

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

ON THE 1 DAY OF May, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 18  
LOT: 18 BLOCK :  
50M-352 PLACE ST THOMAS 6  
CIVIC ADDRESS: 768 Namur Street  
PURCHASERS: Rochelle James & Samuel Idachaba

VENDORS: VALECRAFT HOMES (2019) LIMITED  
DATE OF ACCEPTANCE: May 4, 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: \$600,001.00  
BALANCE AT CLOSING: \$560,001.00  
LESS H.S.T. AMOUNT: \$552,213.27  
SCHEDULE "G" DATED: May 1, 2021  
TARION SCHEDULE "B" DATED: May 1, 2021

INSERT: 680 dated: June 15, 2021 in the amount of: \$4,829.31  
NEW PURCHASE PRICE: \$604,830.31  
NEW BALANCE AT CLOSING: \$564,830.31  
NEW LESS H.S.T. AMOUNT: \$556,487.00  
SCHEDULE "G" DATED: June 15, 2021  
TARION SCHEDULE "B" DATED: June 15, 2021

Dated at Embrun, ON this 15 day of June, 2021

In the presence of:

[Signature]  
WITNESS

X [Signature]  
PURCHASER

[Signature]  
WITNESS

X [Signature]  
PURCHASER

Dated at Ottawa this 21 day of June, 2021

VALECRAFT HOMES (2019) LIMITED

Per: [Signature]

Name: F. Nieuwkoop.

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

REV: September 17, 2020



**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

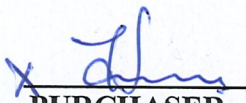


Vendor

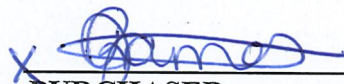


6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. 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 \$556,487.00. 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 15 day of June, 2021

  
PURCHASER

VALECRAFT HOMES (2019) LIMITED

  
PURCHASER

PER:

DATE:

June 21, 2021

PROJECT: PLACE ST THOMAS 6 LOT: 18




NON STANDARD EXTRAS (680)


Place St. Thomas - Phase 6

PURCHASERS: Rochelle James and Samuel Idachaba

Printed: 15-Jun-21 11:52 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
18	6	826 THE BRADLEY 4 BED ELEV C	28-Apr-22

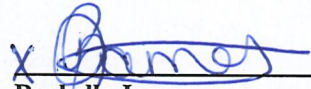
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*13 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 842.98	Each 
34626		Note: - Orbital Estimate No#: OR6049 Rev.03 dated 05/27/2021 <span style="color:blue">04 June 4, 2021</span>		<span style="border:1px solid red; border-radius:50%; padding:2px;">S-I</span> <span style="border:1px solid red; border-radius:50%; padding:2px;">RJ</span>
*14 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 3,323.33	Each
34627		Note: - S&S Electric Estimate No#: SS4738 Rev.02 dated 05/13/2021		
15 34628	1	- GARAGE - SUPPLY & INSTALL ELECTRIC CAR CHARGING ROUGH-IN IN GARAGE. INCLUDES 50AMP PLUG WITH CONDUIT TO THE ELECTRICAL PANEL.	\$ 663.00	Each
		Note: <del>- As per SS/Orbital Sketch dated 05/27/2021</del> - Height: To be installed approx 5FT from garage floor. - See item #4 (required 200 AMP service)		<span style="border:1px solid red; border-radius:50%; padding:2px;">S-I</span> <span style="border:1px solid red; border-radius:50%; padding:2px;">RJ</span>



Sub Total	\$4,829.31
HST	\$0.00
Total	\$4,829.31

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

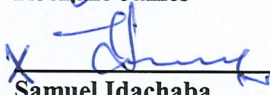
PURCHASER:



15-Jun-21

DATE

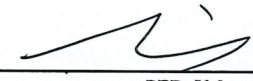
PURCHASER:



15-Jun-21

DATE

VENDOR:



PER: Valecraft Homes (2019) Limited

DATE:

June 21, 2021

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____





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

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www.ssbolton.com

## Estimate No#: SS4738 Rev.02

Customer Copy

### Customer:

Rochelle James & Samuel Idachaba

Home: 613-854-0648 (Rochelle)  
Cell: 613-772-1648 (Samuel)  
Email: samuel.idachaba@gmail.com;  
rochellejohn96@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: [VALECRAFT HOMES (2019) LTD.]  
Embrun-Place St Thomas Singles  
Ph 6  
Lot: PST Phase 6 lot 18  
Closing Date: 04/28/2022

Salesperson: Jason Thompson  
Date: 05/13/2021

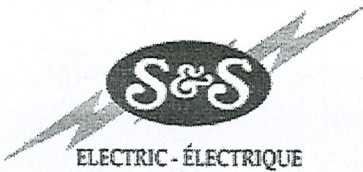
Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	<b>15 Amp Standard Plug</b> Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	\$141.00	\$141.00
Kitchen	1.00	<b>Standard Light Outlet (Keyless)</b> Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	E	\$135.00	\$135.00
Kitchen	1.00	<b>2 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> 2 * 4" LED slim Pot Light White (AFR4C-0930-WH)	F	\$238.00	\$238.00
Kitchen	1.00	<b>Single Pole Switch</b> Single Pole Switch for kitchen potlights	F	\$105.00	\$105.00
Great Room	1.00	<b>4 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> 4 * 4" LED slim Pot Light White (AFR4C-0930-WH)	G	\$942.00	\$942.00
Great Room	1.00	<b>Standard Light Outlet (Keyless)</b> Standard Light Outlet (Keyless)	G	\$135.00	\$135.00
Great Room	2.00	<b>Single Pole Switch</b> Single Pole Switch for great room potlights	G	\$105.00	\$210.00
Various Locations	2.00	<b>15 Amp USB Charger Receptacle</b> USB Charger Receptacle in kitchen and master bedroom (standard items)	H	\$	\$0.00
Rec Room	1.00	<b>15 Amp Standard Plug</b> Add 15 AMP plug approx 60 inches from floor beside conduit	I	\$141.00	\$141.00
Ensuite Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	J	\$238.00	\$238.00
Ensuite Bath	1.00	<b>Single Pole Switch</b> Single Pole Switch for shower potlight	J	\$105.00	\$105.00
Mechanical Room	1.00	<b>Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C)</b> Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C)	K	\$551.00	\$551.00

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

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

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\*\*\* Total price includes all applicable taxes

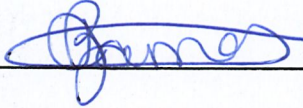
Customer Subtotal:	\$2,941.00
HST:	\$382.33
<b>Total:</b>	<b>\$3,323.33</b>

**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."

X   
Customer Signature

JUN 15 2021  
Date

X 

JUN 15 2021





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Fax: (613) 748-0355

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## Estimate No#: OR6049 Rev.04

Customer Copy

### Customer:

Rochelle James & Samuel Idachaba

Home: 613-854-0648 (Rochelle)  
Cell: 613-772-1648 (Samuel)  
Email: samuel.idachaba@gmail.com;  
rochellejohn96@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: [VALECRAFT HOMES (2019) LTD.]  
Embrun-Place St Thomas Singles  
Ph 6  
Lot: PST Phase 6 lot 18  
Closing Date: 04/28/2022

Salesperson: Jason Thompson (OR)  
Date: 06/04/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Den	1.00	<b>(4) Port Plate - (1) Phone CAT5e &amp; (2) Data CAT5e &amp; (1) Cable RG6 Outlets</b> (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	<b>(4) Port Plate - (1) Phone CAT5e &amp; (2) Data CAT5e &amp; (1) Cable RG6 Outlets</b> (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Rec Room	1.00	<b>(4) Port Plate - (1) Phone CAT5e &amp; (2) Data CAT5e &amp; (1) Cable RG6 Outlets</b> (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
N/A	2.00	<b>Vacuum Rough-In Outlet</b> Vacuum Rough-In Outlets		\$	\$0.00
Great Room	1.00	<b>Off-Set 2" Conduit w/ Wall Plates</b> 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
Rec Room	1.00	<b>Direct 2" Conduit w/ Wall Plates</b> Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00
Mechanical Room	1.00	<b>2" PVC Conduit from Basement to Attic</b> 2" PVC Conduit from Basement to Attic for future solar panel connections		\$179.00	\$179.00
Various Locations	3.00	<b>Upgrade Standard Data CAT5e to Data CAT6 Outlet</b> Upgrade Standard Data CAT5e to Data CAT6 Outlet		\$40.00	\$120.00

\*\*\* Total price includes all applicable taxes

Customer Subtotal:	<b>\$746.00</b>
HST:	<b>\$96.98</b>
<b>Total:</b>	<b>\$842.98</b>

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

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THE BRADLEY

MODEL 826

2183 sq. ft. or 2376 sq.ft.

Site: Place St. Thomas

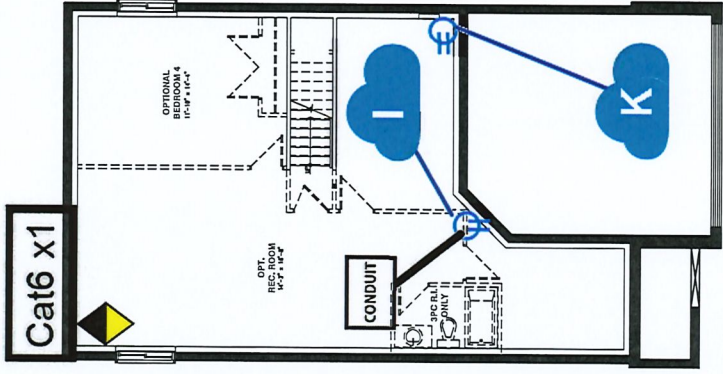
Plan No.: 50M-352

Lot: Phase 6 Lot 18

Date: June 4, 2021

Purchaser: Rochelle James

Purchaser: Samuel Idachaba

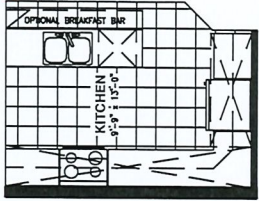


BASEMENT FLOOR

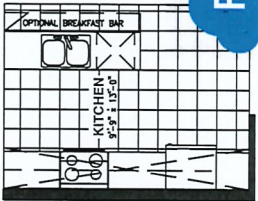
Plan used is for SS and  
Orbital Locations Only

SS-I  
SS-II

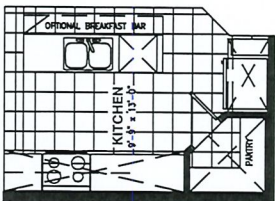
SS-Orbital Sketch



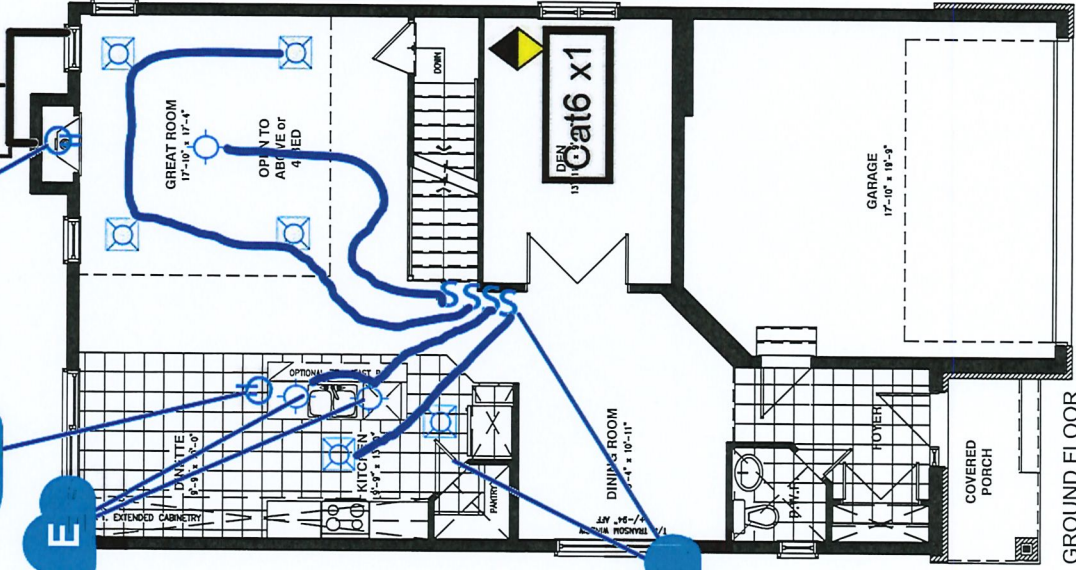
~~OPTIONAL KITCHEN #1~~



~~OPTIONAL KITCHEN #2~~



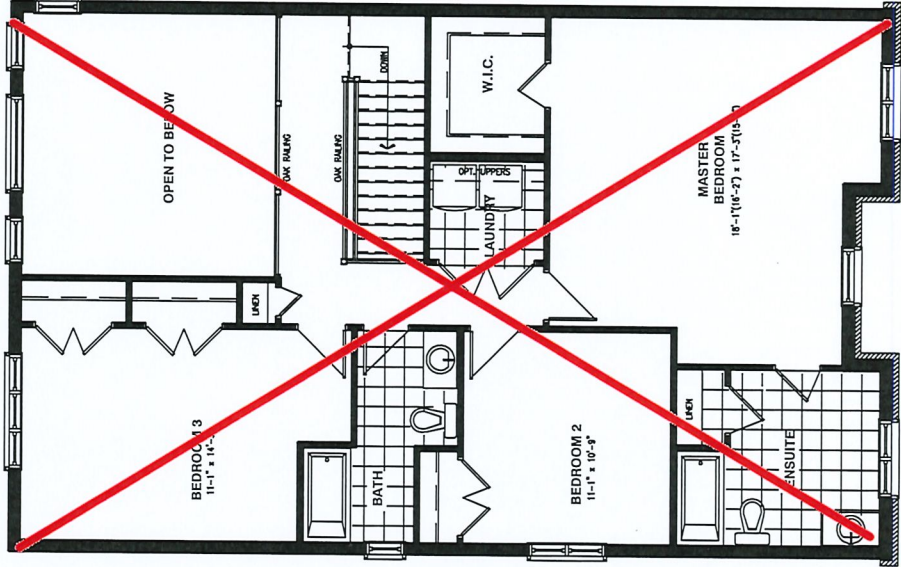
~~OPTIONAL KITCHEN #3~~



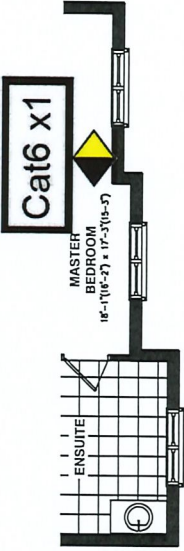
GROUND FLOOR



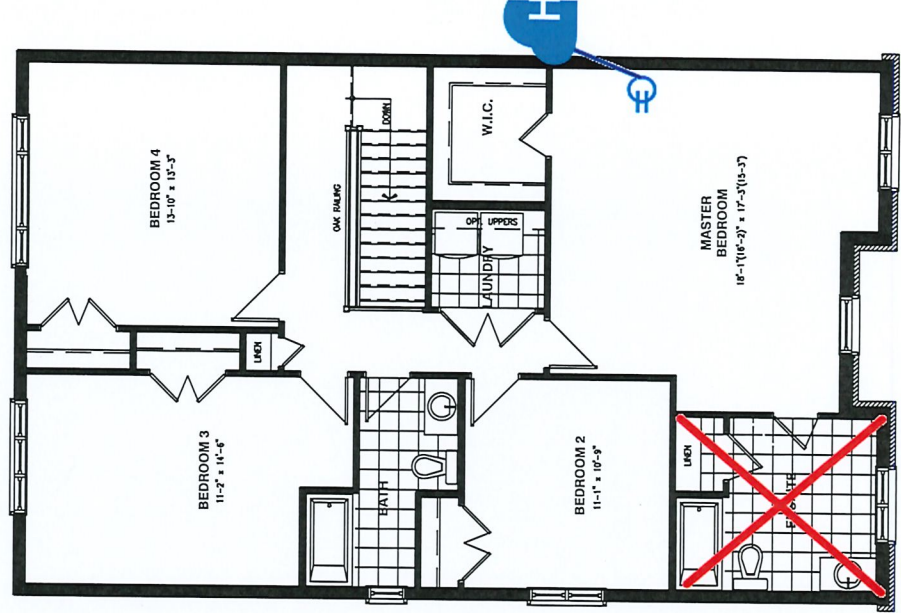
MASTER BEDROOM & ENSUITE - ELEVATION B



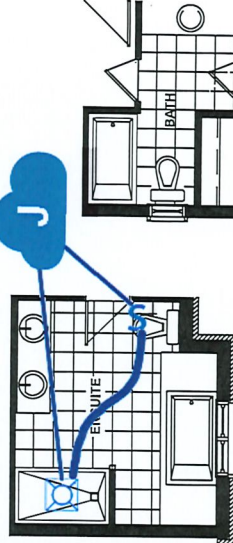
SECOND FLOOR - 3 BEDROOMS - ELEVATION A



~~SECOND FLOOR - 3 BEDROOMS - ELEVATION B~~



SECOND FLOOR - 4 BEDROOMS - ELEVATION A



OPTIONAL 5PC ENSUITE

~~OPTIONAL 5PC ENSUITE~~



**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 June 15, 2021

Signed at Embrun, ON, this 15 day of June, 2021.

X [Signature]  
Purchaser

Valecraft Homes (2019) Limited

X [Signature]  
Purchaser

Per: [Signature]

Date: June 21, 2021

Lot #: 18 - Phase 6

Project: Place St. Thomas 6