

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 6 DAY OF March , 20 22 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 10
LOT: 10 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 736 Namur Street
PURCHASERS: Paulette Flore Dongmo Kahou

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: March 8, 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: \$776,400.00
BALANCE AT CLOSING: \$726,400.00
LESS H.S.T. AMOUNT: \$708,318.58
SCHEDULE "G" DATED: March 6, 2022
TARION SCHEDULE "B" DATED: March 6, 2022

INSERT: 680 dated: April 5, 2022 in the amount of: \$9,025.00
NEW PURCHASE PRICE: \$785,425.00
NEW BALANCE AT CLOSING: \$735,425.00
NEW LESS H.S.T. AMOUNT: \$716,305.31
SCHEDULE "G" DATED:
TARION SCHEDULE "B" DATED:

Dated at Gatineau, QC this 5 day of April , 2022
In the presence of:

WITNESS

DocuSigned by:
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 6 day of April , 2022
VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President

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



Freehold Form
(Tentative Closing Date)

SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

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

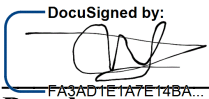
- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

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

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

- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
- 4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
- 5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
- 6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
- 8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated April 5, 2022.

Signed at Gatineau, QC, this 5 day of April, 2022.

DocuSigned by:

FA3AD1E1A7E14BA...
Purchaser

Valecraft Homes (2019) Limited

Purchaser

DocuSigned by:

A04F827301214EE...
Per:

April 6, 2022

Date:

Lot #: 10

Project: **Place St. Thomas 6**



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASER: Paulette Flore Dongmo Kahou			Printed: 5-Apr-22 1:30 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	6	826 THE BRADLEY 3 BED ELEV A	30-Mar-23
ITEM	QTY	EXTRA / CHANGE	PRICE
*3 850	1	BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	* \$1,629.00
38989	Note:	- As per Floorplan Sketch dated April 5, 2022 - Subject to limiting distance at side yard as per Current Building Code.	Each
*4 849	1	BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP	* \$272.00
38990	Note:	- As per Floorplan Sketch dated April 5, 2022 - Subject to limiting distance at side yard as per Current Building Code.	Each
*5 120347	1	KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 3 - BUILDERS STANDARD CABINETRY AND BACKSPLASH	* \$3,461.00
39082	Note:	- As per Floorplan & Kitchen Sketch dated April 5, 2022 - Includes a Standard White Hoodfan. Wall Oven and Cooktop to be selected at time of up-to-drywall. As per Schedule H dated	Each
*6 117589	1	KITCHEN - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - OPTIONAL KITCHEN 3. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	* \$853.00
39083	Note:	- As per UPC and Kitchen Sketch dated April 5, 2022 - See item #5 (optional kitchen 3) - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.	Each
*7 116520	1	KITCHEN - GAS PIPING - MAIN FLOOR - FOR COOKTOP	* \$668.00
39044	Note:	- As per Floorplan & Kitchen Sketch dated April 5, 2022 - See item #5 (optional kitchen 3) - A Make-up system may be required if a larger CFM hoodfan is required.	Each
*8 105975	1	KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN OPT #3 C/W FLUSH BREAKFAST BAR	* \$5,989.00
39045	Note:	- As per Floorplan and Kitchen Sketch dated April 5, 2022 - Does not include undermount sink or upgraded faucet - Selection and edge profile to be confirmed with interior colours - See item #5 (optional kitchen 3)	Each
*9 871	1	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	* \$96.00
38992	Note:	- As per Kitchen Sketch dated April 5, 2022 - See item #5 (optional kitchen 3) - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	Each
*10 102288	1	- STAIRS - UPPER - NATURAL OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	* \$5,251.00
38993	Note:	- As per Floorplan Sketch dated April 5, 2022 - Main floor to 2nd level only (does not include basement staircase) - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.	Each
*11 111277	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	* \$806.00
39043	Note:	- As per Kitchen Sketch dated April 5, 2022 - See item #5 (optional kitchen 3) - Does not include modifications to cabinetry or electrical for new microwave location.	Each

PREPARED BY: Adam Bowman
LOCKED BY: Lisa Ballard
PE 1,851-1

Vendor Initials:

DS
FN

 Purchaser Initials:

DS
PFDH

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASER: Paulette Flore Dongmo Kahou

Printed: 5-Apr-22 1:30 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	6	826 THE BRADLEY 3 BED ELEV A	30-Mar-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*12 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	* -\$10,000.00	Each
39121		Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price.		

Sub Total	\$9,025.00
HST	\$0.00
Total	\$9,025.00

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:

PA0AD1E1A7E14BA...
Paulette Flore Dongmo Kahou

05-Apr-22
DATE

VENDOR:

DocuSigned by:

A04F827301214EE...
PER: Valecraft Homes (2019) Limited

DATE: April 6, 2022

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 1,851-2

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

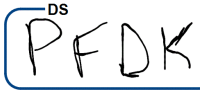
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DATE: _____


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 \$716,305.31 . 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 Gatineau, QC this 5 day of April , 2022

DocuSigned by:



FA380TE1A7E14BA...

PURCHASER

VALECRAFT HOMES (2019) LIMITED

PURCHASER

DocuSigned by:

Frank Nieuwkoop

A04F827301214EE...

PER:

April 6, 2022

DATE:

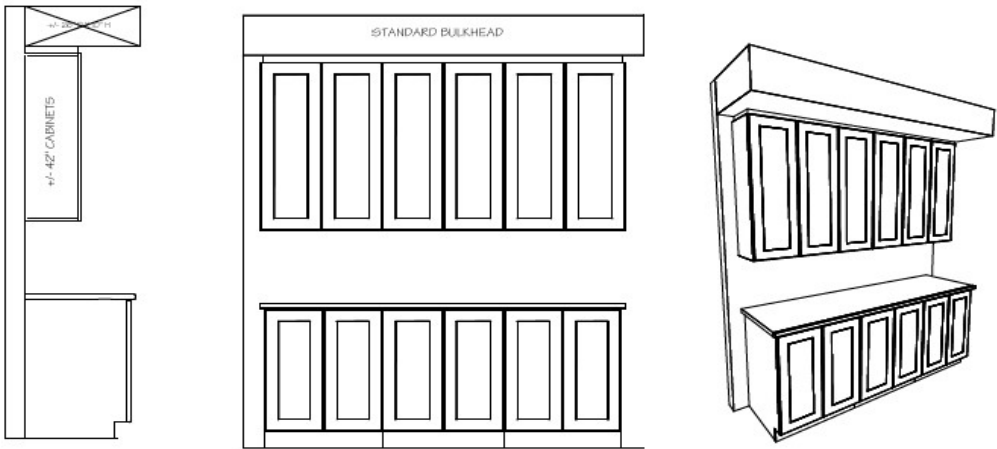
PROJECT: PLACE ST THOMAS 6 **LOT:** 10



OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &
STANDARD BULKHEAD DETAILS

UPC9-2A Upgrade #: 6

- Includes upgrade to 42” uppers with filler detail on upper kitchen cabinetry to standard bulkhead.



Site: Place St. Thomas 6

Purchaser: Paulette Flore Dongmo Kahou

Plan No: 50M-352

Lot: 10 - Phase 6

Date: April 5, 2022

Purchaser:

DS
PFD
DS



Valecraft Homes (2019) Ltd.

Lot 10 - Phase 6

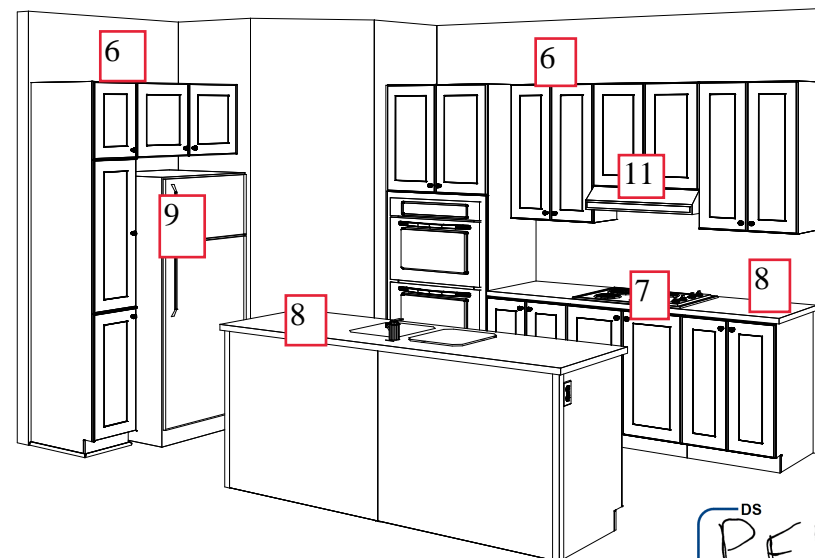
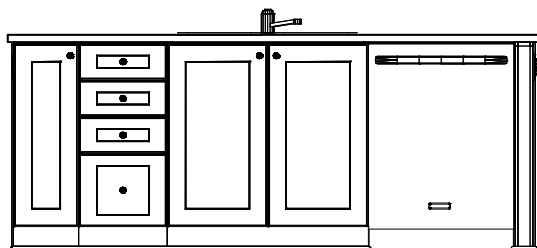
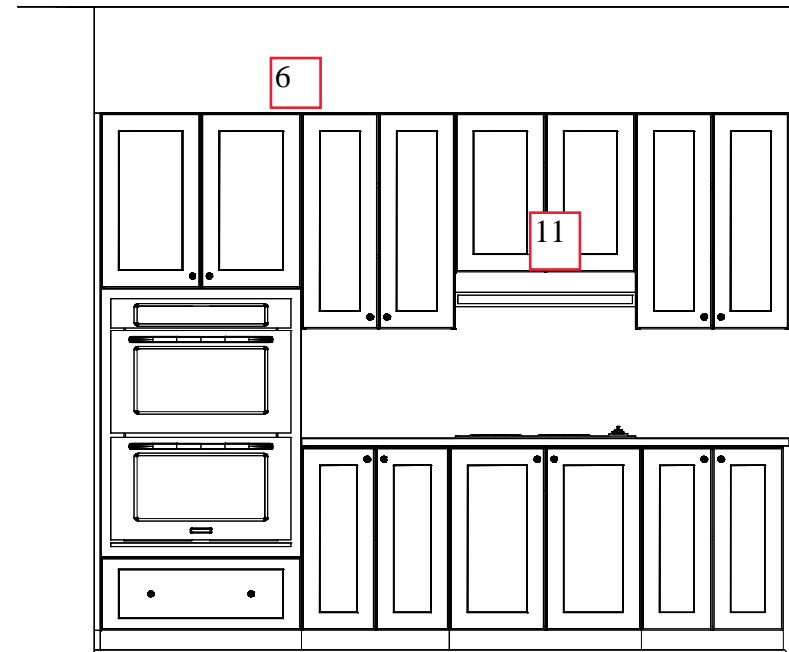
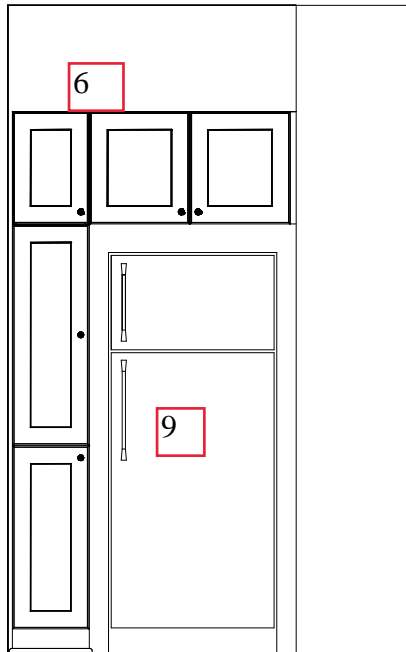
Place St. Thomas 6

Model: 826 "A" Bradley 3Bed Rev

Plan: 50M-352

DATE: April 5, 2022

Purchaser:
Paulette Flore Dongmo Kahou



OPTIONAL KITCHEN LAYOUT 3 - Item #5

DS DS
PFD KN



THE BRADLEY

MODEL 826
2183 sq.ft. or 2376 sq.ft.

Site: Place St. Thomas 6

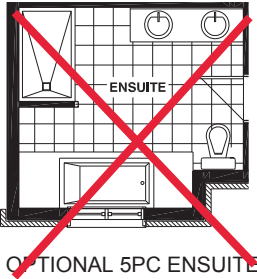
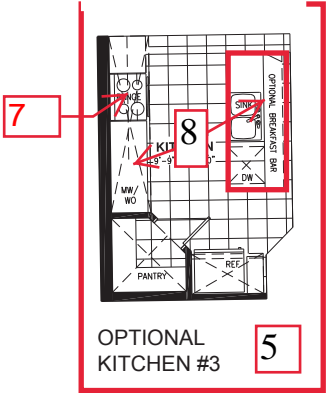
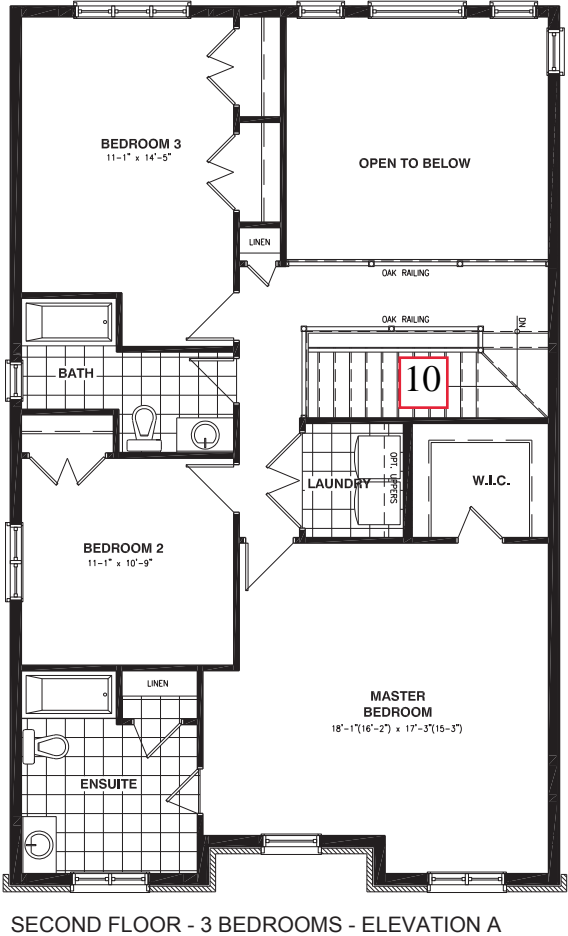
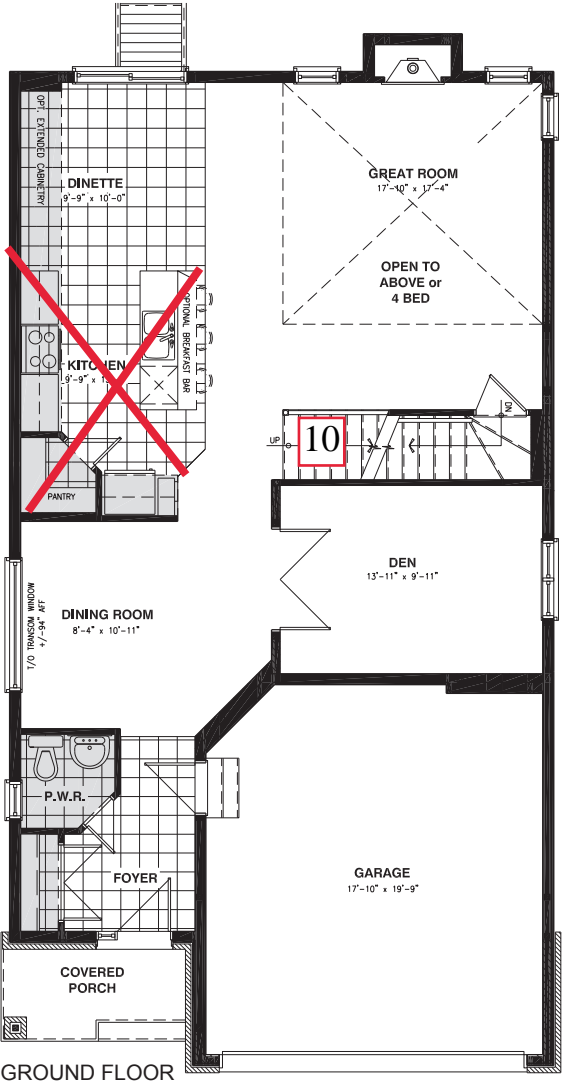
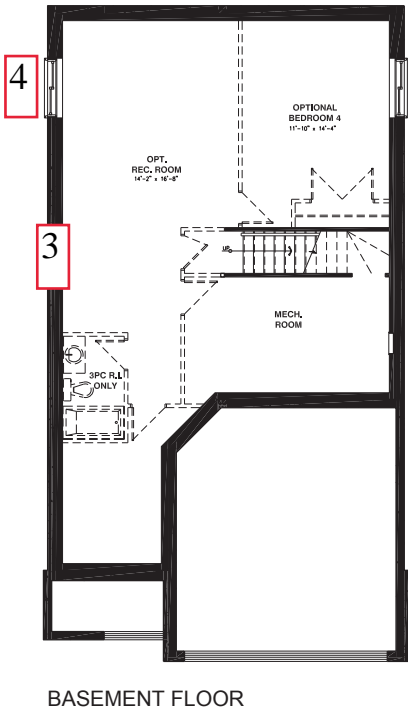
Plan No.: 50M-352

Lot: 10 - Phase 6

Date: April 5, 2022

Purchaser: Paulette Flore Dongmo Kahou

Purchaser: _____



Certificate Of Completion

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Document Pages: 9

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Place St.Thomas Sales

AutoNav: Enabled

210-1455 Youville Drive

Envelopeld Stamping: Enabled

Orleans, ON K1C6Z7

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

place-st-thomas@valecraft.com

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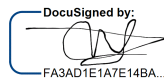
Signer Events

Dongmo Kahou Paulette Flore

florebibi@yahoo.fr

Security Level: Email, Account Authentication
(None)**Signature**

DocuSigned by:



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Signature Adoption: Drawn on Device
Signed by link sent to florebibi@yahoo.fr
Using IP Address: 45.42.98.234
Signed using mobile

Timestamp

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Signed: 4/5/2022 5:36:17 PM

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Accepted: 3/8/2022 12:17:19 PM

ID: 9e79c688-f50b-4543-96f0-7312cc94317d

Frank Nieuwkoop

frank@valecraft.com

Valecraft Homes

Security Level: Email, Account Authentication
(None)

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A04F827301214EE...

Signature Adoption: Pre-selected Style
Signed by link sent to frank@valecraft.com
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Signed using mobile

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Lisa Ballard

lballard@valecraft.com

Administrative Coordinator

Valecraft Homes Ltd

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Tricia Oliver toliver@valecraft.com Project Officer Valecraft Homes Ltd Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 4/5/2022 7:47:31 PM
Place St.Thomas Sales place-st-thomas@valecraft.com Sales Team Valecraft Home 2019 Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 4/5/2022 7:47:32 PM Resent: 4/5/2022 7:47:40 PM
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Signing Complete	Security Checked	4/5/2022 7:47:26 PM
Completed	Security Checked	4/5/2022 7:47:32 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Valecraft Homes:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: frank@valecraft.com

To advise Valecraft Homes of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at frank@valecraft.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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To request paper copies from Valecraft Homes

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to frank@valecraft.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Valecraft Homes

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to frank@valecraft.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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- Until or unless you notify Valecraft Homes as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Valecraft Homes during the course of your relationship with Valecraft Homes.