

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 : 11
LOT: 11 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 740 Namur Street
PURCHASERS: Anuoluwa Adesimbo Iyaniwura & Timothy Tunji Iyaniwura

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: \$668,841.66
BALANCE AT CLOSING: \$627,054.00
LESS H.S.T. AMOUNT: \$613,134.21
SCHEDULE "G" DATED: September 14, 2021
TARION SCHEDULE "B" DATED: September 14, 2021

INSERT: 680 dated: September 28, 2021 in the amount of: \$3,577.00
NEW PURCHASE PRICE: \$672,418.66
ADDITIONAL DEPOSIT OF: \$3,577.00
NEW BALANCE AT CLOSING: \$627,054.00
NEW LESS H.S.T. AMOUNT: \$616,299.70
SCHEDULE "G" DATED: September 28, 2021
TARION SCHEDULE "B" DATED: September 28, 2021
SCHEDULE "W4" DATED: September 28, 2021

Dated at Ottawa, ON this 28th day of September, 2021

In the presence of:

WITNESS

DocuSigned by:
Anuoluwa Iyaniwura
PURCHASER
DEEFC637590C47B...

WITNESS

DocuSigned by:
Frank Nieuwkoop
PURCHASER
B180BF377EF4154...

Dated at Ottawa, ON this 29th day of September, 2021

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
A04F827301214EE...

Name: Frank Nieuwkoop

Title: Vice President

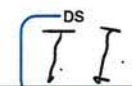
I HAVE THE AUTHORITY TO BIND THE CORPORATION. REV: September 17, 2020


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.

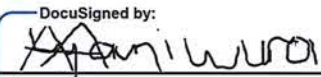

Purchaser


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 \$616,299.70 . 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 28th day of September , 2021

DocuSigned by:

PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:

PURCHASER

DocuSigned by:

PER: A04F827301214EE...

September 29, 2021
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: 11

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name:	<u>Anuluwa Adesimbo Iyaniwura</u>	Lot no:	<u>11</u>	Plan #:	<u>50M-352</u>
Purchaser's name:	<u>Timothy Tunji Iyaniwura</u>	Project:	<u>PLACE ST THOMAS 6</u>		
Home Phone:	<u>613-733-3549</u>	Model:	<u>1015 Murry "A" Rev</u>		
Work Phone:	<u>N/A</u>	Closing Date:	<u>August 11, 2022</u>		
E-Mail (1):	<u>anu_wura@hotmail.com</u>	E-Mail (2):	<u>timothyiyaniwura@hotmail.com</u>		

Valecraft Homes (2019) Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes (2019) Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Anuluwa Adesimbo Iyaniwura & Timothy Tunji Iyaniwura
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

<input checked="" type="checkbox"/>	We <u>accept</u> this opportunity
<input type="checkbox"/>	We <u>decline</u> this opportunity

Project:	<u>PLACE ST THOMAS 6</u>	LOT NO:	<u>11</u>
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DocuSigned by:
Anuluwa Adesimbo Iyaniwura
Purchaser

September 28, 2021
Date:

DocuSigned by:
Timothy Tunji Iyaniwura
Purchaser

September 28, 2021
Date:

DocuSigned by:
Frank Nieuwkoop
Valecraft Homes (2019) Limited

September 29, 2021
Date:

Appointment date given: _____ Spoke with/left message: _____

Time scheduled: _____ Date & Time: _____



NON STANDARD EXTRAS (680)
Place St. Thomas - Phase 6

PURCHASERS: Anuoluwa Adesimbo Iyaniwura and Timothy Tunji Iyaniwura

Printed: 28-Sep-21 1:35 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
11	6	1015 THE MURRY ELEV A	11-Aug-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
15 409		1 - <i>GREAT ROOM</i> - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED	\$759.00	Each
36800		Note: - As per floorplan sketch dated September 28, 2021		
16 704		1 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$75.00	Each
36801		Note:		
17 162		1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - - KITCHEN -	\$55.00	Each
36802		Note: - As per wall tile installation sketch dated September 28, 2021 - Standard kitchen layout		
18 7		1 - - UNDERPAD - UPGRADE - LEVEL 1 - - STANDARD AREAS - LEVEL 1	\$775.00	Each
36803		Note: - As per floorplan sketch dated September 28, 2021 - Includes master bedroom, bedroom #2, den & basement staircase.		
19 28041		1 - <i>KITCHEN</i> - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK	\$143.00	Each
36804		Note: -See Item #4 for Solid Surface Countertop.		
20 635		1 - <i>KITCHEN</i> - KITCHEN FAUCET - DELTA MARLEY 986LF-AR ARCTIC STAINLESS	\$358.00	Each
36805		Note: -See Item #4 for Solid Surface Countertop.		
21 666		1 - <i>ENSUITE BATH</i> - BATHROOM - AMERICAN STANDARD OVALYN UNDERMOUNT SINK 0495 - 221	\$181.00	Each
36806		Note: -See Item #6 for Solid Surface Countertop.		
22 666		1 - <i>MAIN BATHROOM</i> - BATHROOM - AMERICAN STANDARD OVALYN UNDERMOUNT SINK 0495 - 221	\$181.00	Each
36807		Note: - -See Item #5 for Solid Surface Countertop. - Only available with Solid Surface Countertops		
23 1000		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$1,050.00	Each
36817		Note:		

Sub Total	\$3,577.00
HST	\$0.00
Total	\$3,577.00

PREPARED BY: Adam Bowman

CHECKED BY: Tricia Oliver

E 1,705-1

voiceSQL.rpt 01sept21

DS
FN

Vendor Initials:

DS
AATI

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

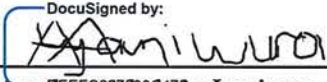
Place St. Thomas - Phase 6


PURCHASERS: Anuoluwa Adesimbo Iyaniwura and Timothy Tunji Iyaniwura

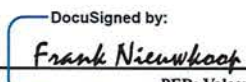
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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
11	6	1015 THE MURRY ELEV A	11-Aug-22
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Cheque	\$3,577.00
<u>Total Payment:</u>	<u>\$3,577.00</u>

PURCHASER:  28-Sep-21
Anuoluwa Adesimbo Iyaniwura DATE

PURCHASER:  28-Sep-21
Timothy Tunji Iyaniwura DATE

VENDOR:  PER: Valecraft Homes (2019) Limited
A04F827301214EE... DATE: September 29, 2021

REPAIRED BY: Adam Bowman

CHECKED BY: Tricia Oliver

E 1,705-2

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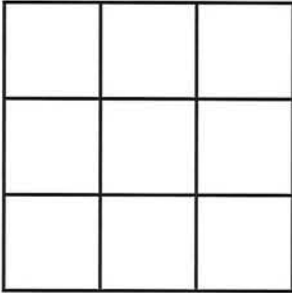
CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Tile Installation Options

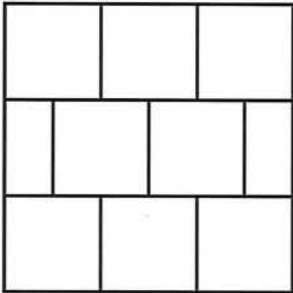
FLOOR TILE

Standard square

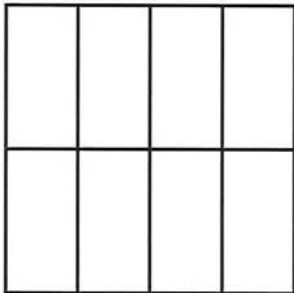


Foyer, Laundry Room,
Kitchen, Dinette,
Main Bathroom,
Ensuite Bathroom

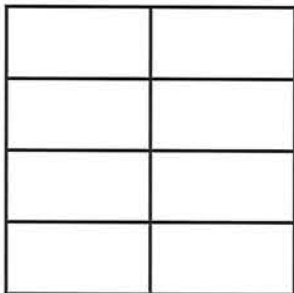
Square brick



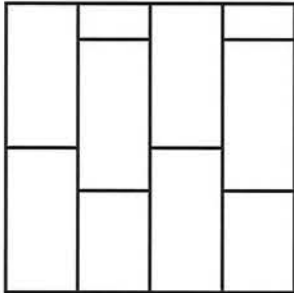
Rectangular
front to back of the house



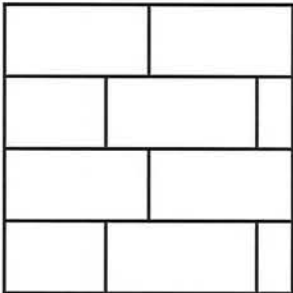
Rectangular
side to side of the house



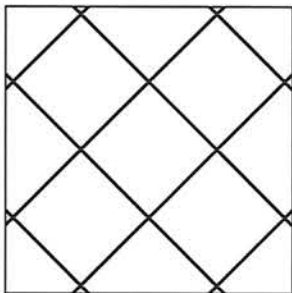
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



DS
AATI

DS
FN

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 11 - Phase 6

Model: #1015 "A" Rev Murry

Purchaser: Anuoluwa Adesimbo Iyaniwura

Purchaser: Timothy Tunji Iyaniwura

Date: September 28, 2021

Upgrade #: Standard

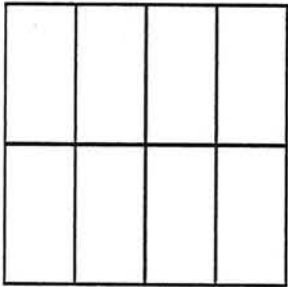


Valecraft
Homes (2019) Limited

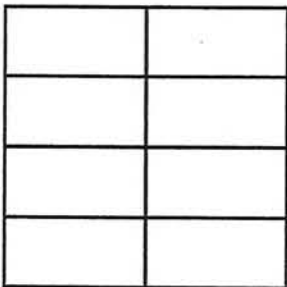
Tile Installation Options

WALL TILE

Vertical stacked



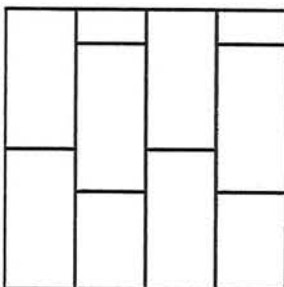
Horizontal stacked



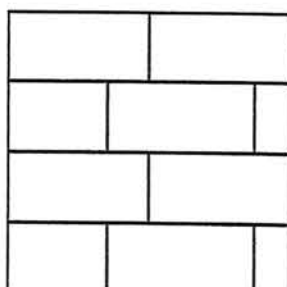
Main Bathroom.

Ensuite Bathroom

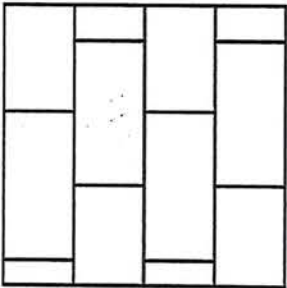
Vertical 1/3 offset staggered



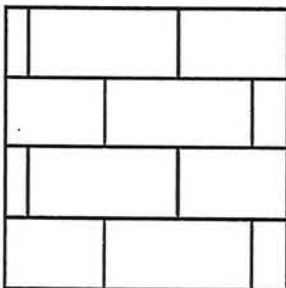
Horizontal 1/3 offset staggered



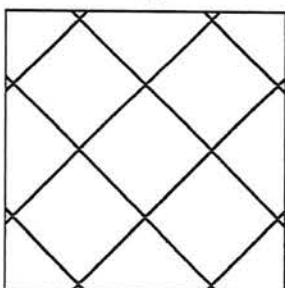
Vertical brick



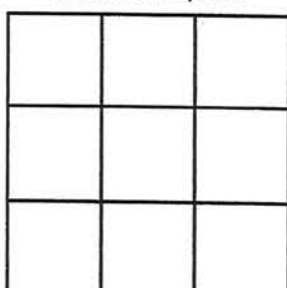
Horizontal brick



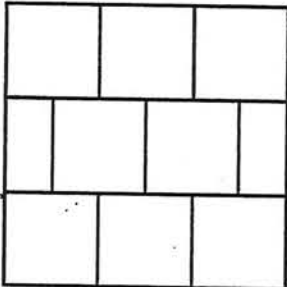
45 degree



Standard square



Square brick



Kitchen Backsplash

DS
A.A.T.I.

DS
FN

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 11 - Phase 6

Model: #1015 "A" Rev Murry

Purchaser: Anuoluwa Adesimbo Iyaniwura

Purchaser: Timothy Tunji Iyaniwura

Date: September 28, 2021

Upgrade #: 17



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge



1/4 Bevel

Kitchen,
Main Bathroom,
Ensuite Bathroom



1/2 Bevel



3/4 Bevel



Pencil Top Only
with Square Bottom



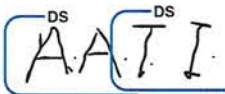
Pencil Top and Bottom



1/2 Bullnose



Full Bullnose



Project: Place St. Thomas 6

Purchaser: Anuoluwa Adesimbo Iyaniwura

Plan #: 50M-352

Purchaser: Timothy Tunji Iyaniwura

Lot: 11 - Phase 6

Date: September 28, 2021

Model: #1015 "A" Rev Murry

Upgrade #: 4, 5, 6



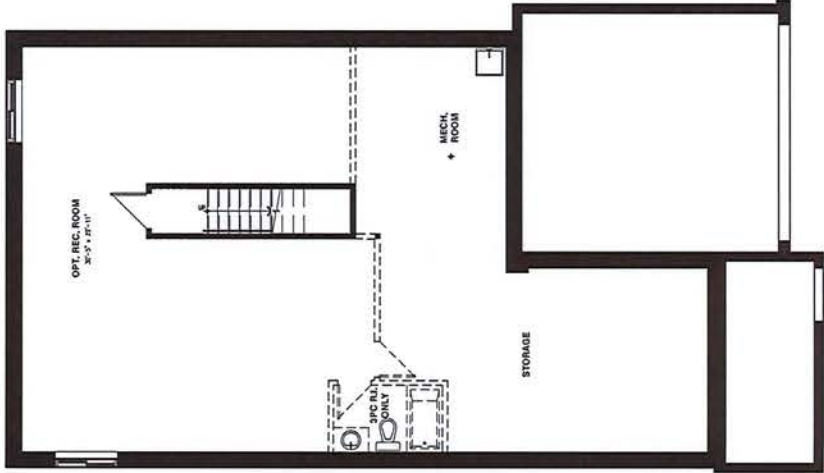
THE MURRY

MODEL 1015
1517 SQ. FT.

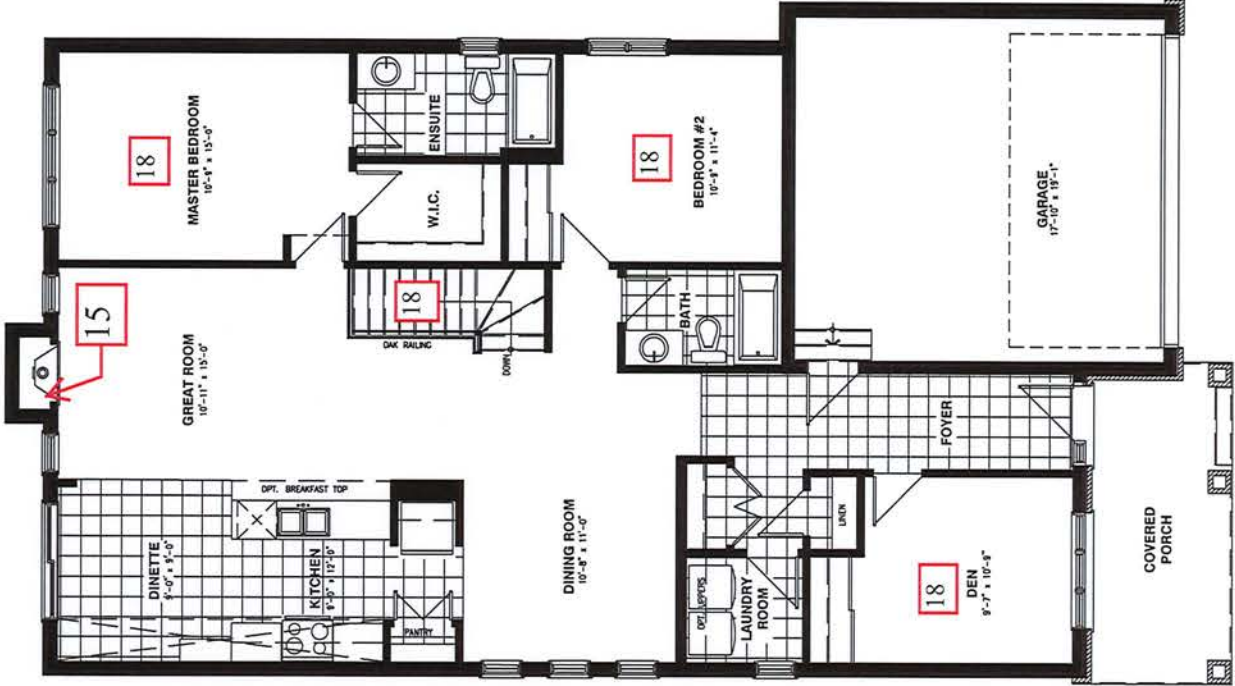
Site: PST PH6
Plan No.: 50M-352
Lot: 11 - Phase 6
Date: September 28, 2021

Purchaser: Anuoluwa Adesimbo-Iyaniwura
Purchaser: Timothy Tunji-Iyaniwura

DS
AA
DS
TT
FN



BASEMENT FLOOR - ELEVATION A




GROUND FLOOR - ELEVATION A

Floor Plan Sketch

BASEMENT FLOOR - ELEVATION C

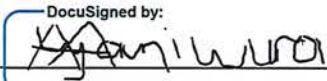

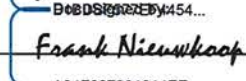
All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.


	SINGLES AND TOWNS COLOUR CHART				
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep: A. Bowman
	Lot No:	11 - Phase 6	Civic Address:	740 Namur Street, Embrun ON K0A 1W0	
	Purchaser(s):	Anuoluwa Adesimbo Iyaniwura			Model Name/#: Murry #1015
	Purchaser(s):	Timothy Tunji Iyaniwura			Closing Date: 11-Aug-22

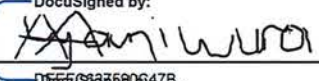

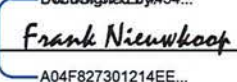
INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
RIM STYLE	Standard	8, 9, 10
DOOR STYLE	Standard	STD
INTERIOR HARDWARE	Standard	STD
INTERIOR LIGHTING PACKAGE	Standard - Roma Collection	STD
BATHROOM ACCESSORIES	Standard	STD
FIREPLACE MANTLE	Modern Oak Stained to match SB 200	11, 15

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	STD, 11
RACKET	Red Oak	Colonial	SB 200	STD, 11
SPINDLES	Red Oak	Colonial	SB 200	STD, 11
POSTS	Red Oak	Colonial	SB 200	STD, 11
DOOR SINGS	Red Oak	N/A	SB 200	STD, 11
HARDWOOD STAIRCASE (WHERE APPLICABLE)	/	N/A	/	/

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
RIDGE (Standard Minimum Opening is 33" 70.75")	Standard Opening	STD	/	/
RANGE	Standard Opening	STD	/	/
DISHWASHER	Standard Opening	STD	/	/
MICROWAVE/ WOODFAN (Specify if convection)	Standard Opening	STD	OTR - Basic Stainless Steel	7
WASHING MACHINE/DRYER	Standard Opening	STD	/	/

Purchaser's Signature(s) :	 DocuSigned by: Anuoluwa Adesimbo Iyaniwura 05F0387E8947B...	Date:	September 28, 2021
Purchaser's Signature(s) :	 DocuSigned by: Timothy Tunji Iyaniwura B0B5897E71454...	Date:	September 28, 2021
Approved By :	 DocuSigned by: Frank Nieuwenkoop A04F827301214EE...	Date:	September 29, 2021

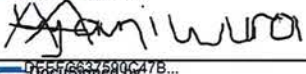
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	11 - Phase 6	Civic Address:	740 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anuoluwa Adesimbo Iyaniwura			Model Name/#:	Murry #1015
	Purchaser(s):	Timothy Tunji Iyaniwura			Closing Date:	11-Aug-22
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i PM-F434WT			STD	4
	HARDWARE CODE	81092-195	TYPE	Handles	STD	STD
	COUNTERTOP	Moonlight (Viewing Required)	COUNTERTOP EDGE PROFILE	1/4 Bevel	Granite Level 1	4
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K63			STD	STD
	HARDWARE CODE	81092-AE	TYPE	Handles	STD	STD
	COUNTERTOP	Bianco Sardo (Viewing Required)	COUNTERTOP EDGE PROFILE	1/4 Bevel	Granite Level 1	5
ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K61			STD	STD
	HARDWARE CODE	81092-AE	TYPE	Handles	STD	STD
	COUNTERTOP	Moonlight (Viewing Required)	COUNTERTOP EDGE PROFILE	1/4 Bevel	Granite Level 1	6
POWDER ROOM	STYLE AND COLOUR	/			/	/
	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) :	<div><div>DocuSigned by:</div><div></div></div> <div><div>055F0397680547B...</div></div>	Date:	September 28, 2021
Purchaser's Signature(s) :	<div><div></div></div> <div><div>060D5F62E5F4454...</div></div>	Date:	September 28, 2021
Approved By :	<div><div></div></div> <div><div>A04F827301214EE...</div></div>	Date:	September 29, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	11 - Phase 6	Civic Address:	740 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anuoluwa Adesimbo Iyaniwura			Model Name/#:	Murry #1015
	Purchaser(s):	Timothy Tunji Iyaniwura			Closing Date:	11-Aug-22
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
KITCHEN	Semi Gloss OC-117 simply white		STD			
LIVING ROOM	OC-28 Collingwood Low Luster		23			
BEDROOM	/		/			
MAIN FLOOR HALLWAY	OC-28 Collingwood Low Luster		23			
DINING ROOM	OC-28 Collingwood Low Luster		23			
BREAKFAST ROOM	/		/			
LARGE ROOM	OC-28 Collingwood Low Luster		23			
FAMILY ROOM	/		/			
HEN/STUDY/HOME OFFICE	OC-28 Collingwood Low Luster		23			
KITCHEN/DINETTE/BREAKFAST	OC-28 Collingwood Semi Gloss		23			
LAUNDRY/MUDROOM	OC-28 Collingwood Low Luster		23			
SECOND FLOOR HALLWAY	/		/			
MAIN BATH	OC-28 Collingwood Semi Gloss		23			
BEDROOM #2	OC-28 Collingwood Low Luster		23			
BEDROOM #3	/		/			
BEDROOM #4	/		/			
MASTER BEDROOM	OC-28 Collingwood Low Luster		23			
MASTER BEDROOM WALK-IN CLOSET	OC-28 Collingwood Low Luster		23			
MASTER BEDROOM ENSUITE	OC-28 Collingwood Semi Gloss		23			
FINISHED BASEMENT RECREATION ROOM	/		/			
BASEMENT BATHROOM	/		/			

Purchaser's Signature(s) :


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Purchaser's Signature(s) :

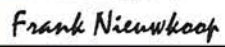
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DocuSigned by: A04F827301214EE...

Approved By :

DocuSigned by:



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Date:


September 28, 2021

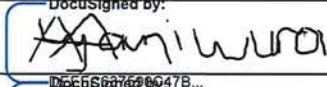
Date:


September 28, 2021

Date:

September 29, 2021

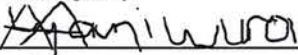
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	11 - Phase 6	Civic Address:	740 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anuoluwa Adesimbo Iyaniwura			Model Name/#:	Murry #1015
	Purchaser(s):	Timothy Tunji Iyaniwura			Closing Date:	11-Aug-22
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
oyer	FLOOR	Ceratec Pietra Moda Bien 13"x13" Silver (Standard Square Install)		908 Dove Gray	STD + UPG Grout	STD, 16
owder ROOM	FLOOR	/		/	/	/
	WALL	/		/	/	/
	INSERT OR BORDER	/				
UDROOM	FLOOR	/		/	/	/
	WALL	/				
	INSERT OR BORDER	/				
AUNDRY ROOM	FLOOR	Ceratec Pietra Moda Bien 13"x13" Silver (Standard Square Install)		908 Dove Gray	STD + UPG Grout	STD, 16
	WALL	/		/	/	/
	INSERT OR BORDER	/				
ITCHEN	FLOOR	Ceratec Pietra Moda Bien 13"x13" Silver (Standard Square Install)		908 Dove Gray	STD + UPG Grout	STD, 16
	BACKSPLASH	Olympia Colour and Dimension 6"x6" Bright Tender Grey QT.CD.TGR.0606.BR (1/2 Brick Install)		908 Dove Gray	STD + UPG Install + UPG Grout	STD, 17, 16
	INSERT OR BORDER	/				
REAKFAST REA/DINETTE	FLOOR	Ceratec Pietra Moda Bien 13"x13" Silver (Standard Square Install)		908 Dove Gray	STD + UPG Grout	STD, 16
IREPLACE	HEARTH	/		/	/	/
	SURROUND	Olympia Regal 12"x12" Grey Polished NY.RG.GRY.1212.PL (Standard Square Install)		908 Dove Gray	STD + UPG Grout	STD, 16
DDITIONAL IREPLACE	HEARTH	/		/	/	/
	SURROUND	/		/	/	/

Purchaser's Signature(s) :	 DocuSigned by: Anuoluwa Adesimbo Iyaniwura A04F827301214EE...	Date:	September 28, 2021
Purchaser's Signature(s) :	 DocuSigned by: Timothy Tunji Iyaniwura A04F827301214EE...	Date:	September 28, 2021
Approved By :	 DocuSigned by: Frank Nieuwkoop A04F827301214EE...	Date:	September 29, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	11 - Phase 6	Civic Address:	740 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anuoluwa Adesimbo Iyaniwura			Model Name/#:	Murry #1015
	Purchaser(s):	Timothy Tunji Iyaniwura			Closing Date:	11-Aug-22
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Olympia Venus 13"x13" Grey GE.VN.GRY.1313.MT (Standard Square Install)	908 Dove Gray	STD + UPG Grout	STD, 16	
	WALL	Olympia Venus 10"x16" Grey GE.VN.GRY.1016 (Horizontal Stacked Install)	908 Dove Gray	STD + UPG Grout	STD, 16	
	INSERT OR BORDER	/				
PC ENSUITE BATHROOM	FLOOR	Olympia Venus 13"x13" Ivory GE.VN.IVO.1313.MT (Standard Square Install)	908 Dove Gray	STD + UPG Grout	STD, 16	
	WALL	Olympia Venus 10"x16" Ivory GE.VN.IVO.1016 (Horizontal Stacked Install)	908 Dove Gray	STD + UPG Grout	STD, 16	
	INSERT OR BORDER	/				
PC/SPC ENSUITE BATHROOM	FLOOR	/	/	/	/	
	TUB DECK	/	/	/	/	
	TUB BACKSPLASH	/	/	/	/	
	INSERT OR BORDER	/				
	WALL OVER TUB	/	/	/	/	
BASEMENT/OTHER BATHROOM	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				

Purchaser's Signature(s) :


DocuSigned by:



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Purchaser's Signature(s) :

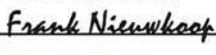
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Approved By :

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Date:

September 28, 2021



Date:

September 28, 2021

Date:

September 29, 2021

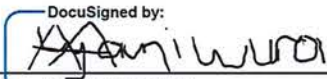

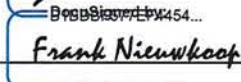
FLOORING SELECTIONS

<p>DocuSigned by:</p> <p>Purchaser's Signature(s) :</p>		<p>Date:</p>	<p>September 28, 2021</p>
<p>DocuSigned by:</p> <p>Purchaser's Signature(s) :</p>		<p>Date:</p>	<p>September 28, 2021</p>
<p>DocuSigned by:</p> <p>Approved By :</p>	<p>Frank Nieuwkoop</p>	<p>Date:</p>	<p>September 29, 2021</p>

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	11 - Phase 6	Civic Address:	740 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Anuoluwa Adesimbo Iyaniwura			Model Name/#:	Murry #1015
	Purchaser(s):	Timothy Tunji Iyaniwura			Closing Date:	11-Aug-22
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Reginox ND1831UA/9 Double Bowl Undermount			Stainless Steel	19
	FAUCET	Delta Marley 1-hole pull-down 986LF-AR			Arctic Stainless	20
MAIN BATHROOM	SINK	American Standard Ovalyn Undermount 0495-221			White	22
	VANITY FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
ENSUITE BATHROOM	SINK	American Standard Ovalyn Undermount 0495-221			White	21
	VANITY FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
	SHOWER	/			/	/
	SHOWER FAUCET	/			/	/
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
POWDER ROOM	PEDESTAL	/			/	/
	SINK FAUCET	/			/	/
	WATER CLOSET	/			/	/
BASEMENT/OTHER BATHROOM	SINK	/			/	/
	VANITY FAUCET	/			/	/
	WATER CLOSET	/			/	/
	TUB/SHOWER	/			/	/
	TUB/SHOWER FAUCET	/			/	/

NOTE: All fixtures are white as standard

NOTE: All fixtures are white as standard

Purchaser's Signature(s) :		Date:	September 28, 2021
Purchaser's Signature(s) :		Date:	September 28, 2021
Approved By :		Date:	September 29, 2021



Valecraft Homes Décor Disclaimers

Lot#: 11 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Anuoluwa Adesimbo Iyaniwura and Timothy Tunji Iyaniwura

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.



Valecraft Homes Décor Disclaimers

Lot#: 11 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Anuoluwa Adesimbo Iyaniwura and Timothy Tunji Iyaniwura

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 \$150. 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
A.A.T.I.



Valecraft Homes Décor Disclaimers

Lot#: 11 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Anuoluwa Adesimbo Iyaniwura and Timothy Tunji Iyaniwura

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.



Valecraft Homes Décor Disclaimers

Lot#: 11 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Anuoluwa Adesimbo Iyaniwura and Timothy Tunji Iyaniwura

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:

DocuSigned by:

B1BDBF577EF4454...

Date Sep 28, 2021

Date Sep 28, 2021



CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 6 PURCHASER #1: Anuoluwa Adesimbo Iyaniwura
LOT: 11 - Phase 6 PURCHASER #2: Timothy Tunji Iyaniwura
MODEL: Model: #1015 "A" Rev Murry FIRM UP DATE: August 28, 2021

CLOSING DATE: August 11, 2022

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTI MEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

DocuSigned by: September 28, 2021 | 4:26 PM EDT
PURCHASER'S SIGNATURE DATE

DocuSigned by: September 28, 2021 | 4:36 PM EDT
PURCHASER'S SIGNATURE DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: August 14, 2021 INTERIOR COLOURS: September 28, 2021
FIRM UP: August 28, 2021 EXTERIOR COLOURS (if applicable): Sep 4, 2021
BANK LETTER: August 28, 2021 ORBITAL/S&S/KITCHENCRAFT (if applicable): Sep 28, 2021
SOLICITOR INFO: August 28, 2021 680 & AMENDMENT: September 28, 2021

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Sales Consultant's Signature September 28, 2021
Date

Sales Assistant's Signature Date

Approved by: Frank Nieuwkoop September 29, 2021
Date