

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 7 DAY OF January , 20 22 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : G36
LOT: G36 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 707 Namur Street
PURCHASERS: Krystal Fortin-Alberti & Ryan Alberti

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: January 10, 2022

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: \$554,784.62
BALANCE AT CLOSING: \$524,784.62
LESS H.S.T. AMOUNT: \$512,198.78
SCHEDULE "G" DATED: January 7, 2022
TARION SCHEDULE "B" DATED: January 7, 2022

INSERT: 680 dated: February 15, 2022 in the amount of: \$2,959.39
NEW PURCHASE PRICE: \$557,744.01
NEW BALANCE AT CLOSING: \$527,744.01
NEW LESS H.S.T. AMOUNT: \$514,817.71
SCHEDULE "G" DATED: February 15, 2022
TARION SCHEDULE "B" DATED: February 15, 2022
SCHEDULE "W2" DATED February 15, 2022

Dated at Ottawa, ON this 15 day of February , 2022
In the presence of:

WITNESS

DocuSigned by:
krystal Fortin-Alberti
98826250B39246F...
PURCHASER

WITNESS

DocuSigned by:
Ryan Alberti
3B38AC4807B64C7...
PURCHASER

Dated at Ottawa, ON this 15 day of February , 2022

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
A04F827301214EE...

Name: F. Nieuwkoop

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



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

SCHEDULE B

Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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

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

- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #17 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #7 of the Agreement of Purchase & Sale.
- 3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #7 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
- 5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated February 15, 2022.
- 6. Any increase in existing or newly imposed levies, development charges, education development any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 33 of the Agreement of Purchase & Sale.

Signed at Ottawa, ON, this 15 day of February, 2022.

DocuSigned by:
Kristal Fortin-Alberti
Purchaser 259B39246F...

Valecraft Homes Limited

DocuSigned by:
Ryann Alberti
Purchaser 3B38AC4807B64C7...

DocuSigned by:
Frank Nieuwkoop
Per: A04F827301214EE...

February 15, 2022
Date:

Lot #: G36

Project: Place St Thomas 6



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Krystal Fortin-Alberti and Ryan Alberti			Printed: 15-Feb-22 12:52 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G36	6	160 THE STANLEY 2	20-Oct-22
ITEM	QTY	EXTRA / CHANGE	PRICE
15		1 - - UPGRADE NATURAL OAK NOSING TO NATURAL MAPLE IN ALL STANDARD AREAS, GREAT ROOM RAILING AND UPPER HALL RAILING.	\$273.00
38682	Note:	- As per Floorplan Sketch dated February 15, 2022 - See items #8, 9, 10 (railing) - Note: Railing to remain as oak (upgrade for nosing only)	Each
16		1 - KITCHEN - UPGRADE LAMINATE COUNTERTOP IN KITCHEN - OPTIONAL KITCHEN LAYOUT #1 - STANDARD AREAS	\$440.00
38683	Note:	- As per Floorplan & Kitchen Sketch dated February 15, 2022 - See item #6 (optional kitchen layout #1)	Each
17		1 - KITCHEN - SUPPLY & INSTALL OPTIONAL FLUSH BREAKFAST BAR - UPGRADED LAMINATE - STANDARD CABINETRY - OPTIONAL KITCHEN LAYOUT #1	\$1,090.00
38684	Note:	- As per Floorplan & Kitchen Sketch dated February 15, 2022 - See item #6 (optional kitchen layout #1)	Each
*18 114666		1 - - HARDWOOD - MAPLE - LAUZON - 3 1/8" NATURAL - STANDARD AREAS	* \$168.00
38685	Note:	- As per Floorplan Sketch dated February 15, 2022 - Standard areas include Great Room, Dining Room, Upper Hall and Lower Hall.	Each
*19 114672		1 - KITCHEN - HARDWOOD - MAPLE - LAUZON - 3 1/8" NATURAL - KITCHEN	* \$87.00
38721	Note:	- As per Floorplan Sketch dated February 15, 2022	Each
20 162		1 - KITCHEN - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - - KITCHEN -	\$82.00
38687	Note:	- As per Wall Tile Installation Sketch dated February 15, 2022 - See item #6 (optional kitchen layout #1)	Each
*21 120310		1 - ENSUITE BATH - VANITY BANK OF DRAWERS (4 DRAWERS) 6-6-6-9	* \$929.00
38688	Note:	- Approximately centered between 2 sinks in vanity as per Floor plan Sketch dated February 15, 2022 - See item #11 (5pc ensuite)	Each
*22 998		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* -\$109.61
38689	Note:	- S&S Electric Estimate No#: SS5751 dated 02/11/2022	Each
23		1 - FOYER - STANDARD FOYER BENCH AS PER SKETCH	\$0.00
38690	Note:	- As per Foyer Bench Sketch dated February 15, 2022	Each

Sub Total	\$2,959.39
HST	\$0.00
Total	\$2,959.39

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,838-1

DS
FN

Vendor Initials:

DS
kP

Purchaser Initials:

DS
RA

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Krystal Fortin-Alberti and Ryan Alberti			Printed: 15-Feb-22 12:52 pm
LOT NUMBER G36	PHASE 6	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 20-Oct-22
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by: Krystal Fortin-Alberti

3B38AC4807B64C7...

DocuSigned by: Ryan Alberti

15-Feb-22
DATE

VENDOR:

DocuSigned by: Frank Nieuwkoop

A04F827301214E8...

DocuSigned by: Valecraft Homes (2019) Limited

February 15, 2022
DATE

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,838-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:


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 \$514,817.71 . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Dated at Ottawa, ON this 15 day of February , 2022

DocuSigned by:
Krystal Fortin-Alberti

PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:
Ryan Alberti

PURCHASER

DocuSigned by:
Frank Nieuwkoop

PER:

February 15, 2022

DATE:

PROJECT: PLACE ST THOMAS 6 LOT: G36

Schedule "W2"

NON RESILIENT FLOORING WAIVER
for

HARDWOOD FLOORING

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.


Valecraft Homes (2019) Limited recommends strongly against the use of hardwood flooring in unconventional areas of the home such as the kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

It is for this reason that VALECRAFT HOMES (2019) LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

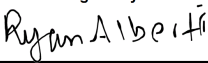
Should you decide to proceed against the Builder’s recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/We, Krystal Fortin-Alberti & Ryan Alberti have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: PLACE ST THOMAS 6 **LOT NO:** G36

DocuSigned by:

88826259B39246F...
(Signature)

February 15, 2022
(Date)

DocuSigned by:

3B38AC4807B64C7...
(Signature)

February 15, 2022
(Date)

Foyer Bench Sketch – February 15, 2022



Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: G36 - Phase 6
Model: #160-2, Stanley 2, Std
Date: February 15, 2022

Purchaser: Krystal Fortin-Alberti
Purchaser: Ryan Alberti

^{DS}
kF

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RA

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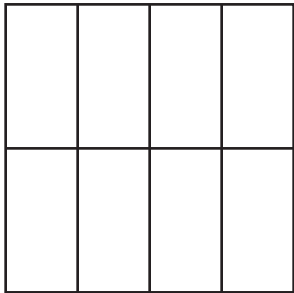


Valecraft
Homes (2019) Limited

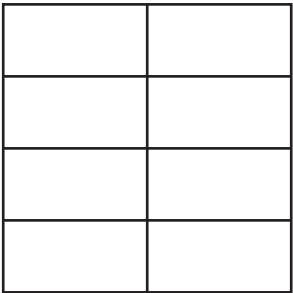
Tile Installation Options

WALL TILE

Vertical stacked

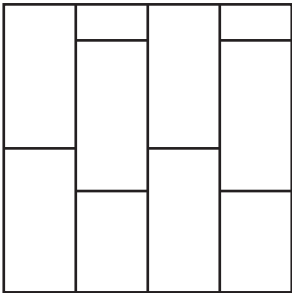


Horizontal stacked

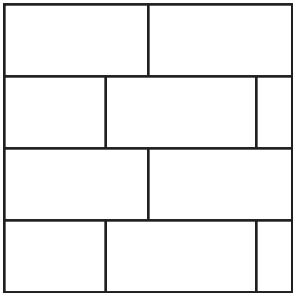


Main Bathroom,
Ensuite Bathroom Tub,
Ensuite Bathroom
Walk-In Shower,

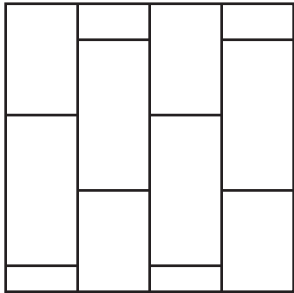
Vertical 1/3 offset brick



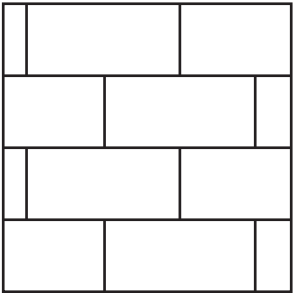
Horizontal 1/3 offset brick



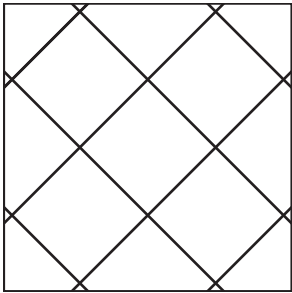
Vertical brick



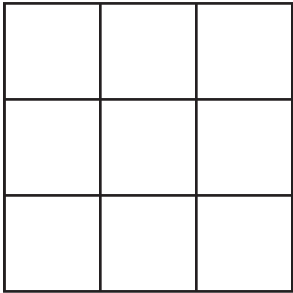
Horizontal brick



45 degree

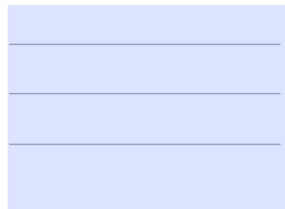
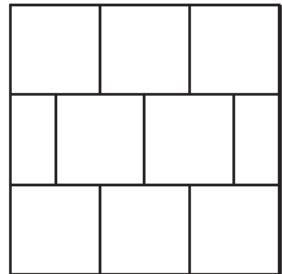


Standard square



Fireplace

Square brick



DS
KF

DS
RA

DS
FN

Project: Place St-Thomas 6

Plan #: 50M-352

Lot: G36 - Phase 6

Model: #160-2, Stanley 2, Std

Purchaser: Krystal Fortin-Alberti

Purchaser: Ryan Alberti

Date: February 15, 2022

Upgrade #: 6, 11, 20

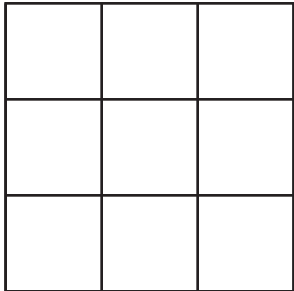


Valecraft
Homes (2019) Limited

Tile Installation Options

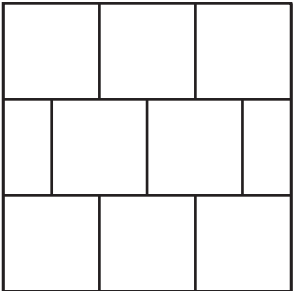
FLOOR TILE

Standard square

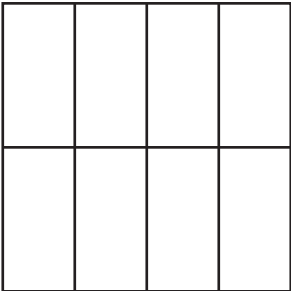


Foyer, Powder Room,
Laundry Room,
Main Bathroom,
5pc Ensuite Bathroom,

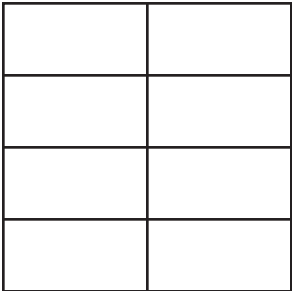
Square brick



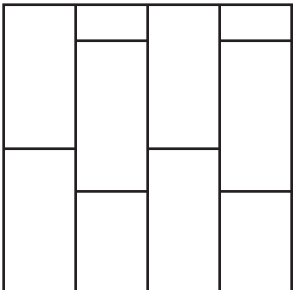
Rectangular
front to back of the house



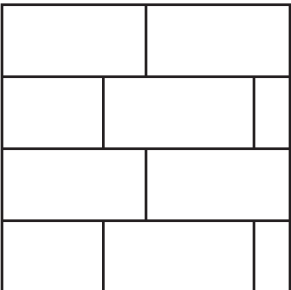
Rectangular
side to side of the house



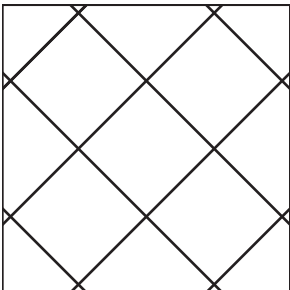
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



DS
KF

DS
RA

DS
FN

Project: Place St-Thomas 6

Plan #: 50M-352

Lot: G36 - Phase 6

Model: #160-2, Stanley 2, Std

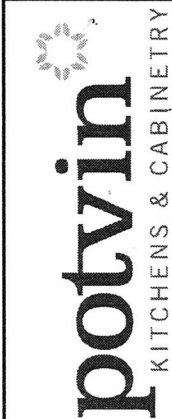
Purchaser: Krystal Fortin-Alberti

Purchaser: Ryan Alberti

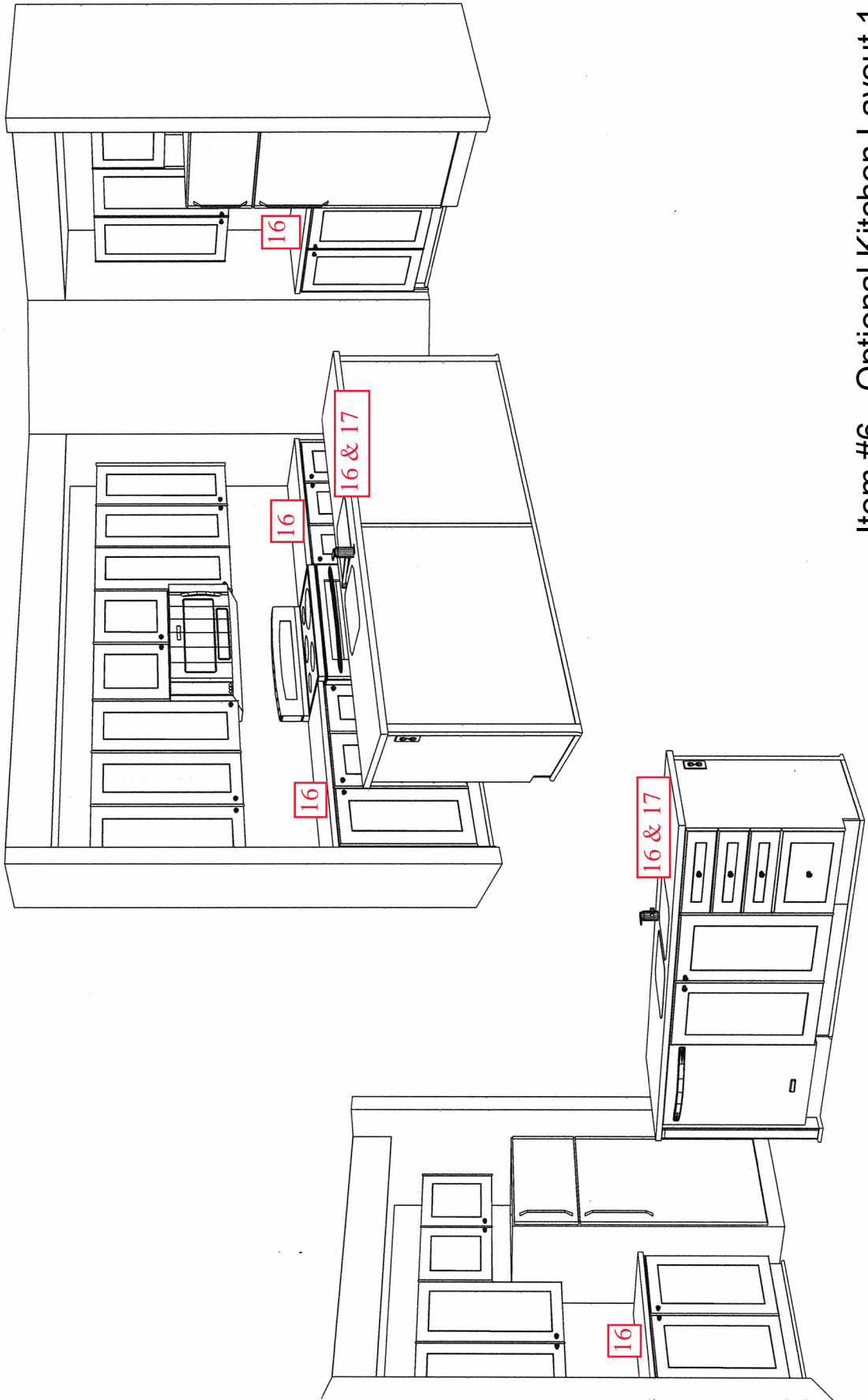
Date: February 15, 2022

Upgrade #: 6, 11, 20

Kitchen Sketch - February 15, 2022



****DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS****



Item #6 - Optional Kitchen Layout 1

Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: G36 - Phase 6
Model: #160-2, Stanley 2, Std
Date: February 15, 2022

DS
KF

DS
RA

DS
FN

Purchaser: Krystal Fortin-Alberti
Purchaser: Ryan Alberti



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

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

Estimate No#: SS5751

Customer Copy

Customer: Krystal Fortin-Alberti & Ryan Alberti

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6 G36 122
Salesperson: Jason Thompson
Date: 02/11/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Kitchen	1.00	Standard Light Outlet (Keyless) Add (2) Standard Light Outlet (Keyless) on added switch for future pendant lighting - includes credit for deleted potlights above island	Z	\$-97.00	\$-97.00
Kitchen	1.00	Single Pole Switch Added switch for keyless fixtures	Z	\$	\$0.00
*** Total price includes all applicable taxes					
Customer Subtotal:					\$-97.00
HST:					\$-12.61
Total:					\$-109.61

DocuSigned by:

 88826259B39246F...
 Customer Signature

DocuSigned by:

 3B38AC4807B64C7...
 Date

February 15, 2022

Date



THE STANLEY 2

MODEL 160-2

2135 sq.ft
(380 sq.ft. finished basement)

Site: Place St Thomas 6

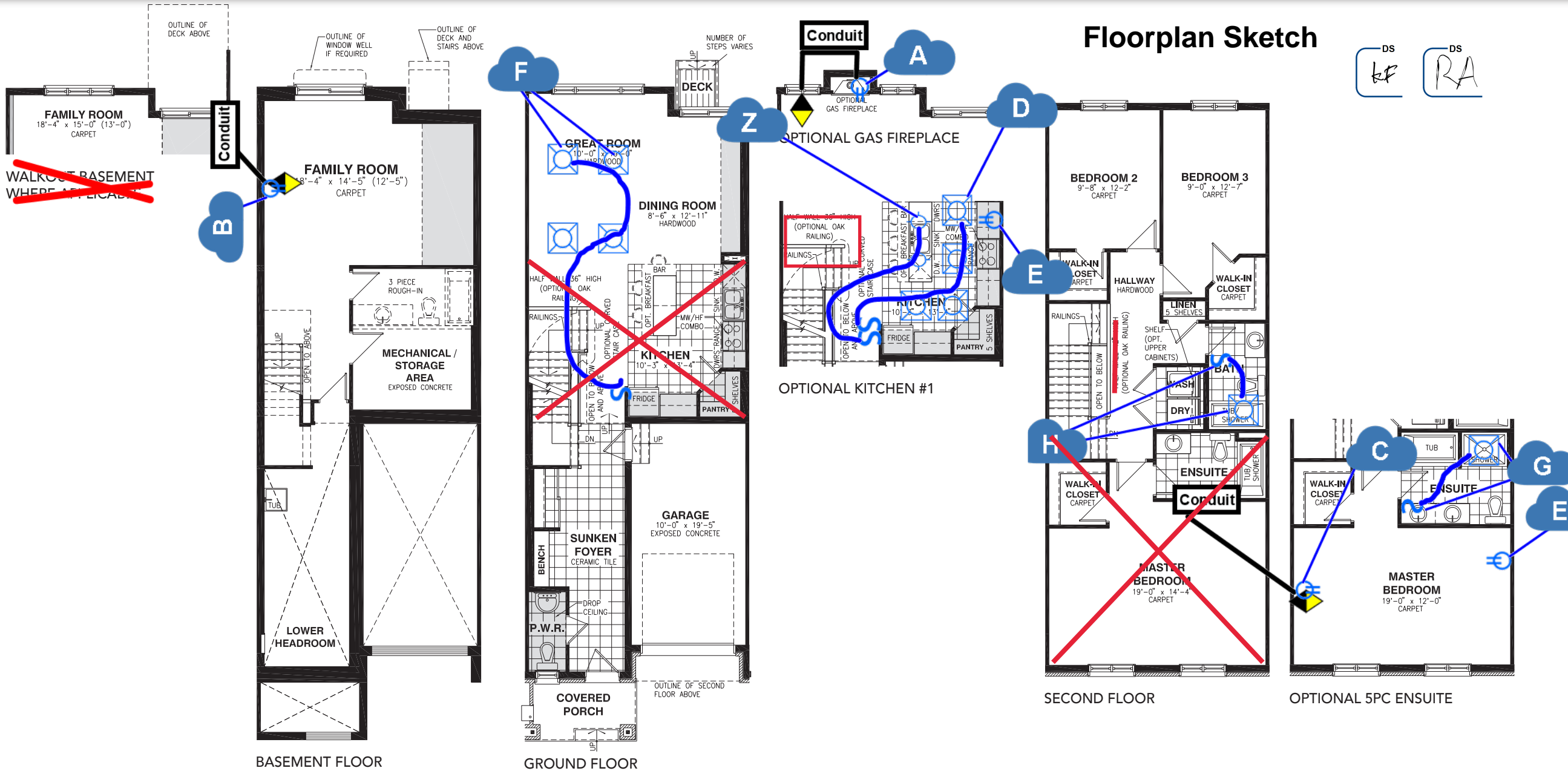
Plan No.: 50M-352

Lot: G36 - Phase 6

Date: February 15, 2022

Purchaser: Krystal Fortin-Alberti

Purchaser: Ryan Alberti



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas.
All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.



THE STANLEY 2

MODEL 160-2

2135 sq.ft
(380 sq.ft. finished basement)

Site: Place St Thomas 6

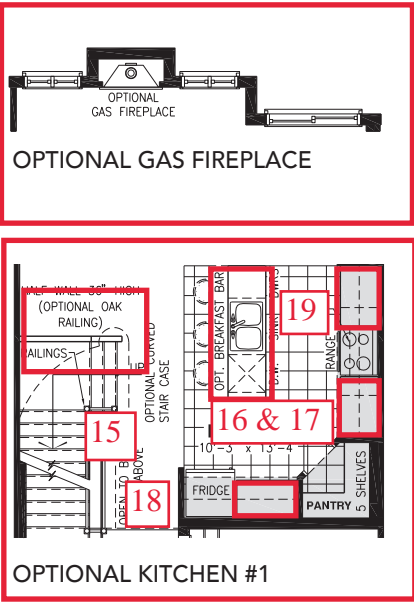
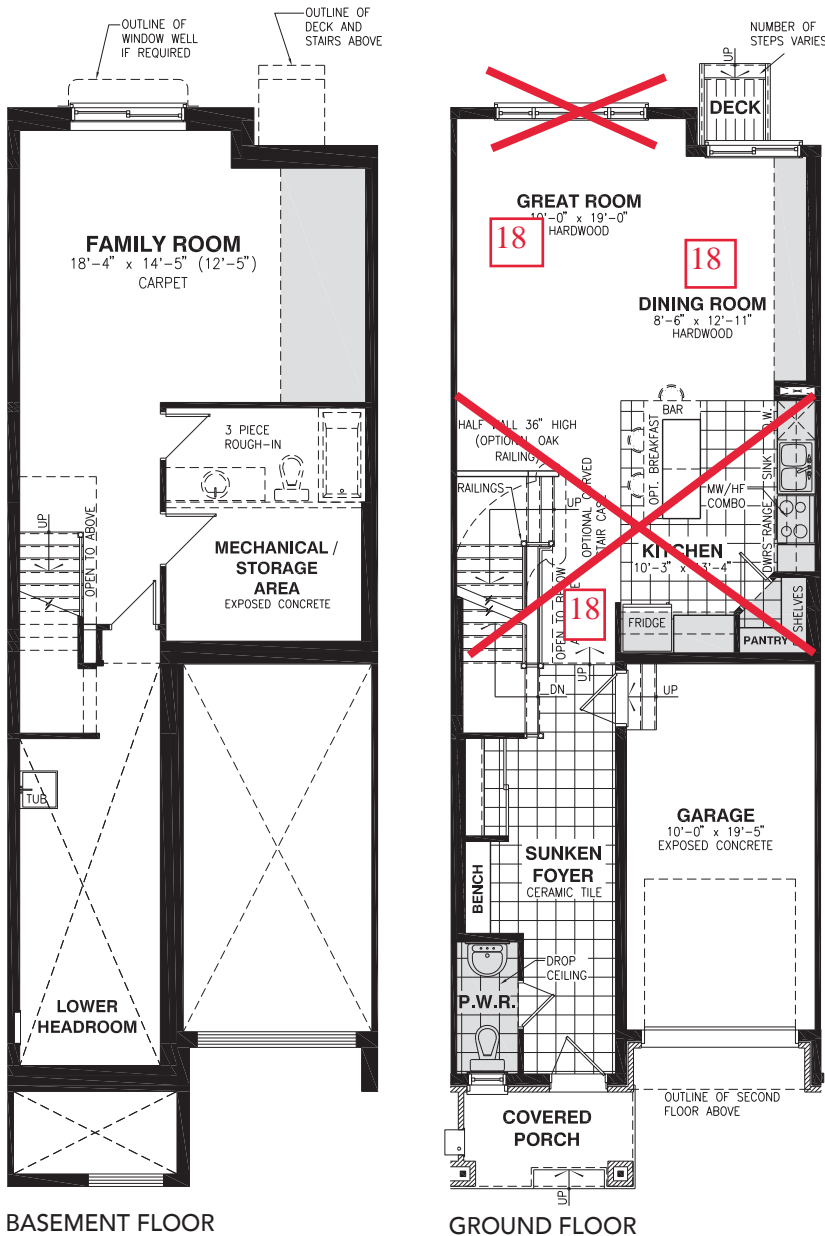
Plan No.: 50M-352

Lot: G36 - Phase 6

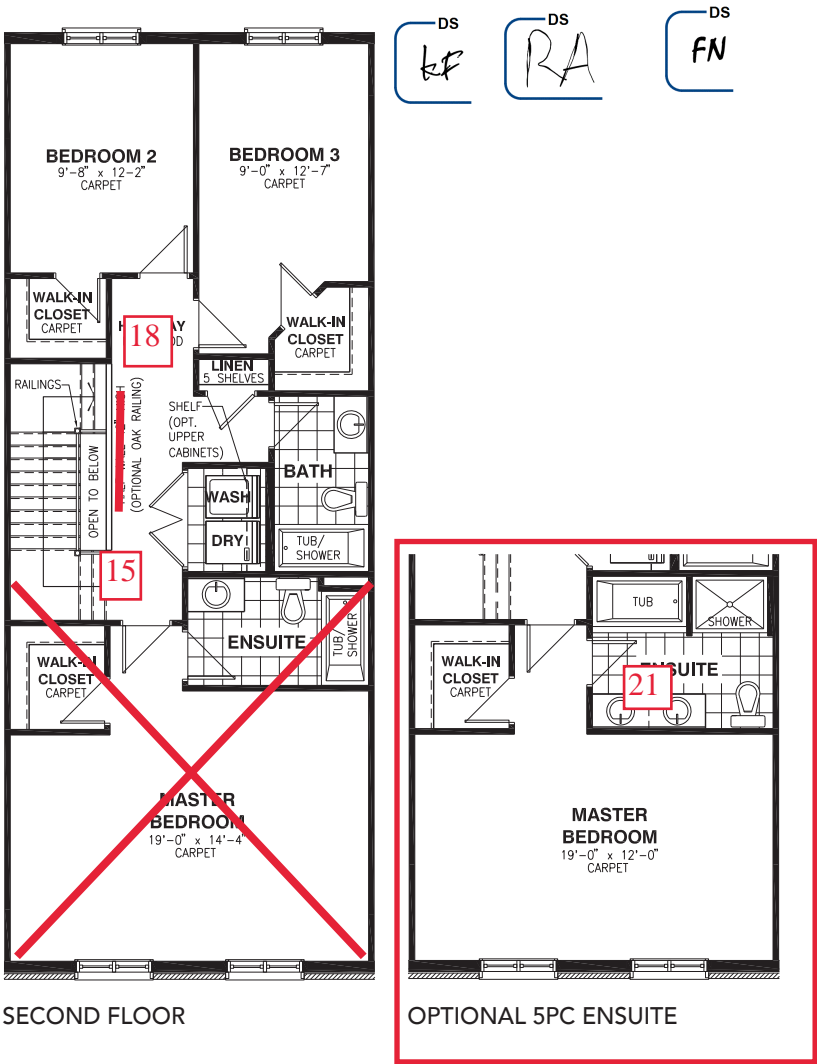
Date: February 15, 2022

Purchaser: Krystal Fortin-Alberti


Purchaser: Ryan Alberti



Floorplan Sketch




Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas. All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	G36 - Phase 6	Civic Address:	707 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krystal Fortin-Alberti			Model Name/#:	Stanley 2 #160-2
	Purchaser(s):	Ryan Alberti			Closing Date:	20-Oct-22
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					4
DOOR STYLE	Standard					STD
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Standard + S&S Electric Upgrades					STD, 13, 22
BATHROOM ACCESSORIES	Standard					11
FIREPLACE MANTLE	MDF Modern Type 1 Mantle Painted White					4

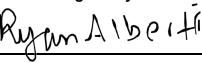
INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Natural	8, 9, 10
BRACKET	Red Oak	Modern	Natural	8, 9, 10
SPINDLES	Red Oak	Modern	Natural	8, 9, 10
POSTS	Red Oak	Modern 3 1/2" bevelled	Natural	8, 9, 10
NOSINGS	Maple	N/A	Natural	15, 18, 19, 9, 10
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	N/A	N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Standard Opening	STD	Basic Stainless Steel	14
RANGE	Standard Opening	STD	Basic Stainless Steel	14
DISHWASHER	Standard Opening	STD	Basic Stainless Steel	14
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard Opening	STD	Basic Stainless Steel	14
WASHING MACHINE/DRYER	Standard Opening	STD	Basic Top Load	14


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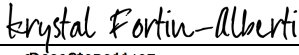
Date: February 15, 2022

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	G36 - Phase 6	Civic Address:	707 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krystal Fortin-Alberti			Model Name/#:	Stanley 2 #160-2
	Purchaser(s):	Ryan Alberti			Closing Date:	20-Oct-22
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Shaker 90 AV-K64			STD	STD, 6, 7,
	HARDWARE CODE	Drawers: 81092-AE, Doors: 81091-AE	TYPE	Pulls on Drawers, and Knobs on Doors	STD	STD, 6
	COUNTERTOP	P1000-VLP	COUNTERTOP EDGE PROFILE	Standard edge	UPG + flush breakfast bar	16, 17 6
MAIN BATHROOM	STYLE AND COLOUR	Lastra Jackson Pine EG-H1486-ST36			STD	STD
	HARDWARE CODE	81092-142	TYPE	Pulls	STD	STD
	COUNTERTOP	P394-VL	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K63			STD	STD, 11, 21
	HARDWARE CODE	81091-142	TYPE	knobs	STD	STD, 11, 21
	COUNTERTOP	P395-VL	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD, 11
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	\	\	\

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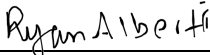
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	Purchaser(s):	Krystal Fortin-Alberti			Model Name/#:	Stanley 2 #160-2
	Purchaser(s):	Ryan Alberti			Closing Date:	20-Oct-22
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	OC-117 simply white		STD	\		\
FOYER	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
POWDER ROOM	Ultra Spec 500 Semi Gloss OC-30 Gray Mist		STD	\		\
MAIN FLOOR HALLWAY	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
LIVING/DINING ROOM	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
FLEX ROOM	\		\	\		\
GREAT ROOM	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
RECREATION ROOM	\		\	\		\
DEN/STUDY/HOME OFFICE	\		\	\		\
KITCHEN/DINETTE/ BREAKFAST	Ultra Spec 500 Semi Gloss OC-30 Gray Mist		STD	\		\
LAUNDRY/MUDROOM	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
2nd FLOOR HALLWAY	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
MAIN BATH	Ultra Spec 500 Semi Gloss OC-30 Gray Mist		STD	\		\
BEDROOM #2	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
BEDROOM #3	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
BEDROOM #4	\		\	\		\
MASTER BEDROOM	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
MASTER BEDROOM WALK-IN CLOSET	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
MASTER BEDROOM ENSUITE	Ultra Spec 500 Semi Gloss OC-30 Gray Mist		STD	\		\
FINISHED BASEMENT FAMILY ROOM	Ultra Spec Low Luster OC-30 Gray Mist		STD	\		\
BASEMENT BATHROOM	\		\	\		\

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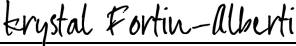
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	G36 - Phase 6	Civic Address:	707 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krystal Fortin-Alberti			Model Name/#:	Stanley 2 #160-2
	Purchaser(s):	Ryan Alberti			Closing Date:	20-Oct-22
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Euro pasha regency carbon 13"x13" #63-508 (standard square installation)		934 Delorean Gray	STD floor tile + STD floor grout	STD, STD
POWDER ROOM	FLOOR	Euro pasha regency carbon 13"x13" #63-508 (standard square installation)		934 Delorean Gray	STD floor tile + STD floor grout	STD, STD
	WALL	\		\	\	\
	INSERT OR BORDER	\				
MUDROOM	FLOOR	\		\	\	\
	WALL	\				
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	Ceratec pietra moda bien 13"x13" silver (standard square installation)		934 Delorean Gray	STD floor tile + STD floor grout	STD, STD
	WALL	\		\	\	\
	INSERT OR BORDER	\				
KITCHEN	FLOOR	Hardwood		\	\	19
	BACKSPLASH	Olympia Colour & Dimensiom collection series bright arctic white 6"x6" QT.CD.ARW.0606.BR (1/2 brick installation)		931 standard white	STD wall tile + STD wall grout	6, 20
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	\		\	\	\
FIREPLACE	HEARTH	\		\	\	\
	SURROUND	Olympia regal series 12"x12" charcoal blackpolished NY.RG.CCB.1212.PL (standard stacked installation)		931 standard white	STD fireplace wall tile + STD wall grout	4
ADDITIONAL FIREPLACE	HEARTH	\		\	\	\
	SURROUND	\		\	\	\

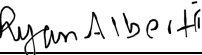
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	G36 - Phase 6	Civic Address:	707 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krystal Fortin-Alberti			Model Name/#:	Stanley 2 #160-2
	Purchaser(s):	Ryan Alberti			Closing Date:	20-Oct-22
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Centura Vitra linen series cream 13"x13" K939574 (standard square installation)		934 Delorean grey	STD floor tile + STD floor grout	STD, STD
	WALL	Centura vitra linen series cream 8"x10" K933344 (horizontal stacked installation)		931 standard white	STD wall tile + STD wall grout	STD, STD
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
5PC ENSUITE BATHROOM	FLOOR	Olympia Construct 12"x12" matte Black TH.CT.BLK.1212.MT (standard square installation)		934 Delorean grey	STD floor tile + STD floor grout	STD, STD, 11
	TUB DECK	Euro Pasha collection cinq white 8"x10" (Horizontal stacked installation)		931 standard white	STD wall tile + STD wall grout	STD, STD, 11
	TUB BACKSPLASH	Euro Pasha collection cinq white 8"x10" (Horizontal stacked installation)		931 standard white	STD wall tile + STD wall grout	STD, STD, 11
	INSERT OR BORDER	\		\	\	
	WALK-IN SHOWER	Euro Pasha collection cinq white 8"x10" (Horizontal stacked installation)		931 standard white	STD wall tile + STD wall grout	STD, STD, 11
BASEMENT/OTHER BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				

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Krystal Fortin-Alberti
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Ryan Alberti
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DocuSigned by:
Frank Nieuwenhoop
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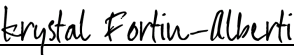
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Prices, terms and specifications are subject to change without notice E/O.E
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 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	G36 - Phase 6	Civic Address:	707 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krystal Fortin-Alberti			Model Name/#:	Stanley 2 #160-2
	Purchaser(s):	Ryan Alberti			Closing Date:	20-Oct-22
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple - Natural 3 1/8"				UPG	18
LIVING/DINING ROOM	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple - Natural 3 1/8"				UPG	18
FLEX ROOM	N/A				N/A	N/A
RECREATION ROOM	N/A				N/A	N/A
GREAT ROOM	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple - Natural 3 1/8"				UPG	18
DEN/HOME OFFICE	N/A				N/A	N/A
REAR HALLWAY	N/A				N/A	N/A
KITCHEN	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple - Natural 3 1/8"				UPG	6, 19
BREAKFAST AREA/DINETTE	N/A				N/A	N/A
MAIN STAIRS TO BEDROOMS	Beaulieu Spartacus A4531 - Mystic Beige #16787 + Standard Underpad				STD carpet + STD underpad	STD, STD
UPPER HALLWAY	Lauzon Essential Collection Tradition Grade Matte Engineered Expert Hard Maple - Natural 3 1/8"				UPG	18
BEDROOM # 2	Beaulieu Spartacus A4531 - Mystic Beige #16787 + Standard Underpad				STD carpet + STD underpad	STD, STD
BEDROOM # 3	Beaulieu Spartacus A4531 - Mystic Beige #16787 + Standard Underpad				STD carpet + STD underpad	STD, STD
BEDROOM # 4	N/A				N/A	N/A
MASTER BEDROOM	Beaulieu Spartacus A4531 - Mystic Beige #16787 + Standard Underpad				STD carpet + STD underpad	STD, STD
MASTER BEDROOM WALK-IN CLOSET	Beaulieu Spartacus A4531 - Mystic Beige #16787 + Standard Underpad				STD carpet + STD underpad	STD, STD
STAIRS TO BASEMENT	Beaulieu Spartacus A4531 - Mystic Beige #16787 + Standard Underpad				STD carpet + STD underpad	STD, STD
FINISHED BASEMENT FAMILY ROOM	Beaulieu Spartacus A4531 - Mystic Beige #16787 + Standard Underpad				STD carpet + STD underpad	STD, STD

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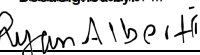
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	Lot No:	G36 - Phase 6	Civic Address:	707 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krystal Fortin-Alberti			Model Name/#:	Stanley 2 #160-2
	Purchaser(s):	Ryan Alberti			Closing Date:	20-Oct-22
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Standard		Stainless Steel	STD	
	FAUCET	Standard		Chrome	STD	
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, 11	
	VANITY FAUCET(S)	Standard		Chrome	STD, 11	
	WATER CLOSET	Standard		White	STD, 11	
	SHOWER	Standard		White	STD, 11	
	SHOWER FAUCET	Standard		Chrome	STD, 11	
	BATHTUB	Standard		White	STD, 11	
	BATHTUB FAUCET	Standard		Chrome	STD, 11	
POWDER ROOM	PEDESTAL	Standard		White	STD	
	SINK FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
BASEMENT/OTHER BATHROOM	SINK	N/A		N/A	N/A	
	VANITY FAUCET	N/A		N/A	N/A	
	WATER CLOSET	N/A		N/A	N/A	
	TUB/SHOWER	N/A		N/A	N/A	
	TUB/SHOWER FAUCET	N/A		N/A	N/A	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

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DocuSigned by: C7...

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DocuSigned by:



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