

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 14 DAY OF August , 20 21 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 14
LOT: 14 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 752 Namur Street

PURCHASERS: Joshua Owusu Ababio & Joyce Owusu Ababio

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: August 19, 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: \$711,497.00
BALANCE AT CLOSING: \$671,497.00
LESS H.S.T. AMOUNT: \$650,882.30
SCHEDULE "G" DATED: September 15, 2021
TARION SCHEDULE "B" DATED: September 15, 2021

INSERT: 680 dated: September 22, 2021 in the amount of: \$829.22
NEW PURCHASE PRICE: \$712,326.22
NEW BALANCE AT CLOSING: \$672,326.22
NEW LESS H.S.T. AMOUNT: \$651,616.12
SCHEDULE "G" DATED: September 22, 2021
TARION SCHEDULE "B" DATED: September 22, 2021

Dated at Ottawa, ON this 22nd day of September , 2021

In the presence of:

WITNESS

DocuSigned by:
PURCHASER

WITNESS

DocuSigned by:
PURCHASER

Dated at Ottawa, ON this 22nd day of September , 2021

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop

Name: Frank 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.

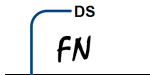
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.

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.

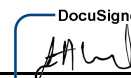

Purchaser


Purchaser

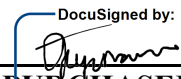

Vendor

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 \$651,616.12 . 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 Ottawa, ON this 22nd day of September , 2021

DocuSigned by:

PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:

PURCHASER

DocuSigned by:

PER: A04F827301214EE...

September 22, 2021
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: 14



| NON STANDARD EXTRAS (680) | | | |
|--|-------|--|-----------------------------|
| Place St. Thomas - Phase 6 | | | |
| PURCHASERS: Joshua Owusu Ababio and Joyce Owusu Ababio | | | Printed: 22-Sep-21 11:17 am |
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| 14 | 6 | 815 THE HARTIN ELEV C | 9-Aug-22 |
| ITEM | QTY | EXTRA / CHANGE | PRICE |
| INTERNAL USE | | | |
| 11 | | 1 - BASEMENT - DELETE ITEM # 9 - OPTIONAL FINISHED BASEMENT RECROOM | -\$17,611.00 |
| 36876 | Note: | | Each |
| 12 | | 1 - FOYER - FRONT DOOR INSERT - ADELAIDE - LEVEL 2 - FULL FRONT DOOR WITH SIDELITE | \$1,472.00 |
| 36611 | Note: | - As per floorplan sketch dated September 22, 2021 | Each |
| *13 | | 1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES | * \$1,620.00 |
| 96297 | Note: | - As per floorplan sketch dated September 22, 2021 | Each |
| 36612 | | - Includes 3 1/2" Modern Posts with Cap | |
| | | - Includes Modern Brackets | |
| 14 | | 1 - KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS | \$732.00 |
| 111277 | Note: | - As per kitchen sketch dated September 22, 2021 | Each |
| 36613 | | - Does not include modifications to cabinetry. See item 17 for new microwave location | |
| 15 | | 1 - KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1 | \$2,111.00 |
| 12487 | Note: | - As per kitchen sketch dated September 22, 2021 | Each |
| 36614 | | - Standard Layout | |
| | | -See Item 29 (2 tone kitchen) | |
| *16 | | 1 - KITCHEN - CABINETRY - UPC9-2B - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH | * \$1,061.00 |
| 117683 | Note: | - As per UPC sketch dated September 22, 2021 | Each |
| 36656 | | - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style | |
| 17 | | 1 - KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 1 SERIES CABINETRY) | \$756.00 |
| 104296 | Note: | - As per kitchen Sketch dated September 22, 2021 | Each |
| 36616 | | - Located between range and corner pantry | |
| 18 | | 1 - KITCHEN - UPGRADE STANDARD LAMINATE COUNTERTOP IN KITCHEN TO UPGRADE LEVEL LAMINATE. INCLUDES FLUSH BREAKFAST BAR ON ISLAND. | \$420.00 |
| 36618 | Note: | - As per floorplan and Kitchen sketches dated September 22, 2021 | Each |
| | | - See item #7 (flush breakfast bar) | |
| 19 | | 1 - ENSUITE BATH - UPGRADE STANDARD LAMINATE COUNTERTOP IN ENSUITE (DOUBLE VANITY) TO UNPGRADE LEVEL LAMINATE. | \$126.00 |
| 36619 | Note: | - As per floorplan sketch dated September 22, 2021 | Each |
| | | - See item #4 (5 pc ensuite) | |
| 20 | | 1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE | \$1,050.00 |
| 1000 | Note: | | Each |
| 36620 | | | |
| 21 | | 1 - - CERAMIC TILE - GROUT COLOR PER COLOUR | \$75.00 |
| 704 | Note: | | Each |
| 36621 | | | |

PREPARED BY: Adam Bowman

LOCKED BY: Tricia Oliver

PE 1,649-1

DS

FN

Vendor Initials

DS

Purchaser Initials

DS

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



| NON STANDARD EXTRAS (680) | | | |
|--|--|---|-----------------------------|
| Place St. Thomas - Phase 6 | | | |
| PURCHASERS: Joshua Owusu Ababio and Joyce Owusu Ababio | | | Printed: 22-Sep-21 11:17 am |
| LOT NUMBER 14 | PHASE 6 | HOUSE TYPE 815 THE HARTIN ELEV C | CLOSING DATE 9-Aug-22 |
| ITEM | QTY | EXTRA / CHANGE | PRICE |
| 22 165 | 1 | KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE | \$145.00 |
| 36622 | Note: | - As per Wall Tile installation sketch dated September 22, 2021 - Includes area behind chimney hood fan (Item 14) - Standard kitchen layout -See Item 23 (Installation) | Each |
| 23 162 | 1 | KITCHEN - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - - KITCHEN - | \$109.00 |
| 36623 | Note: | - As per Wall Tile installation sketch dated September 22, 2021 - Includes area behind chimney hood fan (Item 14) - Standard kitchen layout -See Item 22 | Each |
| 24 136 | 1 | ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - STANDARD - | \$137.00 |
| 36624 | Note: | - TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - STANDARD - On Tub Deck and Surround as per Wall Tile installation sketch dated September 22, 2021 - See item #4 (5pc ensuite) | Each |
| 25 24 | 1 | ENSUITE BATH - TILE - WALL - UPGRADE - BRONZE - - SHOWER SURROUND - ENSUITE | \$581.00 |
| 36625 | BATHROOM - OPTIONAL (20) - BRONZE | Note: - As per Wall Tile installation sketch dated September 22, 2021 - See item #4 (5pc ensuite) | Each |
| *26 21 | *1 | ENSUITE BATH - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - - | * \$280.00 |
| 36628 | SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - | Note: - As per Wall Tile installation sketch dated September 22, 2021 - See item #4 (5pc ensuite) | Each |
| 27 7 | 1 | - - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1 | \$675.00 |
| 36631 | Note: | - As per floorplan sketch dated September 22, 2021 | Each |
| 28 28045 | 1 | KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 9159-CZ-DST CHAMPAGNE BRONZE | \$703.00 |
| 36634 | SINGLE HANDLE PULL-DOWN | Note: | Each |
| 29 90924 | 1 | KITCHEN - CABINETRY - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS | \$292.00 |
| 37023 | Note: | - As per kitchen sketch dated September 22, 2021 | Each |
| *30 999 | 1 | - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. | * \$1,492.73 |
| 36841 | Note: | - Orbital Estimate No#: OR6606 Rev.03 dated 09/13/2021 | Each |
| *31 998 | 1 | - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. | * \$4,602.49 |
| 36842 | Note: | - S&S Electric Estimate No#: SS5218 Rev.02 dated 09/13/2021 | Each |

| | |
|-----------|----------|
| Sub Total | \$829.22 |
| HST | \$0.00 |
| Total | \$829.22 |

PREPARED BY: Adam Bowman
LOCKED BY: Tricia Oliver
PE 1,649-2

DS
FN

Vendor Initials:

DS

Purchaser Initials:

DS

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



| | | | |
|--|-------|-----------------------|-----------------------------|
| NON STANDARD EXTRAS (680) | | | |
| Place St. Thomas - Phase 6 | | | |
| PURCHASERS: Joshua Owusu Ababio and Joyce Owusu Ababio | | | Printed: 22-Sep-21 11:17 am |
| LOT NUMBER | PHASE | HOUSE TYPE | CLOSING DATE |
| 14 | 6 | 815 THE HARTIN ELEV C | 9-Aug-22 |
| ITEM | QTY | EXTRA / CHANGE | PRICE |
| | | | INTERNAL USE |

Payment Summary

| | |
|-----------------------|-----------------|
| Paid By | Amount |
| Amendment | \$829.22 |
| Total Payment: | \$829.22 |

PURCHASER:

DocuSigned by:

22-Sep-21

DATE

Joshua Owusu Ababio

PURCHASER:

DocuSigned by:

22-Sep-21

DATE

Joyce Owusu Ababio

VENDOR:

DocuSigned by:

A04F827301214EE

PER: Valecraft Homes (2019) Limited

DATE:

September 22, 2021

PREPARED BY: Adam Bowman

LOCKED BY: Tricia Oliver

PE 1,649-3

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



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

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

Estimate No#: OR6606 Rev.03

Customer Copy

Customer:

Joshua Owusu Ababio & Joyce Owusu Ababio

Home: 647-864-5587 (Joyce), 613-864-3267
(Josh) Email: jababio.owusu@gmail.com;
joyce1800ca@hotmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Singles
Closing Date: Ph 6
PST Phase 6 Lot 14
08/09/2022

Salesperson: Jason Thompson (OR)
Date: 09/13/2021

| Location | Qty | Product / Installation Details | Plan Code | Unit Price | Customer Total |
|----------------|------|---|-----------|------------|----------------|
| 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 |
| Rec 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 |
| N/A | 2.00 | Vacuum Rough-In Outlet Vacuum Rough-In Outlets | | \$ | \$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 |
| Master Bedroom | 1.00 | Direct 2" Conduit w/ Wall Plates 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 |
| Great Room | 2.00 | (1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) (1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) - Location as shown on floor plan - Includes ceiling bracket and wiring - Does not include A/V receiver | | \$437.00 | \$874.00 |
| Great Room | 1.00 | Master Jack - Speaker wiring unterminated Master Jack - Location as shown on floor plan - Speaker wiring unterminated | | \$ | \$0.00 |

*** Total price includes all applicable taxes

| | |
|--------------------|-------------------|
| Customer Subtotal: | \$1,321.00 |
| HST: | \$171.73 |
| Total: | \$1,492.73 |

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email :info@orbital ticom | Website: www.orbital tcom

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

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

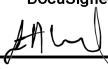
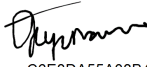
DS
FN

DS DS



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

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

DocuSigned by:

6B90709773D645B9
Customer Signature
DocuSigned by:

C6E8DA55A08B41B...

September 22, 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#: SS5218 Rev.02

Customer Copy

Customer:

Joshua Owusu Ababio & Joyce Owusu Ababio
Home: 647-864-5587 (Joyce), 613-864-3267
(Josh) Email: jababio.owus@gmail.com;
joyce1800ca@hotmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Singles
Closing Date: Ph 6
PST Phase 6 Lot 14
08/09/2022

Salesperson: Jason Thompson
Date: 09/13/2021

| 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 | \$141.00 | \$141.00 |
| Master Bedroom | 1.00 | 15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit | B | \$141.00 | \$141.00 |
| Front Out | 1.00 | 15 Amp Separate Circuit Soffit Plug w/ Switch 15 Amp Separate Circuit Soffit Plug w/ Switch for Christmas lights | D | \$331.00 | \$331.00 |
| Kitchen | 1.00 | Standard Light Outlet (Keyless) 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 | 4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added dimmer switch | F | \$942.00 | \$942.00 |
| Kitchen | 1.00 | Add Dimmer Added dimmer switch for potlights | F | \$209.00 | \$209.00 |
| Great Room | 1.00 | 6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added dimmer switch | G | \$1,414.00 | \$1,414.00 |
| Great Room | 1.00 | Add Dimmer Added dimmer switch for potlights | G | \$209.00 | \$209.00 |
| Various Locations | 2.00 | 15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items) | H | \$ | \$0.00 |
| Electrical Room | 1.00 | Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) | I | \$551.00 | \$551.00 |
| *** Total price includes all applicable taxes | | | | Customer Subtotal: | \$4,073.00 |
| | | | | HST: | \$529.49 |
| | | | | Total: | \$4,602.49 |

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 2

DS
FN

DS
DS
[Signature]

www.sandselectric.ca



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

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

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.”

| | |
|---|--|
| <div>DocuSigned by:  6B90709773D... Customer Signature</div> | <div>September 22, 2021 Date</div> |
| <div>DocuSigned by:  C6E8DA55A08B41B...</div> | |

DS
FN

E. & O.E. 06/23/2020-4

Freehold Form (Tentative Closing Date)


PART I Stipulated Amounts/Adjustments

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


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 September 22, 2021.

Signed at Ottawa, ON _____, this 22nd day of September, 2021.

DocuSigned by:

 Purchaser
 09773DF4FD...

Valecraft Homes (2019) Limited

DocuSigned by:

Purchaser: 55A08B41B...

DocuSigned by:
Frank Nieuwkoop
Per: A04F827301214EE...

September 22, 2021

Date: _____

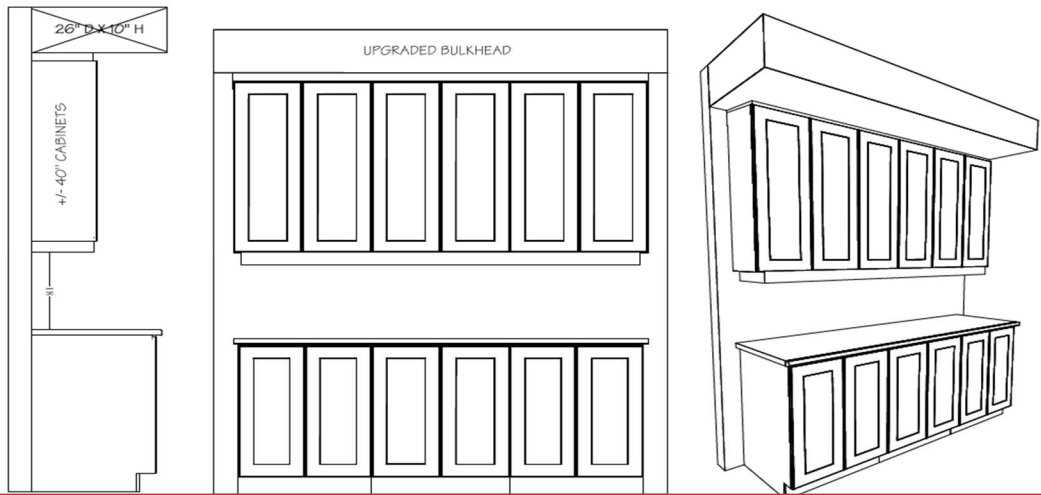
Lot #: 14 - Phase 6

Project: Place St. Thomas 6

OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &
UPGRADE BULKHEAD DETAILS

UPC9-1C Upgrade #: _____

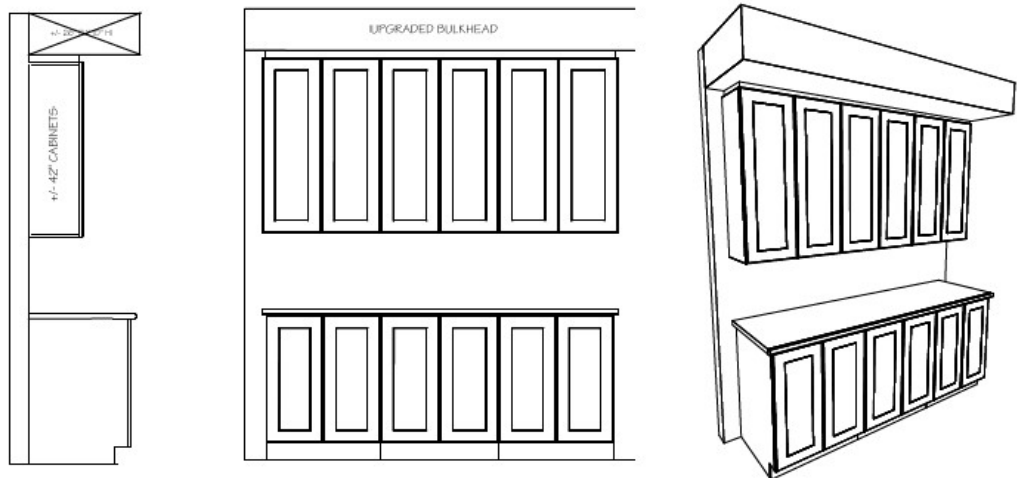
- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to upgraded bulkhead.



UPC9-2B Upgrade #: 16

DS FN DS DS DS

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



UPC9-3A Upgrade #: _____

- Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to upgraded bulkhead.



Site: Place St. Thomas 6


Purchaser: Joshua Owusu Ababio

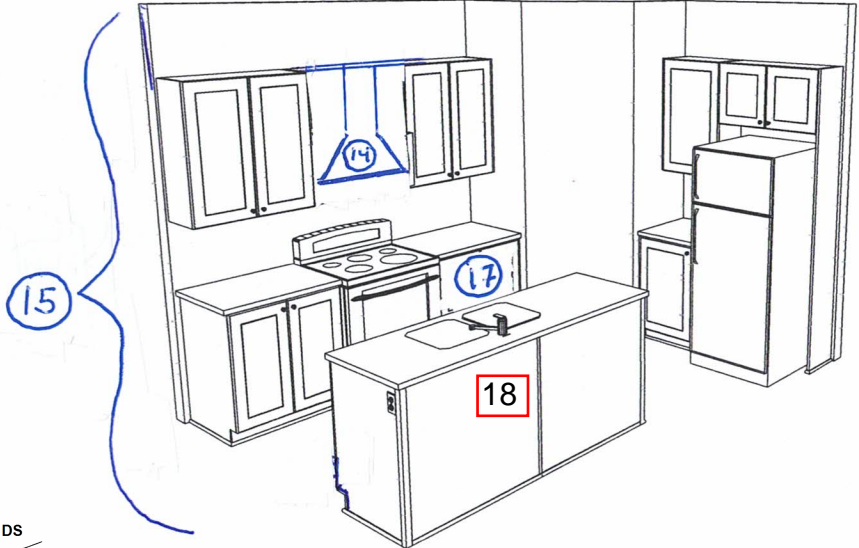
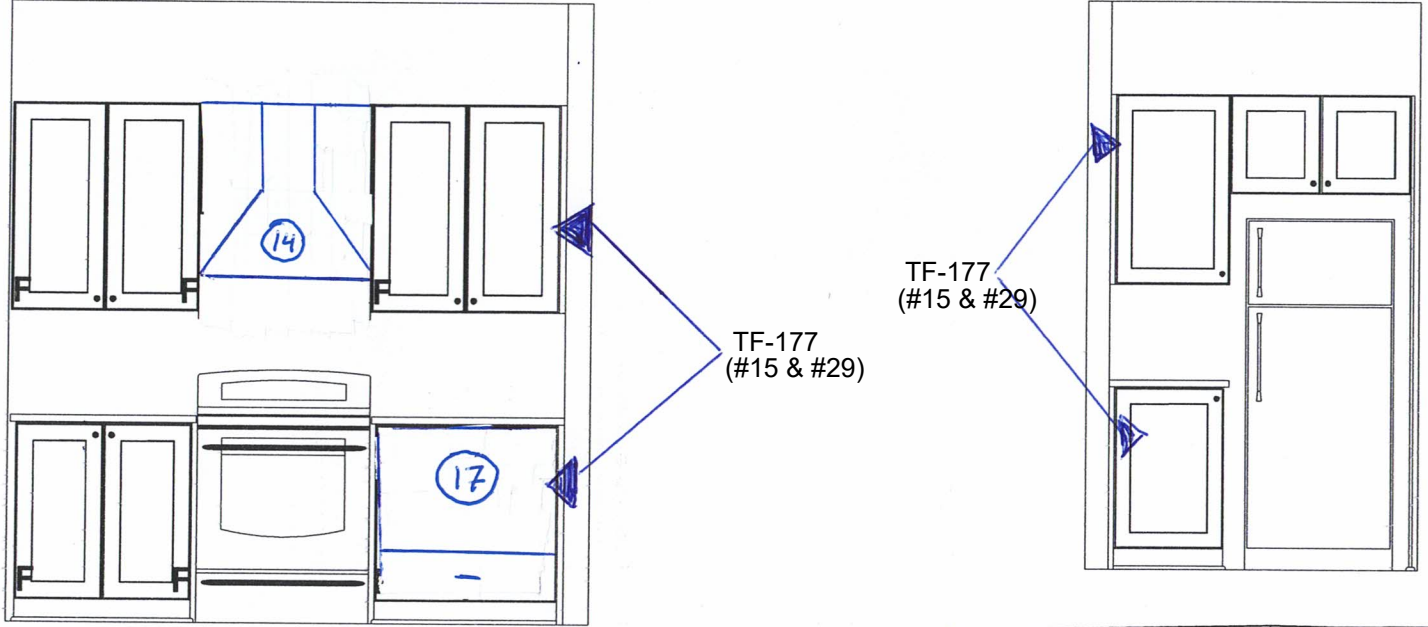
Plan No: 50M-352

Lot: 14 - Phase 6

Purchaser: Joshua Owusu Ababio


Date: September 22, 2021

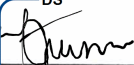
| | | | |
|---|--------------------|----------------------------|---|
|  | BUILDER: VALECRAFT | Place St. Thomas 6 | Purchaser: Joshua Owusu Ababio Purchaser: Joyce Owusu Ababio |
| | Plan: 50M-352 | Model: #815 "C" Std Hartin | |
| | Lot #14 - Phase 6 | Date: September 22, 2021 | |



Standard Kitchen Sketch

DS
FN

DS


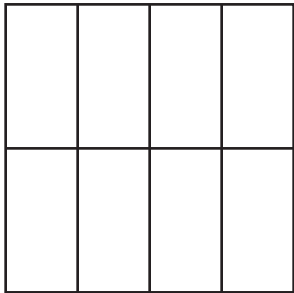
DS




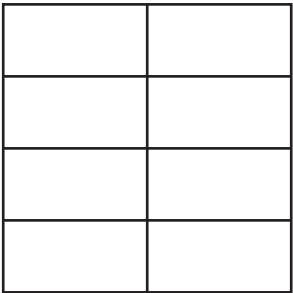
Tile Installation Options

WALL TILE

Vertical stacked

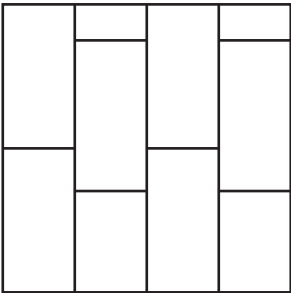


Horizontal stacked

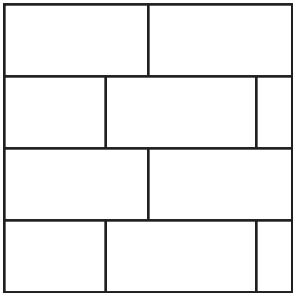


Main Bathroom

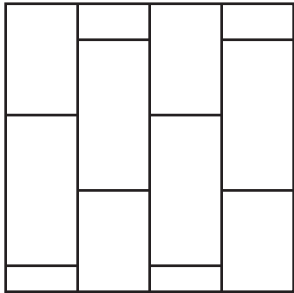
Vertical 1/3 staggered



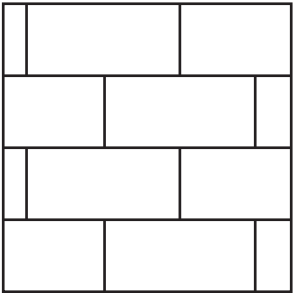
Horizontal 1/3 staggered



Vertical brick

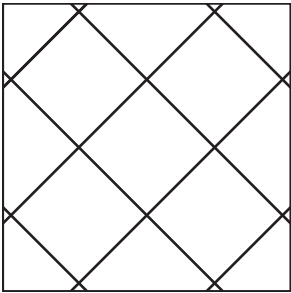


Horizontal brick

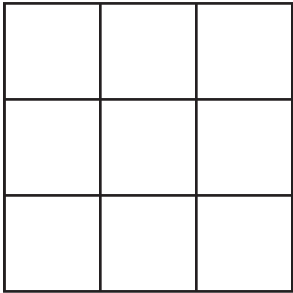


Kitchen Backsplash,
5PC Ensuite Bathroom
Shower Walls

45 degree



Standard square



Fireplace,
5PC Ensuite Bathroom
Tub Deck & Backsplash

DS
FN

DS

DS

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 14 - Phase 6

Model: #815 "C" Std Hartin

Purchaser: Joyce Owusu Ababio

Purchaser: Joshua Owusu Ababio

Date: September 22, 2021

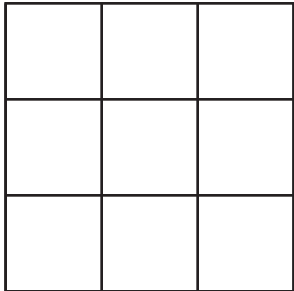
Upgrade #: 4, 14, 22, 23, 24, 25, 26



Tile Installation Options

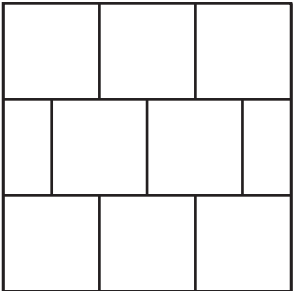
FLOOR TILE

Standard square

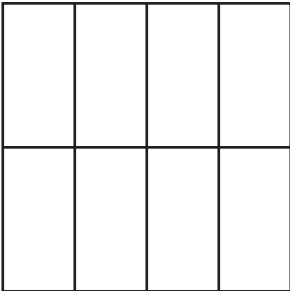


Foyer, Powder Room,
Mudroom/Laundry,
Main Bathroom,
Ensuite Bathroom

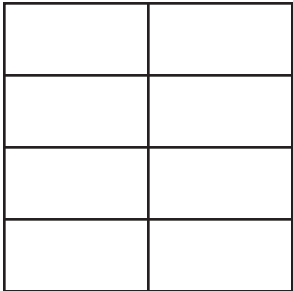
Square brick



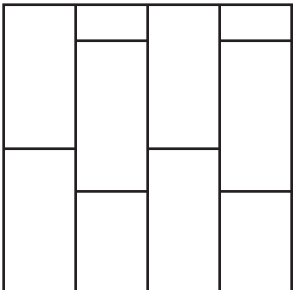
Rectangular
front to back of the house



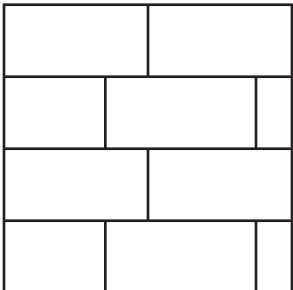
Rectangular
side to side of the house



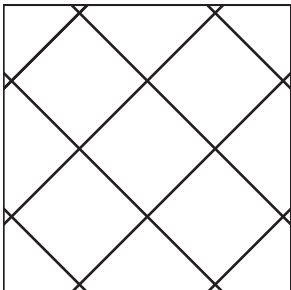
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



DS
FN

DS
[Signature]

DS
[Signature]

Project: Place St. Thomas 6
Plan #: 50M-352
Lot: 14 - Phase 6
Model: #815 "C" Std Hartin

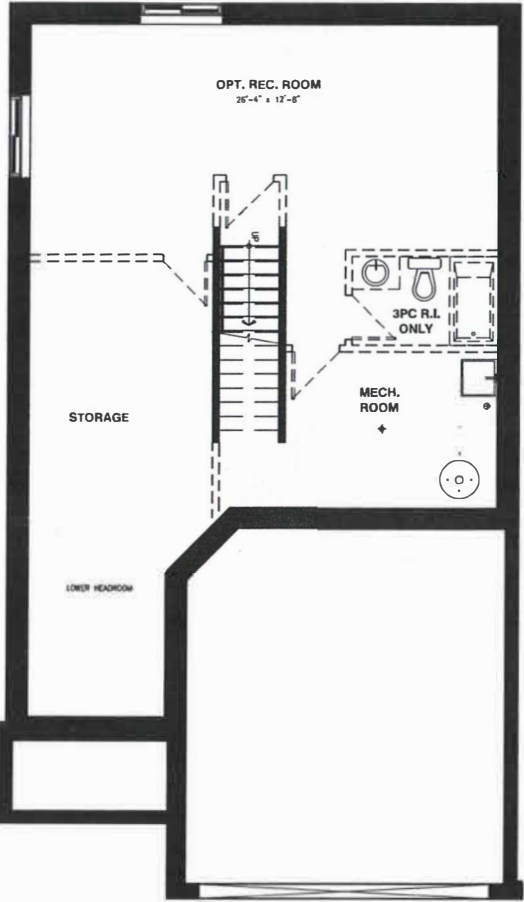
Purchaser: Joyce Owusu Ababio
Purchaser: Joshua Owusu Ababio
Date: September 22, 2021
Upgrade #: 4, 14, 22, 23, 24, 25, 26



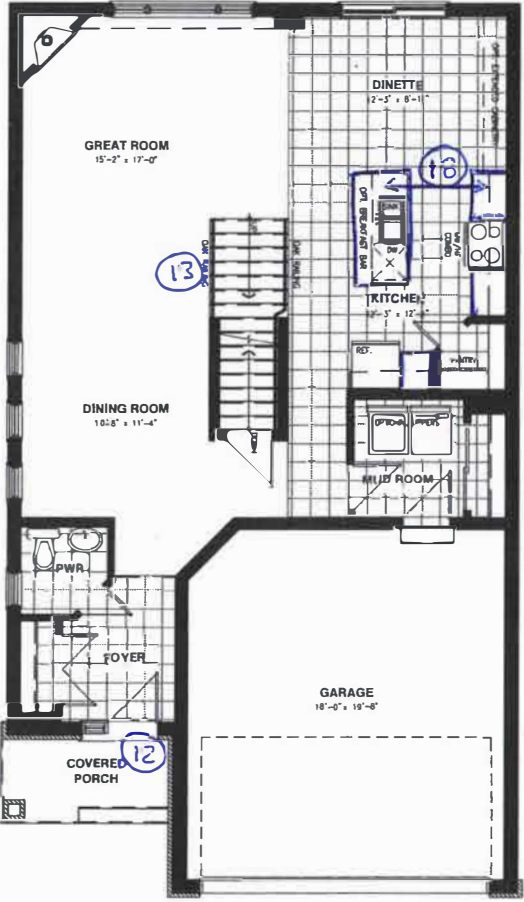
THE HARTIN

MODEL 815
2130 sq.ft

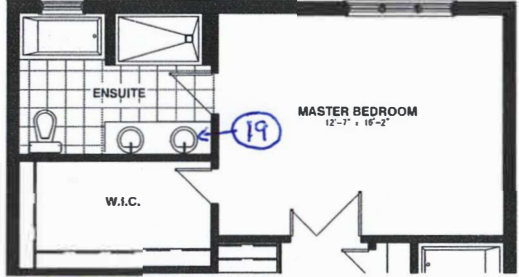
Site: Place ST. Thomas 6 Purchaser: Joshua Owusu Ababio
Plan No.: 50M-352
Lot: 14 -Phase 6 Purchaser: Joyce Owusu Ababio
Date: September 22, 2021



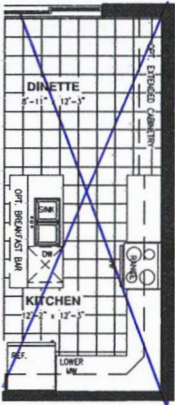
BASEMENT FLOOR



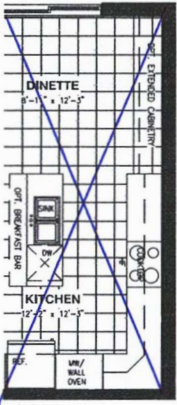
GROUND FLOOR



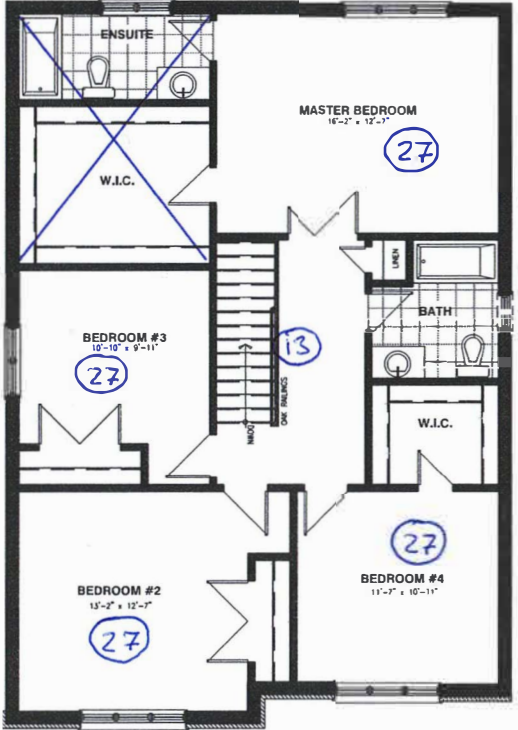
OPTIONAL 5 PC ENSUITE



OPTIONAL KITCHEN #1



OPTIONAL KITCHEN #2



SECOND FLOOR ELEVATION X



SECOND FLOOR ELEVATION Y




SECOND FLOOR ELEVATION Z

DS
FN

DS
DS
De Jume

Floorplan Sketch

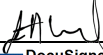
|  | SINGLES AND TOWNS COLOUR CHART | | | | | |
|--|---|---------------------|----------------|-------------------------------------|---------------|-------------|
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | 14 - Phase 6 | Civic Address: | 752 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Joshua Owusu Ababio | | | Model Name/#: | Hartin #815 |
| | Purchaser(s): | Joyce Owusu Ababio | | | Closing Date: | 09-Aug-22 |
| | | | | | | |
| INTERIOR FINISHES | | | | | | |
| DESCRIPTION | | | | | STD/UPG # | |
| TRIM STYLE | Standard | | | | | STD |
| DOOR STYLE | Interior: Standard + Exterior Front Door and Side Lite Glass Insert Style: Adelaide | | | | | STD, 12 |
| INTERIOR HARDWARE | Standard | | | | | STD |
| INTERIOR LIGHTING PACKAGE | Standard - Roma Collection | | | | | 31 |
| BATHROOM ACCESSORIES | Standard | | | | | 4 |
| FIREPLACE MANTLE | Standard | | | | | STD |

| INTERIOR HANDRAILS AND SPINDLES | | | | |
|---|---------|-----------------------|--------------|-----------|
| | WOOD | STYLE | STAIN/COLOUR | STD/UPG # |
| HANDRAIL | Red Oak | Colonial | SB 200 | 5, 13 |
| BRACKET | Red Oak | Modern | SB 200 | 5, 13 |
| SPINDLES | Red Oak | Modern | SB 200 | 5, 13 |
| POSTS | Red Oak | 3-1/2 Modern with Cap | SB 200 | 5, 13 |
| NOSINGS | Red Oak | N/A | SB 200 | 5, 8 |
| HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i> | Red Oak | N/A | SB 200 | 8, 5 |

| APPLIANCES | | | | |
|---|-----------------------------|-----------|--|-----------|
| TYPE | SIZE | STD/UPG # | APPLIANCE UPG LEVEL | STD/UPG # |
| FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i> | Standard Opening | STD | / | / |
| RANGE | Standard Opening | STD | / | / |
| DISHWASHER | Standard Opening | STD | / | / |
| CHIMNEY HOODFAN <i>(Specify if convection)</i> | 30" Chimney Hoodfan Opening | 14 | Whirlpool 300CFM 30inch wide Stainless Steel Chimney Hoodfan | 14 |
| WASHING MACHINE/DRYER | Standard Opening | STD | / | / |

Purchaser's Signature(s) :

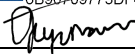
DocuSigned by:



BB90769773D14FD...

Purchaser's Signature(s) :

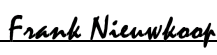
DocuSigned by:



66E8BA55A08B41B...

Approved By :

DocuSigned by:



A04F827301214EE...

Date:


September 22, 2021

Date:

September 22, 2021

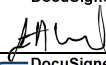
Date:

September 22, 2021

| | | | | | | |
|--|--------------------------------|---|-------------------------|-------------------------------------|-------------------------------|-----------------------|
|  | SINGLES AND TOWNS COLOUR CHART | | | | | |
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | 14 - Phase 6 | Civic Address: | 752 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Joshua Owusu Ababio | | | Model Name/#: | Hartin #815 |
| | Purchaser(s): | Joyce Owusu Ababio | | | Closing Date: | 09-Aug-22 |
| CABINETRY | | | | | | |
| ROOM | SELECTION | | | | LEVEL | STD/UPG # |
| KITCHEN | STYLE AND COLOUR | Island Only: Cape Cod Birch Graphite Rustic + All Other Cabinetry: Shaker 5PC TF-177 | | | L1 + Two Colours of Cabinetry | 7, 14, 15, 16, 17, 29 |
| | HARDWARE CODE | 81092-AE | TYPE | Pulls | STD | 17 |
| | COUNTERTOP | 3460FX-46 | COUNTERTOP EDGE PROFILE | Standard | Upgraded Laminate | 7, 18 |
| MAIN BATHROOM | STYLE AND COLOUR | Shaker 90 AV-K65 | | | STD | STD |
| | HARDWARE CODE | 7814-900 | TYPE | Pulls | STD | STD |
| | COUNTERTOP | 4886-38 | COUNTERTOP EDGE PROFILE | Standard | STD | STD |
| ENSUITE BATHROOM | STYLE AND COLOUR | Shaker 90 AV-K65 | | | STD | STD, 4 |
| | HARDWARE CODE | 7814-900 | TYPE | Pulls | STD | STD, 4 |
| | COUNTERTOP | 3460FX-46 | COUNTERTOP EDGE PROFILE | Standard | Upgraded Laminate | 19, 4 |
| POWDER ROOM | STYLE AND COLOUR | PEDESTAL | | | STD | STD |
| | HARDWARE CODE | / | TYPE | / | / | / |
| | COUNTERTOP | / | COUNTERTOP EDGE PROFILE | / | / | / |
| BASEMENT/OTHER BATHROOM | STYLE AND COLOUR | / | | | / | / |
| | HARDWARE CODE | / | TYPE | / | / | / |
| | COUNTERTOP | / | COUNTERTOP EDGE PROFILE | / | / | / |
| LAUNDRY ROOM | STYLE AND COLOUR | / | | | / | / |
| | HARDWARE CODE | / | TYPE | / | / | / |
| | COUNTERTOP | / | COUNTERTOP EDGE PROFILE | / | / | / |

Purchaser's Signature(s) :

DocuSigned by:



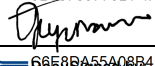
6B90709773DF4FD...

Date:

September 22, 2021

Purchaser's Signature(s) :

DocuSigned by:




66E88A55A08B41B...

Date:

September 22, 2021

Approved By :


DocuSigned by:



A04F827301214EE...

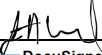
Date:

September 22, 2021

| | | | | | | |
|--|--------------------------------|---------------------|----------------|-------------------------------------|---------------|-------------|
|  | SINGLES AND TOWNS COLOUR CHART | | | | | |
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | 14 - Phase 6 | Civic Address: | 752 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Joshua Owusu Ababio | | | Model Name/#: | Hartin #815 |
| | Purchaser(s): | Joyce Owusu Ababio | | | Closing Date: | 09-Aug-22 |
| | | | | | | |
| PAINT COLOUR(S) | | | | | | |
| ROOM | MAIN COLOUR | | STD/UPG # | ACCENT WALL | | STD/UPG # |
| TRIM | Semi Gloss OC-117 simply white | | STD | / | | / |
| FOYER | Low Luster OC-117 simply white | | 20 | / | | / |
| POWDER ROOM | Semi Gloss OC-117 simply white | | 20 | / | | / |
| MAIN FLOOR HALLWAY | Low Luster OC-117 simply white | | 20 | / | | / |
| DINING ROOM | Low Luster OC-117 simply white | | 20 | / | | / |
| FLEX ROOM | / | | / | / | | / |
| GREAT ROOM | Low Luster OC-117 simply white | | 20 | / | | / |
| FAMILY ROOM | / | | / | / | | / |
| DEN/STUDY/HOME OFFICE | / | | / | / | | / |
| KITCHEN/DINETTE/BREAKFAST | Semi Gloss OC-117 simply white | | 20 | / | | / |
| LAUNDRY/MUDROOM | Low Luster OC-117 simply white | | 20 | / | | / |
| 2nd FLOOR HALLWAY | Low Luster OC-117 simply white | | 20 | / | | / |
| MAIN BATH | Semi Gloss OC-117 simply white | | 20 | / | | / |
| BEDROOM #2 | Low Luster OC-117 simply white | | 20 | / | | / |
| BEDROOM #3 | Low Luster OC-117 simply white | | 20 | / | | / |
| BEDROOM #4 | Low Luster OC-117 simply white | | 20 | / | | / |
| MASTER BEDROOM | Low Luster OC-117 simply white | | 20 | / | | / |
| MASTER BEDROOM WALK-IN CLOSET | Low Luster OC-117 simply white | | 20 | / | | / |
| MASTER BEDROOM ENSUITE | Semi Gloss OC-117 simply white | | 20 | / | | / |
| FINISHED BASEMENT RECREATION ROOM | / | | / | / | | / |
| BASEMENT BATHROOM | / | | / | / | | / |

Purchaser's Signature(s) :

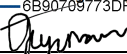
DocuSigned by:



6B90749773DF4FD...

Purchaser's Signature(s) :


DocuSigned by:



06E8597F40B41B...

Approved By :

DocuSigned by:



A04F827301214EE...

Date:

September 22, 2021


Date:

September 22, 2021

Date:

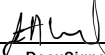
September 22, 2021

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
K:\SALES\Sales Legal Docs\Site - Place-St Thomas\PST PH6 - Singles\PST PH6 Lot 14 - Joyce & Josh

| | | | | | | |
|--|--------------------------------|---|----------------|-------------------------------------|-------------------------------------|-------------|
|  | SINGLES AND TOWNS COLOUR CHART | | | | | |
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | 14 - Phase 6 | Civic Address: | 752 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Joshua Owusu Ababio | | | Model Name/#: | Hartin #815 |
| | Purchaser(s): | Joyce Owusu Ababio | | | Closing Date: | 09-Aug-22 |
| CERAMIC & GROUT SELECTIONS (1) | | | | | | |
| ROOM | AREA | MANUFACTURER/SERIES/SIZE/ COLOUR/CODE | | GROUT SELECTION | LEVEL | STD/UPG # |
| FOYER | FLOOR | Ceratec Pietra Moda Bien 13"x13" Greige (Standard Square Install) | | 934 DeLorean Gray | STD + STD Grout | STD, STD |
| POWDER ROOM | FLOOR | Ceratec Pietra Moda Bien 13"x13" Greige (Standard Square Install) | | 934 DeLorean Gray | STD + STD Grout | STD, STD |
| | WALL | / | | / | / | / |
| | INSERT OR BORDER | / | | | | |
| MUDROOM /LAUNDRY ROOM | FLOOR | Ceratec Pietra Moda Bien 13"x13" Greige (Standard Square Install) | | 934 DeLorean Gray | STD + STD Grout | STD, STD |
| | WALL | / | | / | / | / |
| | INSERT OR BORDER | / | | | | |
| LAUNDRY ROOM | FLOOR | / | | / | / | / |
| | WALL | / | | / | / | / |
| | INSERT OR BORDER | / | | | | |
| KITCHEN | FLOOR | See Engineered Hardwood Flooring Selection | | / | UPG | 6 |
| | BACKSPLASH | Euro Pasha Soho 3"x6" Glossy White Wall (Horizontal brick install) | | 931 Standard White | Bronze + UPG Install + STD Grout | 14, 22, 23 |
| | INSERT OR BORDER | / | | | | |
| BREAKFAST AREA/DINETTE | FLOOR | See Engineered Hardwood Flooring Selection | | / | UPG | 6 |
| FIREPLACE | HEARTH | / | | / | / | / |
| | SURROUND | Olympia Regal 12"x12" Polished Shell White NY.RG. SLW.1212.PL (Standard square install) | | 931 Standard White | STD + STD Grout | STD, STD |
| ADDITIONAL FIREPLACE | HEARTH | / | | / | / | / |
| | SURROUND | / | | / | / | / |

Purchaser's Signature(s) :

DocuSigned by:



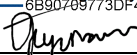
6B90769773D14FD...

Date:

September 22, 2021

Purchaser's Signature(s) :

DocuSigned by:




66E8BA55A08B41B...

Date:

September 22, 2021

Approved By :


DocuSigned by:



A04F827301214EE...

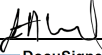
Date:

September 22, 2021

| | | | | | | |
|--|--------------------------------|---|--------------------|-------------------------------------|---------------|-------------|
|  | SINGLES AND TOWNS COLOUR CHART | | | | | |
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | 14 - Phase 6 | Civic Address: | 752 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Joshua Owusu Ababio | | | Model Name/#: | Hartin #815 |
| | Purchaser(s): | Joyce Owusu Ababio | | | Closing Date: | 09-Aug-22 |
| CERAMIC & GROUT SELECTIONS (2) | | | | | | |
| ROOM | AREA | MANUFACTURER/SERIES/SIZE/ COLOUR/CODE | GROUT SELECTION | LEVEL | STD/UPG # | |
| MAIN BATHROOM | FLOOR | Olympia Construct 12"x12" Matte Dark Grey TH.CT.DGR.1212.MT (Standard Square Install) | 934 DeLorean Gray | STD + STD Grout | STD, STD | |
| | WALL | Olympia Construct 8"x12" Glossy Dark Grey TH.CT.DGR.0812.GL (Horizontal Stacked Install) | 934 DeLorean Gray | STD + UPG Grout | STD, 21 | |
| | INSERT OR BORDER | / | | | | |
| 3PC ENSUITE BATHROOM | FLOOR | / | / | / | / | |
| | WALL | / | / | / | / | |
| | INSERT OR BORDER | / | | | | |
| 5PC ENSUITE BATHROOM | FLOOR | Ceratec Pietra Moda Bien 13"x13" Anthracite (Standard Square Install) | 934 DeLorean Gray | STD + STD Grout | 4 | |
| | TUB DECK | Ceratec Pietra Moda Bien 13"x13" Anthracite (Standard Square Install) | 934 DeLorean Gray | STD floor on wall + UPG Grout | 4, 21, 24 | |
| | TUB BACKSPLASH | Ceratec Pietra Moda Bien 13"x13" Anthracite (Standard Square Install) | 934 DeLorean Gray | STD floor on wall + UPG Grout | 4, 21, 24 | |
| | INSERT OR BORDER | / | | | | |
| | SHOWER WALLS | Euro Pasha Classic 3"x6" Calacatta Wall Tile (Horizontal Brick Install) | 931 Standard White | Bronze + UPG Install + STD Grout | 4, 25, 26 | |
| BASEMENT/OTHER BATHROOM | FLOOR | / | / | / | / | |
| | WALL | / | / | / | / | |
| | INSERT OR BORDER | / | | | | |

Purchaser's Signature(s) :

DocuSigned by:

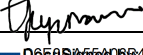


BB907D9773D4FD...

Date: September 22, 2021

Purchaser's Signature(s) :

DocuSigned by:

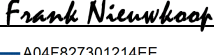


D6E8356640B41B...

Date: September 22, 2021


Approved By :

DocuSigned by:



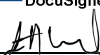
A04F827301214EE...

Date: September 22, 2021

| | | | | | | |
|--|--|---------------------|----------------|-------------------------------------|---------------|-------------|
|  Valecraft Homes (2019) Limited | SINGLES AND TOWNS COLOUR CHART | | | | | |
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | 14 - Phase 6 | Civic Address: | 752 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Joshua Owusu Ababio | | | Model Name/#: | Hartin #815 |
| | Purchaser(s): | Joyce Owusu Ababio | | | Closing Date: | 09-Aug-22 |
| FLOORING SELECTIONS | | | | | | |
| ROOM | CARPET/UNDERPAD OR HARDWOOD | | | LEVEL | STD/UPG # | |
| MAIN FLOOR HALLWAY | Lauzon Engineered Hardwood Essential Collection Red Oak SMOKEY GREY Character Grade Ultra-Matte Wire-Brushed 3-1/8" | | | UPG | 5 | |
| DINING ROOM | Lauzon Engineered Hardwood Essential Collection Red Oak SMOKEY GREY Character Grade Ultra-Matte Wire-Brushed 3-1/8" | | | UPG | 5 | |
| FLEX ROOM | / | | | / | | |
| FAMILY ROOM | / | | | / | | |
| GREAT ROOM | Lauzon Engineered Hardwood Essential Collection Red Oak SMOKEY GREY Character Grade Ultra-Matte Wire-Brushed 3-1/8" | | | UPG | 5 | |
| DEN/HOME OFFICE | / | | | / | | |
| REAR HALLWAY | / | | | / | | |
| KITCHEN | Lauzon Engineered Hardwood Essential Collection Red Oak SMOKEY GREY Character Grade Ultra-Matte Wire-Brushed 3-1/8" | | | UPG | 6 | |
| BREAKFAST AREA/DINETTE | Lauzon Engineered Hardwood Essential Collection Red Oak SMOKEY GREY Character Grade Ultra-Matte Wire-Brushed 3-1/8" | | | UPG | 6 | |
| MAIN STAIRS TO BEDROOMS | Red Oak Stained to match SB 200 | | | UPG | 5, 8 | |
| UPPER HALLWAY | Lauzon Engineered Hardwood Essential Collection Red Oak SMOKEY GREY Character Grade Ultra-Matte Wire-Brushed 3-1/8" | | | UPG | 5 | |
| BEDROOM # 2 | Beaulieu A4531 Spartacus 16787 Mystic Beige + Upgraded Underpad | | | STD + L1 Underpad | STD, 27 | |
| BEDROOM # 3 | Beaulieu A4531 Spartacus 16787 Mystic Beige + Upgraded Underpad | | | STD + L1 Underpad | STD, 27 | |
| BEDROOM # 4 | Beaulieu A4531 Spartacus 16787 Mystic Beige + Upgraded Underpad | | | STD + L1 Underpad | STD, 27 | |
| MASTER BEDROOM | Beaulieu A4531 Spartacus 16787 Mystic Beige + Upgraded Underpad | | | STD + L1 Underpad | STD, 27 | |
| MASTER BEDROOM WALK-IN CLOSET | Beaulieu A4531 Spartacus 16787 Mystic Beige + Upgraded Underpad | | | STD + L1 Underpad | STD, 27 | |
| STAIRS TO BASEMENT | / | | | / | / | |
| FINISHED BASEMENT RECREATION ROOM | / | | | / | / | |

Purchaser's Signature(s) :

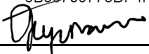
DocuSigned by:



6B907D9773D4FD...

Purchaser's Signature(s) :

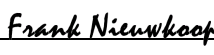
DocuSigned by:



6B6E8B0A55A08B41B...

Approved By :

DocuSigned by:



A04F827301214EE...

Date:

September 22, 2021

Date:

September 22, 2021

Date:

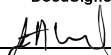
September 22, 2021

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
K:\SALES\Sales Legal Docs\Site - Place-St Thomas\PST PH6 - Singles\PST PH6 Lot 14 - Joyce & Josh

| | | | | | | |
|--|--------------------------------|---|----------------|-------------------------------------|---------------|-------------|
|  | SINGLES AND TOWNS COLOUR CHART | | | | | |
| | Community: | Place St. Thomas 6 | Reg'd Plan #: | 50M-352 | Sales Rep: | A. Bowman |
| | Lot No: | 14 - Phase 6 | Civic Address: | 752 Namur Street, Embrun ON K0A 1W0 | | |
| | Purchaser(s): | Joshua Owusu Ababio | | | Model Name/#: | Hartin #815 |
| | Purchaser(s): | Joyce Owusu Ababio | | | Closing Date: | 09-Aug-22 |
| PLUMBING FIXTURES | | | | | | |
| ROOM | FIXTURE | STYLE | | FINISH | STD/UPG# | |
| KITCHEN | SINK | Standard | | Stainless Steel | STD | |
| | FAUCET | Delta Trinsic Single Hole Pull-Down 9159-CZ-DST | | Champagne Bronze | 28 | |
| MAIN BATHROOM | SINK | Standard | | White | STD | |
| | VANITY FAUCET | Standard | | Chrome | STD | |
| | WATER CLOSET | Standard | | White | STD | |
| | TUB/SHOWER | Standard | | White | STD | |
| | TUB/SHOWER FAUCET | Standard | | Chrome | STD | |
| ENSUITE BATHROOM | SINK(S) | Standard | | White | STD, 4 | |
| | VANITY FAUCET(S) | Standard | | Chrome | STD, 4 | |
| | WATER CLOSET | Standard | | White | STD, 4 | |
| | SHOWER | Standard | | White | STD, 4 | |
| | SHOWER FAUCET | Standard | | Chrome/Clear Glass/White | STD, 4 | |
| | BATHTUB | Standard | | White | STD, 4 | |
| | BATHTUB FAUCET | Standard | | Chrome | STD, 4 | |
| POWDER ROOM | PEDESTAL | Standard | | White | STD | |
| | SINK FAUCET | Standard | | Chrome | STD | |
| | WATER CLOSET | Standard | | White | STD | |
| BASEMENT/OTHER BATHROOM | SINK | / | | / | / | |
| | VANITY FAUCET | / | | / | / | |
| | WATER CLOSET | / | | / | / | |
| | TUB/SHOWER | / | | / | / | |
| | TUB/SHOWER FAUCET | / | | / | / | |
| NOTE: All fixtures are white as standard | | | | | | |

Purchaser's Signature(s) :

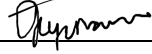
DocuSigned by:



6B90788773DF4FD...

Purchaser's Signature(s) :


DocuSigned by:



6B58BA55A08B41B...

Approved By :

DocuSigned by:



A04F827301214EE...

Date:

September 22, 2021

Date:

September 22, 2021

Date:

September 22, 2021



Valecraft Homes Décor Disclaimers

Lot#: 14 Model:815 THE HARTIN ELEV C in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Joshua Owusu Ababio and Joyce Owusu Ababio

TEL:

Through years of doing business, we at Valecraft Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Schedule B1A and 680 forms and all Colour Chart forms.

HOUSE EXTERIORS

The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections. This includes but is not limited to additional brick to external side yard walls to enhance the streetscape and/or to comply to municipal agreements.

Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. The Builder cannot be responsible for results which differ from the artists renderings of elevations.

ADDITIONAL WINDOWS

Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.

MULTI-MEDIA

The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.

IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES

The Purchaser acknowledges and accepts that due to the variation in framing requirements in different parts of the Purchaser's home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing The Purchaser's cables. For above fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Client Upgrades.

PLANS

Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for the services, kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E.& O.E.

For townhomes, Purchasers Agree to sign an exterior block plan layout when available. Purchaser(s) acknowledge that rooflines may be altered at this time from the brochure due to block assembly.

INVENTORY AND MODEL HOMES:

Purchaser(s) Acknowledge And Accept That All Interior Colours And Wiring Have Been Selected And Installed By The Vendor And Will Remain As Installed. (Ie: Cabinetry, Flooring And Paint Colours But Not Limited To.)

SELECTIONS AND APPOINTMENTS:

All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.

In the event the work on the house has progressed beyond the point where the items covered by these invoices cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.

The vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the Purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.

DS
FN

DS DS
[Signature]



Valecraft Homes Décor Disclaimers

Lot#: 14 Model:815 THE HARTIN ELEV C in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Joshua Owusu Ababio and Joyce Owusu Ababio

TEL:

It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.

The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the above-mentioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.

ADMINISTRATION FEES

Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received Later Than 14 Days After Firm Up. No estimates or orders will be accepted once construction has commenced.

Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply)

Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor. Should a change in price occur, Valecraft Homes reserves the right to request from the Purchaser an adjustment of the price or a refund limited to that item.

The Purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$300.00. PLUS a 10% holdback fee.

Purchasers are aware that any request to add a percentage of upgrades from the 680's will be processed only after the builder receives approval letter from the bank.

GENERAL:

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The number of steps required at entrances into the home and the garage entrance may vary from the model home/plans depending on individual lot grading requirements. Due to these steps, exterior railings may be required. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as a result of the 2006 Building Code Requirement OBC 9.8.6.2. if 3 or more risers are required as a result of grading.

Basement window wells may or may not be required depending upon individual lot grading requirements.

Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of The Purchaser's driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.

The grading and drainage of The Purchaser's lot has been designed and engineered to ensure that surface water is directed away from The Purchaser's home and into swales. These swales run at the side and rear of The Purchaser's property lines. Swales generally have more aggressive slopes relative to the general lot and will always occupy a portion of the useable space of The Purchaser's lot to serve their function properly.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

**STAIRCASE VS FLOORING
WOOD SPECIES DIFFERENCE**

The Purchaser acknowledges and accepts that the wood species of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. The Purchaser acknowledges and accepts that though the flooring is of the same species as the staircase the difference in product finishing may result in a stain colour variance. The Purchaser agrees that the vendor is to be exempt from any and all claims by the Purchaser regarding this colour variance.

DS
FN

DS DS
[Signature] *[Signature]*



Valecraft Homes Décor Disclaimers

Lot#: 14 Model:815 THE HARTIN ELEV C in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Joshua Owusu Ababio and Joyce Owusu Ababio

TEL:

RAILINGS

All railings, spindles, posts, nosing’s and stairs come from solid wood and veneered wood materials sourced from multiple locations and suppliers. As such there will be variations in grains and shades between the various natural components beyond our control. Due to this variance in material, all components will stain with colour or natural finish differently. Iron spindles are wrought in nature and depending on the manufacturing process will have differences from spindle to spindle which is normal. Also the finish of the iron spindles is of a powder coated nature. This process can produce minor colour variations or tones. Furthermore, the assembly of the metal spindles can develop a natural rattle over time from vibration in the railing. Minor rattling is normal and is a part of the wrought iron spindle assembly.

FIREPLACE MANTLE

Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/OR Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Installing A Fireplace Fan Kit As well As Maintaining The Mantle Installed Above The Fireplace.

STAIN COLOURS

Due to the many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplace mantles, the colour may not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. The builder will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples. Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, spindles and rails. The Purchaser is to choose from the builder’s stain samples for these areas to their satisfaction.

APPLIANCE SPECIFICATIONS

All appliance openings are set to the builder's standard openings. Please advise the Sales Representative at time of the structural appointment if custom sizing of cabinets is required for any built - in appliances. The Purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

The Purchaser acknowledges and accepts that in order to accommodate upgraded appliances, all appliance specifications should be provided at the time of their structural appointment. Should this not occur they must be provided to the Décor Center within one (1) week of completion of structural chart. Failure to do so, may result in the need to revert to the standard appliance openings or in a delay in construction of The Purchaser’s dwelling, as a cost of \$150 to re-open The Purchaser’s structural file should changes be required. As a result, the builder may be forced to extend the closing of The Purchaser’s transaction. Due to failure to complete the above-mentioned selections and at no fault of our own, the builder reserves the right to hold The Purchaser responsible for this delayed closing, including charging extra administration cost and interest on the balance due on closing.

Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

Purchasers Accept Standard Appliance Openings (unless otherwise specified):
Fridge - 33"W x 70.75" High Approx.
Range - 30-1/2"D x 31-1/2"W Approx.
Dishwasher - 24" W Approx.

GRANITE, MARBLE ENGINEERED SURFACES WAIVER

Due to the natural composition of such materials as Granite and Marble, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the client is given an opportunity to view the slab prior to installation (W4) and the Purchaser agrees not to hold the Vendor liable for such variations. All countertop surfaces which may have seams, the product pattern & shades can change in these areas.

CERAMIC BACKSPLASHES:

The Purchaser(s) Acknowledge & Accept That The Vendor Does Not Recommend The Deletion Of The Ceramic Kitchen Backsplash & That The Vendor Will Not Be Liable For Any Damage To The Drywall, Paint, Cabinets Or Countertops Resulting From The Deletion Of The Backsplash.

FILE COMPLETION:

Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing.

RESELECTIONS

It is not uncommon for flooring, such as tile, to become discontinued prior to its installation. Therefore, it may be necessary to make a reselection of certain materials sometime during the building process. The builder cannot assure The Purchaser that another choice approximating The Purchaser’s selection will be available.

DS
FN

DS
DS
DS



Valecraft Homes Décor Disclaimers

Lot#: 14 Model:815 THE HARTIN ELEV C in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Joshua Owusu Ababio and Joyce Owusu Ababio

TEL:

GENERAL:

The vendor may substitute materials of equal or greater value without consent.

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The Purchaser understands that due to normal manufacturing production, materials which are installed in the home may vary slightly in colour from the vendor's samples and/or model homes.

The wood used in the finishing products of The Purchaser's home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.

Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

I hereby acknowledge reading and understanding the above copy and will not hold Valecraft Homes responsible for any issues in relation to above.

Purchaser's Signatures

DocuSigned by:
[Signature]
DocuSigned by:
[Signature]
C6E8DA55A08B41B...

Date September 22, 2021

Date September 22, 2021