

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 6 DAY OF May , 20 21 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : C13
LOT: C13 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 753 Namur Street
PURCHASERS: Craig Nisbet & Jacqueline M. Nisbet

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: May 6, 2021

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: \$452,781.11
BALANCE AT CLOSING: \$427,781.00
LESS H.S.T. AMOUNT: \$400,691.25
SCHEDULE "G" DATED: May 6, 2021
TARION SCHEDULE "B" DATED: May 6, 2021

INSERT: 680 dated: June 10, 2021 in the amount of: \$3,983.25
NEW PURCHASE PRICE: \$456,764.36
NEW BALANCE AT CLOSING: \$431,764.36
NEW LESS H.S.T. AMOUNT: \$426,751.35
SCHEDULE "G" DATED: June 9, 2021
TARION SCHEDULE "B" DATED: June 9, 2021

Dated at Greely, ON this 10 day of June , 2021

In the presence of:

WITNESS

DocuSigned by:
Craig Nisbet
PURCHASER

WITNESS

DocuSigned by:
Jacqueline M. Nisbet
PURCHASER

Dated at Ottawa this 10 day of June , 2021

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
A04F827301214EE...

Name: F.Nieuwkoop

Title: Vice President
I HAVE THE AUTHORITY TO BIND THE CORPORATION

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 6 DAY OF May, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : C13
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VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: May 6, 2021

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: 1. (a) By deposit received by the Vendor with the offer: \$1,000.00
1. (b) By further deposit upon firm-up: \$10,000.00
1. (c) By further deposit(s) dated: 30 days post firm-up (post dated): \$14,000.00
1. Total Deposit(s): \$25,000.00

INSERT: 1. (a) By deposit received by the Vendor with the offer: \$25,000.00
1. Total Deposit(s): \$25,000.00

Dated at Greely, ON this 10 day of June, 2021

In the presence of:

WITNESS DocuSigned by: Craig Nisbet
PURCHASER

WITNESS DocuSigned by: Jacqueline M. Nisbet
PURCHASER

Dated at Ottawa this 10 day of June, 2021

VALECRAFT HOMES (2019) LIMITED

Per: DocuSigned by: Frank Nieuwkoop
A04F027301214EE...

Name: F. Nieuwkoop

Title: Vice President

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

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 6 DAY OF May, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : C13
LOT: C13 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 753 Namur Street
PURCHASERS: Craig Nisbet & Jacqueline M. Nisbet

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: May 6, 2021

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: SCHEDULE(S): C-1

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.
CLOSING DATE OF: May 3, 2022.
Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by May 19, 2021 in order to maintain the closing date.
Purchaser acknowledges that all interior colour selections and all upgrades must be completed by May 31, 2021 in order to maintain the closing date.

Dated at Greely, ON this 10 day of June, 2021

In the presence of:

WITNESS

DocuSigned by:
Craig Nisbet
PURCHASER

WITNESS

DocuSigned by:
Jacqueline M. Nisbet
PURCHASER

Dated at Ottawa this 10 day of June, 2021

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:
Frank Nieuwkoop
Per: A04F827301214EE

Name: F. Nieuwkoop

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



Limited Use Freehold Form
(Tentative Occupancy Date – POTL/CEC)

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 #17 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #7 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 #7 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 June 10, 2021.
- 6. Any increase in existing or newly imposed levies, development charges, education development any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 33 of the Agreement of Purchase & Sale.

Signed at Greely, ON, this 10 day of June, 2021.

DocuSigned by:
Craig Mshet
Purchaser 59CD0B14C1AD4F2...

Valecraft Homes Limited

DocuSigned by:
Jaqueline M. Mshet
Purchaser 6C795E7504AE456...

DocuSigned by:
Frank Nieuwkoop
Per: A04F827301214EE...

June 10, 2021
Date:

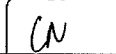
Lot #: C13 - Phase 6


Project: **Place St Thomas 6**

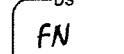
SCHEDULE "G"

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

DS

Purchaser

DS

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 \$426,751.35 . 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 Greely, ON this 10 day of June, 2021

DocuSigned by:
Craig Nisbet

PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:
Jacqueline M. Nisbet

PURCHASER

DocuSigned by:
Frank Nieuwkoop

PER: _____

June 10, 2021

DATE: _____

PROJECT: PLACE ST THOMAS 6 LOT: C13



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Craig Nisbet and Jacqueline M. Nisbet			Printed: 9-Jun-21 2:59 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C13	6	160 THE STANLEY 2	3-May-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*10 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 593.25
33834		Note: Orbital Estimate No#: OR6025 Rev. 05 dated 05/19/2021	Each
*11 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 3,390.00
33835		Note: S&S Electric Estimate No#: SS4717 Rev. 05 dated 06/08/2021	Each

Sub Total	\$3,983.25
HST	\$0.00
Total	\$3,983.25

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

PURCHASER:

DocuSigned by:

Craig Nisbet

5B009BAC4AD4F2...

Craig Nisbet

DocuSigned by:

Jacqueline M. Nisbet

1651E0C451...

Jacqueline M. Nisbet

June 10-21

DATE

June 10-21

DATE

VENDOR:

DocuSigned by:

Frank Nieuwkoop

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PER: Valecraft Homes (2019) Limited

DATE: June 10, 2021

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,567-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



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

Estimate No#: SS4717 Rev.05

Customer Copy

Customer:

Craig Nisbet & Jacqueline M. Nisbet

Home: 613-821-9844 (Home) 613-791-1324 (Craig)
Email: cnisbet@shoppersdrugmart.ca;
jacqueline_nisbet@rogers.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
May 3, 2022

Salesperson: Jason Thompson
Date: 06/08/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	\$120.00	\$120.00
Great Room	5.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 5 LED Halo potlights (AFR4-0930-WH) on added switch	C	\$233.00	\$1,165.00
Great Room	1.00	Single Pole Switch Single Pole Switch for great room potlights	C	\$105.00	\$105.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	D	\$	\$0.00
Family Room	7.00	4" LED slim Pot Light White (AFR4C-0930-WH) 4" LED slim Pot Light White (AFR4-0930-WH)	E	\$230.00	\$1,610.00
Customer Subtotal:					\$3,000.00
HST:					\$390.00
Total:					\$3,390.00

*** Total price includes all applicable taxes

Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

DocuSigned by:

Craig Nisbet

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Customer Signature

June 10, 2021

Date

DocuSigned by:

Jacqueline M. Nisbet

6C785E7504AE456...

Customer Signature

June 10, 2021

Date

DS

FN



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

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

Estimate No#: OR6025 Rev.05

Customer Copy

Customer:

Craig Nisbet & Jacqueline M. Nisbet

Home: 613-821-9844 (Home) 613-791-1324 (Craig)
Email: cnisbet@shoppersdrugmart.ca;
jacqueline_nisbet@rogers.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
05/03/2022

Salesperson: Jason Thompson (OR)
Date: 05/19/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
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
Family Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Great Room	1.00	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place		\$285.00	\$285.00
Various Locations	6.00	Upgrade Standard Data CAT5e to Data CAT6 Outlet Upgrade Standard Data CAT5e to Data CAT6 Outlet		\$40.00	\$240.00
Customer Subtotal:					\$525.00
HST:					\$68.25
Total:					\$593.25

*** Total price includes all applicable taxes

www.orbitalti.com

DocuSigned by:

58CD0B14C1AD4F2
Customer Signature

DocuSigned by:

Customer Signature

June 10, 2021
Date

June 10, 2021
Date

DS
FN

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

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson (OR) - Page: 2



All dimensions are approximate. E. & O.E., 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.