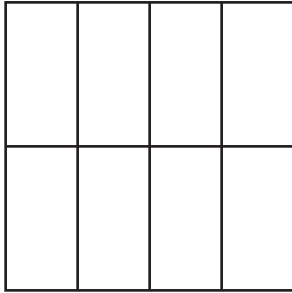
Upgrade #: 19, 84



Tile Installation Options

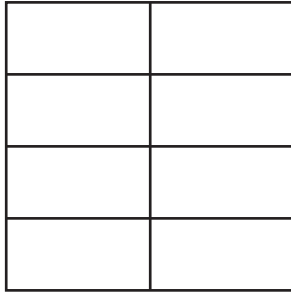
WALL TILE

Vertical stacked

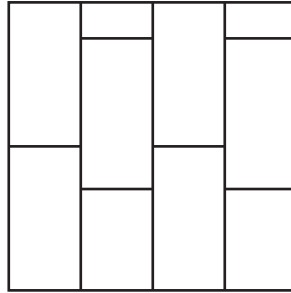


Main Bathroom
tub/shower on only the
2 narrowest walls.

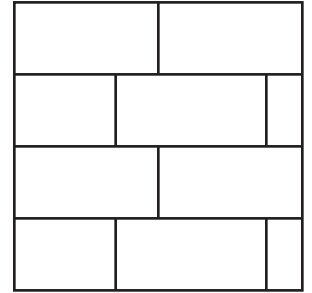
Horizontal stacked



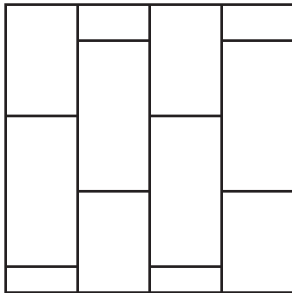
Vertical 1/3 offset brick



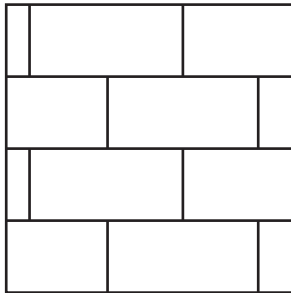
Horizontal 1/3 offset brick



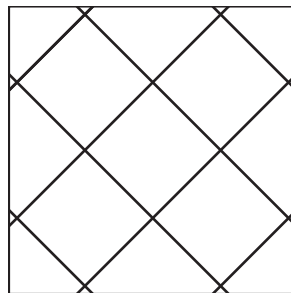
Vertical brick



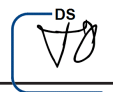
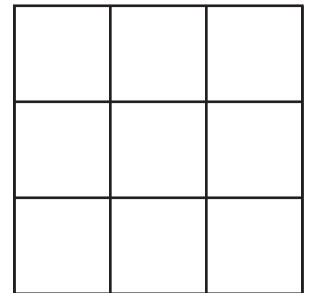
Horizontal brick



45 degree



Standard square



Project: DV2

Purchaser: Shireen A Chaudry

Plan #: 4M-1290


Purchaser: 
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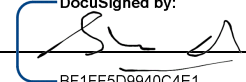
Lot: R06

Date: May 31, 2021

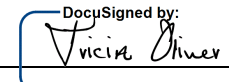
Model: 5102

Upgrade #: 19, 84

CONDOMINIUM HOME COLOUR CHART- REVISION 2						
	Community:	Deerfield Village II	Reg'd Plan #:	4M-1290	Sales Rep:	Nicole Trudel
	Lot No:	R06	Civic Address:	735-J Dearborn Private		
	Purchaser(s):	Shireen A. Chaudhry			Model Name/#:	5102
	Purchaser(s):				Closing Date:	Dec 9-2021
CERAMIC & GROUT SELECTIONS						
ROOM	AREA	MANUFACTURER/SERIES/ SIZE/COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
ENTRY	FLOOR					
STORAGE ROOM	FLOOR					
	WALL					
	INSERT OR BORDER					
MECHANICAL ROOM	FLOOR					
LAUNDRY ROOM	FLOOR					
	WALL					
	INSERT OR BORDER					
KITCHEN	FLOOR					
	BACKSPLASH					
	INSERT OR BORDER					
DINETTE	FLOOR					
MAIN BATHROOM	FLOOR	Ceratec Visuals Gaia 11.6"x23.4" Grey (Rectangular side to side install)	908 Dove Grey	Silver Floor Tile + UPG Grout	19, 55, 84	
	2 SMALL WALLS	Ceratec Visuals Gaia 11.6"x23.4" Grey (Vertical stacked install)	908 Dove Grey	Silver Floor Tile on wall + UPG Grout	55, 86	
	MIDDLE WALL	Ceratec Twist Bien 5.6"x 5.6" White	908 Dove Grey	Emerald Floor Tile on wall + UPG Grout	55, 87	
ENSUITE BATHROOM	FLOOR					
	LONGEST MIDDLE SHOWER WALL					
	SIDE SMALLEST SHOWER WALLS					

Purchaser's Signature(s) :  Date: May 31, 2021
 DocuSigned by: BF1FF5D9940C4E1...

Purchaser's Signature(s) : _____ Date: _____

Approved By :  Date: June 1, 2021
 DocuSigned by: B66AFC94E0B9401...