

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 30th DAY OF April, 20 2021.**

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 24
LOT: 24 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 792 Namur Street

PURCHASERS: Analiza Reyes & Dandelo De Guzman

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 30, 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: 2x SS Orbital Sketch dated December 20, 2021 (Including all upgrades and New Upgrades)

Balance at Closing \$677,224.60 dated February 8th, 2022

INSERT: 2x SS Orbital Sketch dated May 2, 2022 (Including all upgrades and New Upgrades)

Balance at Closing \$724,269.95 dated May 2, 2022

Dated at Oshawa, ON **this** 2 **day of** May, 2022

In the presence of:

WITNESS _____
PURCHASER Analiza Reyes
DocuSigned by: 5C45812B72BC482...

WITNESS _____
PURCHASER Dandelo De Guzman
DocuSigned by: A04E827301214EE...

Dated at Ottawa **this** 2 **day of** May, 2022

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop
DocuSigned by: A04E827301214EE...

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION



**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 May 2, 2022.

Signed at Oshawa, ON, this 2 day of May 2, 2022, 2022.

DocuSigned by:

 0811DE63D13746F...
Purchaser

Valecraft Homes (2019) Limited

DocuSigned by:

 5C45812B72BC492...
Purchaser

DocuSigned by:

 A04F627301214EE...
Per:

May 2, 2022
Date:

Lot #: 24 - Phase 6

Project: Place St. Thomas 6



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

PURCHASERS: Analiza Reyes and Dandelo De Guzman Printed: 2-May-22 9:47 am

LOT NUMBER 24	PHASE 6	HOUSE TYPE 1086 THE STEEL ELEV B	CLOSING DATE 29-Jun-22
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
96	1	ENSUITE BATH - PURCHASERS ACCEPT AND ACKNOWLEDGE 5PC ENSUITE BATHROOM LAYOUT AS PER SKETCH DATED APRIL 28, 2022. 39361 Note: - As per Floorplan Sketch dated May 2, 2022.	\$0.00	Each
97	1	ENSUITE BATH - WALK-IN SHOWER UPGRADED TO HALO DOOR WITH FULL GLASS RETURN PANEL. INCLUDES UPGRADED WHITE SHOWER BASE. 39362 Note: - As per Floorplan Sketch dated May 2, 2022.	\$0.00	Each
98	1	LIVING ROOM / DINING ROOM - DELETE COLUMNS AT LIVING ROOM & DINING ROOM. 39363 Note: - As per Floorplan Sketch dated May 2, 2022. - See item #12 (half wall at foyer deleted)	\$0.00	Each
99	1	OFFICE - ADD OPTIONAL DOOR TO OFFICE FROM GREAT ROOM INCLUDING ADDITIONAL/UPGRADED 3-WAY SWITCHES As per Floorplan Sketch dated May 2, 2022. 39368 Note:	\$0.00	Each
100	1	CLARIFICATION TO ITEMS 82, 86, 87, 88, 89: MAPLE 4-1/8" STAINED to be installed on the 2nd Floor Hallway and all Bedrooms. See Interior Colour Revision 4 Dated April 29, 2022 39369 Note:	\$0.00	Each

Sub Total	\$0.00
HST	\$0.00
Total	\$0.00

Payment Summary	
Paid By	Amount
Total Payment:	_____

PURCHASER: Analiza Reyes 02-May-22
DocuSigned by: Analiza Reyes 8611DE83D13746F...
 DATE


PURCHASER: Dandelo De Guzman 02-May-22
DocuSigned by: Dandelo De Guzman 5CA6812B72BC492...
 DATE

VENDOR: Frank Nieuwkoop
DocuSigned by: Frank Nieuwkoop A04F827301214EE
 PER: Valecraft Homes (2019) Limited

DATE: May 2, 2022

PREPARED BY: Adam Bowman
 LOCKED BY: Lisa Ballard
PE 1,867-1
InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

SINGLES AND TOWNS COLOUR CHART - Rev.04						
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep: A. Bowman	
	Lot No:	24 - Phase 6	Civic Address:	792 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Analiza Yeyes			Model Name/#:	Steel #1086
	Purchaser(s):	Dandelo De Guzman			Closing Date:	29-Jun-22
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"			UPG	82, 85, 100	
LIVING/DINING ROOM	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"			UPG	82, 85, 100	
FLEX ROOM						
FAMILY ROOM						
GREAT ROOM	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"			UPG	82, 85, 100	
DEN/HOME OFFICE	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5-3/16"			UPG	83, 85,100	
REAR HALLWAY						
KITCHEN						
BREAKFAST AREA/DINETTE						
MAIN STAIRS TO BEDROOMS						
UPPER HALLWAY	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 4 - 1/8"			UPG	82, 85	
BEDROOM # 2	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 4 - 1/8"			UPG	87,100	
BEDROOM # 3	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 4 - 1/8"			UPG	88,100	
BEDROOM # 4	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 4 - 1/8"			UPG	89,100	
MASTER BEDROOM	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 4 - 1/8"			UPG	86,100	
MASTER BEDROOM WALK-IN CLOSET	Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 4 - 1/8"			UPG	86, 100	
PARTIAL STAIRS TO BASEMENT DOOR (LANDING)	LANDING: Lauzon Essential Collection Traditional Grade Matte Engineered Expert Hard Maple Smoky Grey 5 - 3/16"			UPG	68	
FINISHED BASEMENT RECREATION ROOM						

DocuSigned by:

Analiza Reyes

U811DE63D13746F...

Purchaser's Signature(s) :

Date: May 2, 2022

DocuSigned by:

Dandelo De Guzman

5CD56E1319A8C1B92...

Purchaser's Signature(s) :

Date: May 2, 2022

Approved By :

Frank Nieuwkoop

A04F827301214FE

Date: May 2, 2022



THE STEEL

MODEL 1086
3205 SQ. FT.

Site: Place St. Thomas 6

Purchaser: Analiza Reyes

DS
AR

DS
DDG

DS
FN

Plan No.: 50M-352

Lot: 24

Purchaser: Dandelo De Guzman

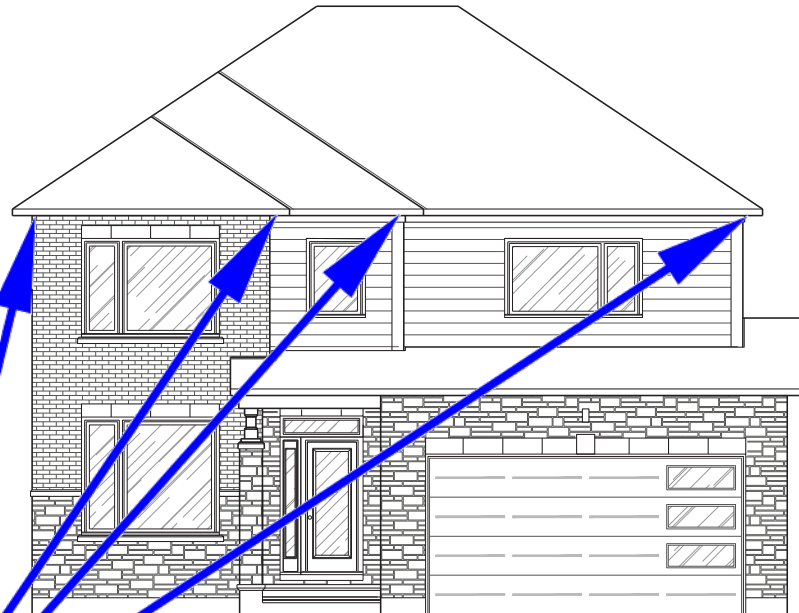
Date: May 2, 2022

SS-Orbital Sketch

S&S Orbital Sketch - ALL UPGRADES



~~ELEVATION A~~



ELEVATION B



~~ELEVATION C~~

Valecraft.com





THE STEEL

MODEL 1086
3205 SQ. FT.

Note: 1st floor hall ceiling, not in high ceiling of great room

Place St. Thomas 6

Purchaser: Analiza Reyes

DS
AR

DS
DDG

DS
FN

Plan No.: 50M-352

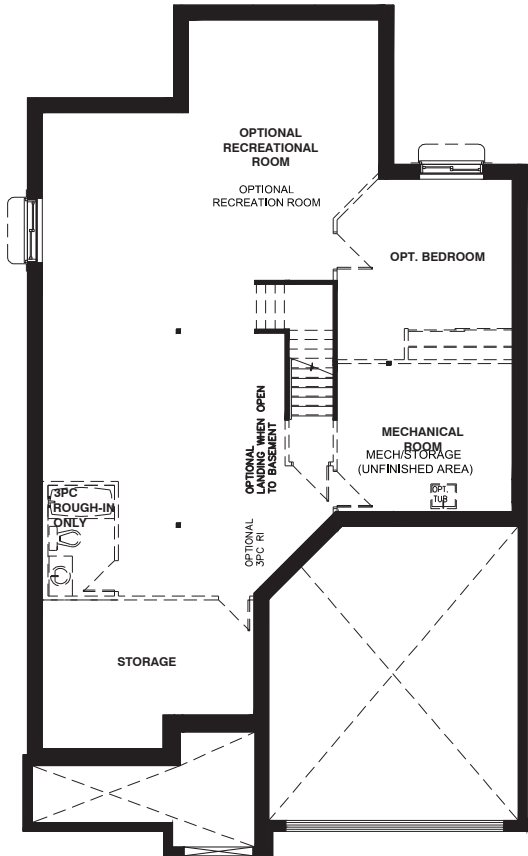
Lot: 24

Purchaser: Danelo De Guzman

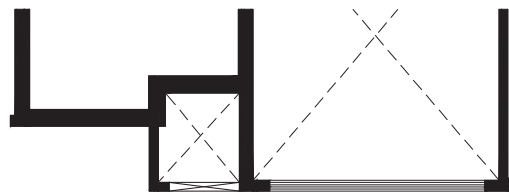
Date: May 2, 2022

S&S Orbital Sketch - ALL UPGRADES

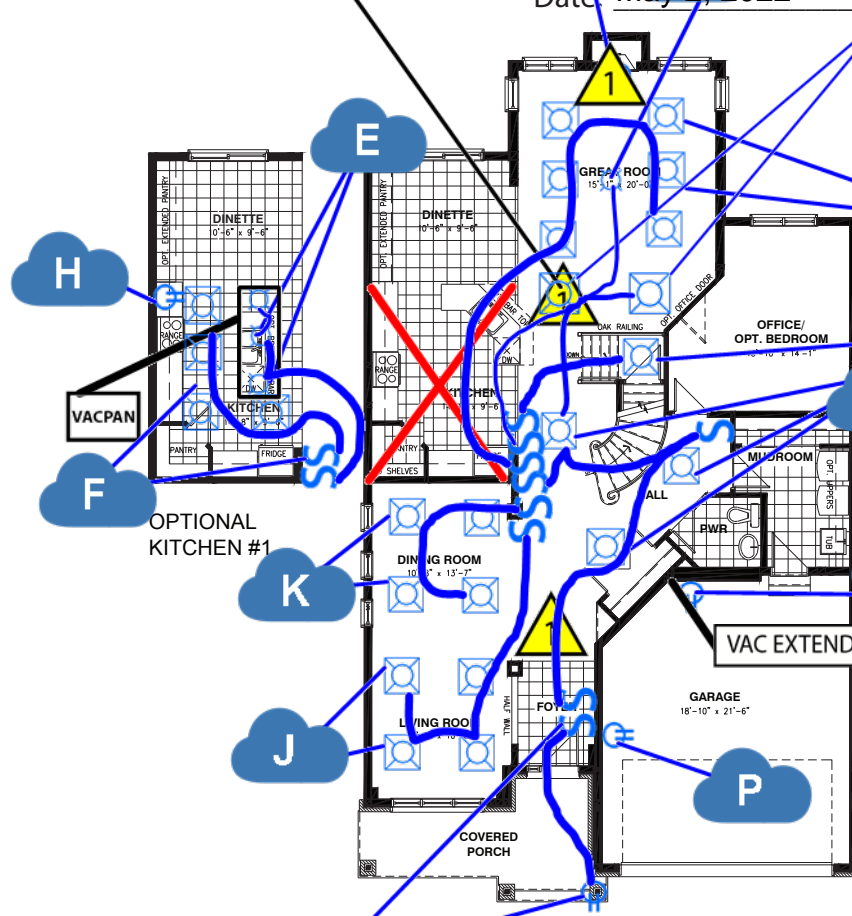
SS-Orbital Sketch



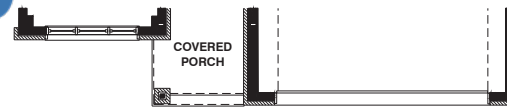
BASEMENT FLOOR - ELEVATION A & C



BASEMENT FLOOR - ELEVATION B



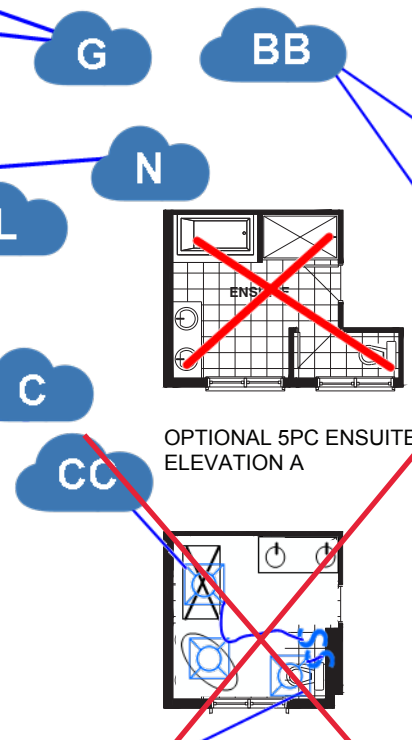
GROUND FLOOR - ELEVATION A



GROUND FLOOR - ELEVATION B

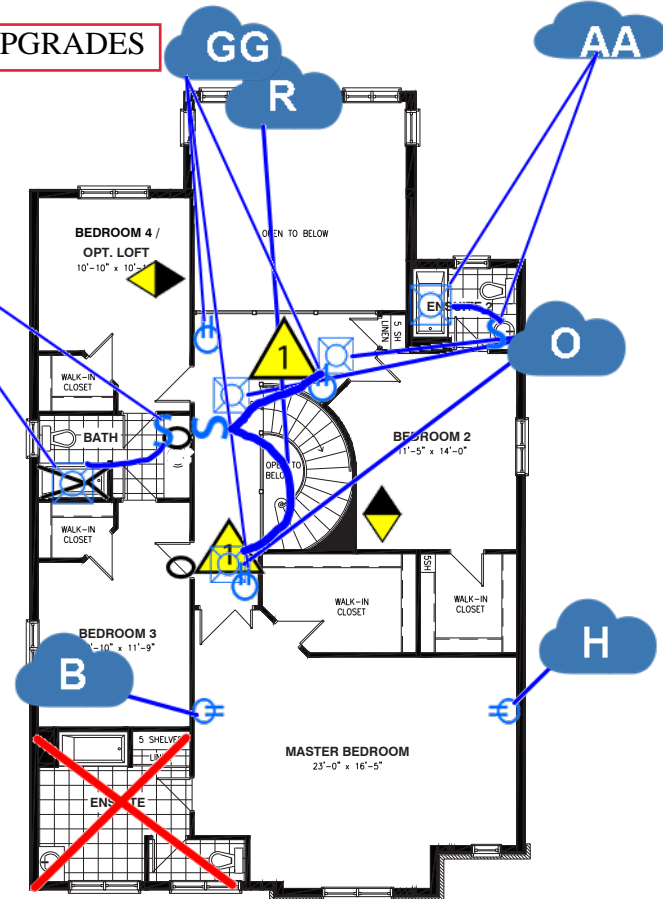


GROUND FLOOR - ELEVATION C

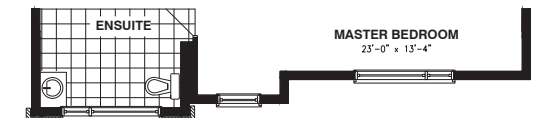


OPTIONAL 5PC ENSUITE ELEVATION A

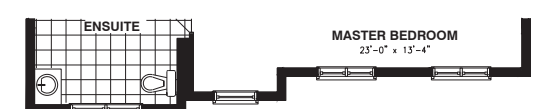
OPTIONAL 5PC ENSUITE ELEVATION B & C



SECOND FLOOR - ELEVATION A



SECOND FLOOR - ELEVATION B



SECOND FLOOR - ELEVATION C

CUSTOMER ACCEPTANCE

DATE January 24, 2022



S&S -ORBITAL SKETCH -NEW UPGRADES

THE STEEL

MODEL 1086
3205 SQ. FT.

Site: Place St. Thomas 6

Purchaser: Analiza Reyes

DS
AR

DS
DDG

DS
FN

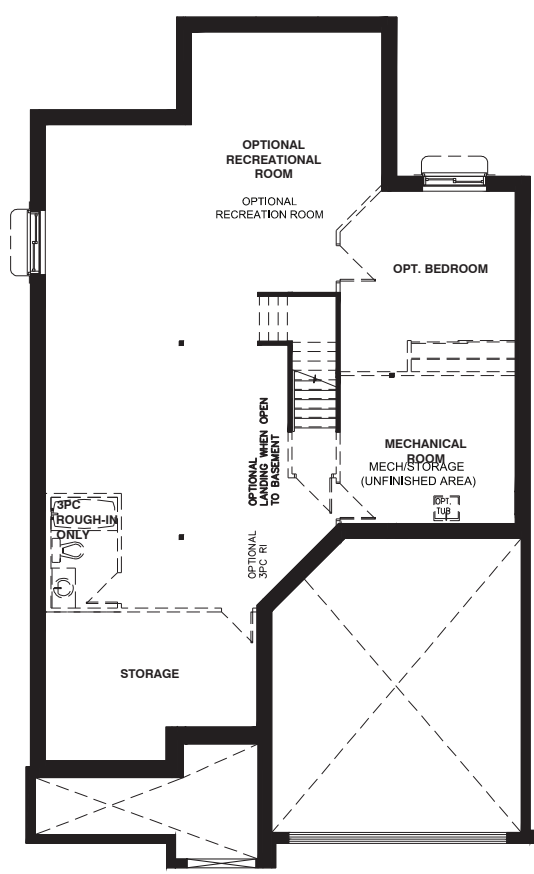
Plan No.: 50M-352

Lot: 24

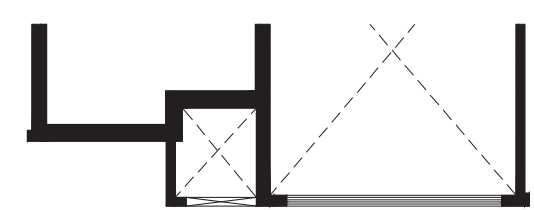
Purchaser: Danelo De Guzman

Date: May 2, 2022

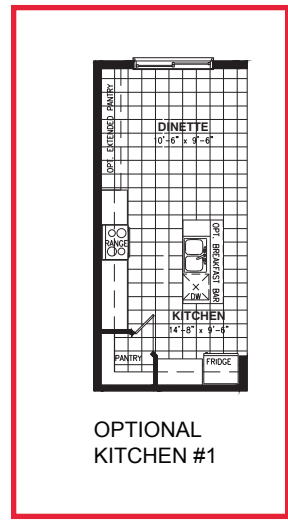
SS-Orbital Sketch



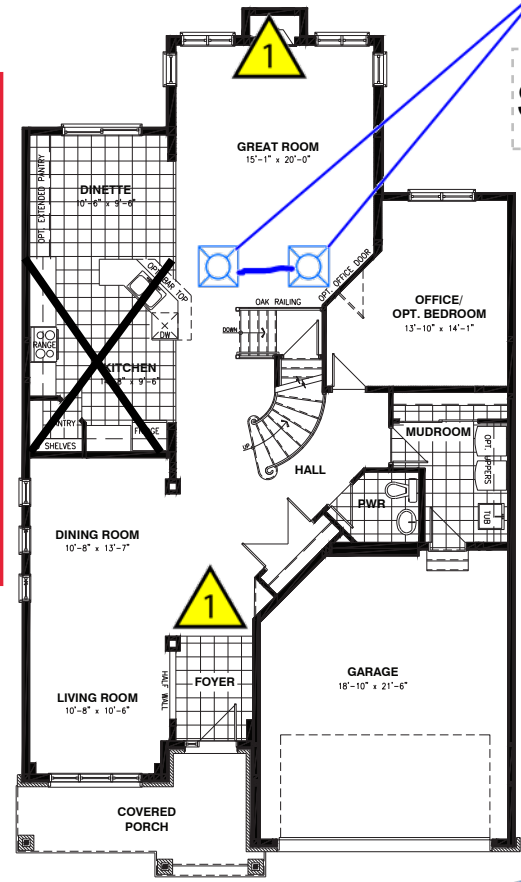
BASEMENT FLOOR - ELEVATION A & C



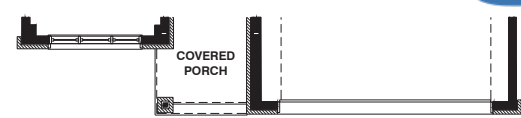
BASEMENT FLOOR - ELEVATION B



OPTIONAL KITCHEN #1



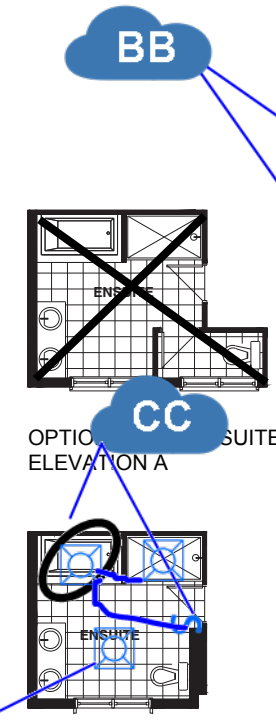
GROUND FLOOR - ELEVATION A



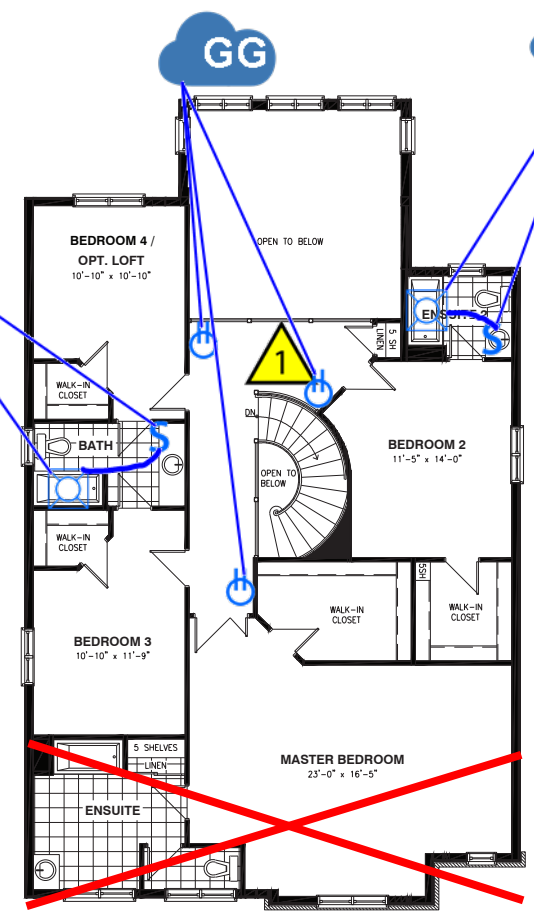
GROUND FLOOR - ELEVATION B



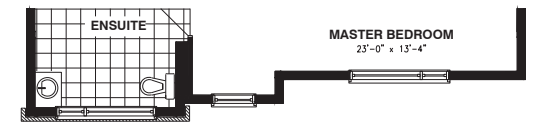
~~GROUND FLOOR - ELEVATION C~~



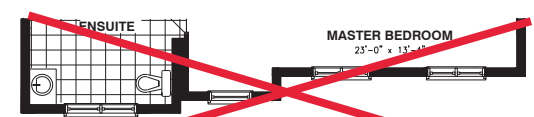
OPTIONAL 5PC ENSUITE ELEVATION A
ELEVATION B & C



SECOND FLOOR - ELEVATION A



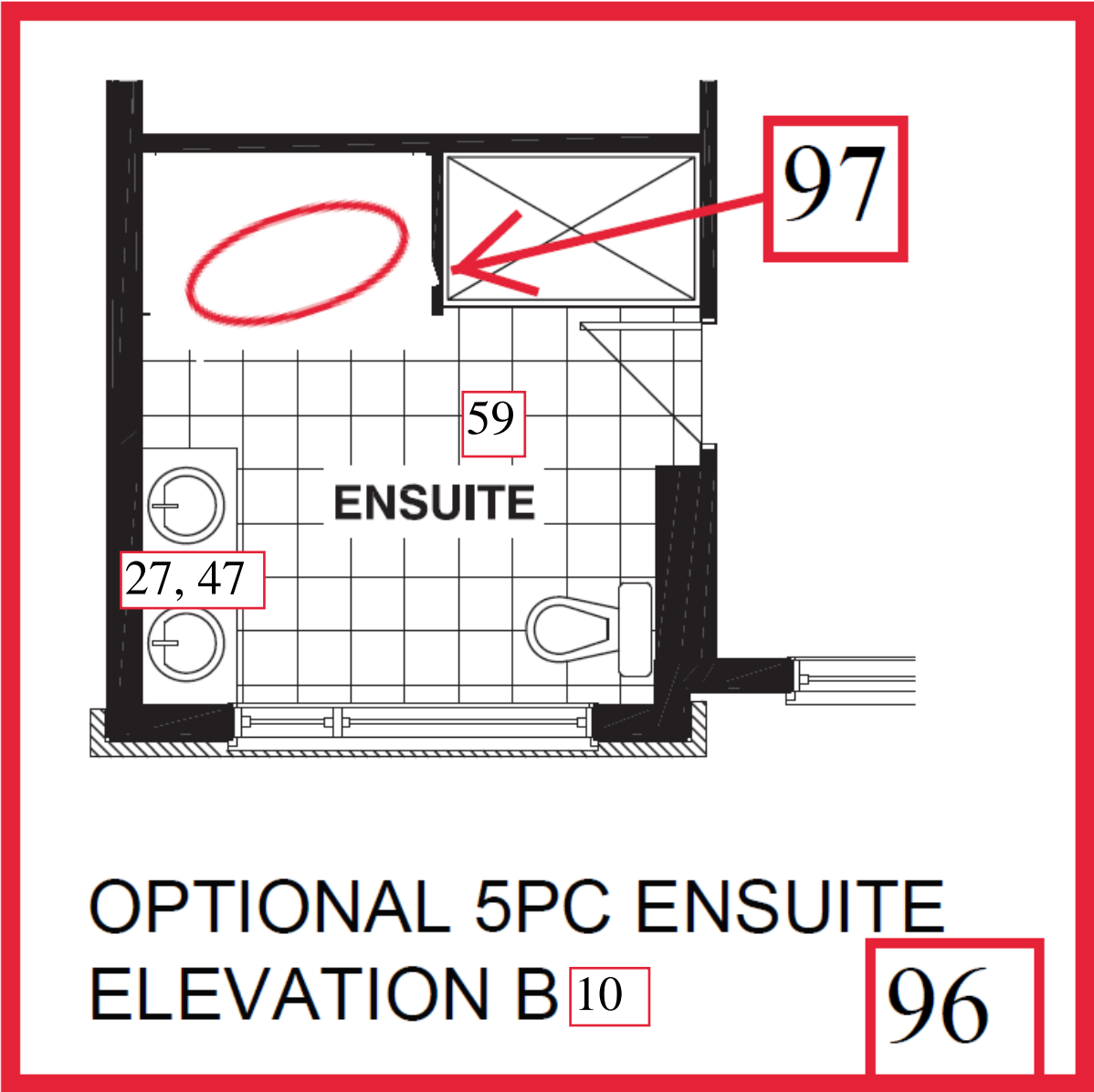
~~SECOND FLOOR - ELEVATION B~~



~~SECOND FLOOR - ELEVATION C~~

CUSTOMER ACCEPTANCE _____ DATE Jan 24, 2022

Custom Ensuite Layout
Item #10
Date: May 2, 2022



Project: Place St. Thomas Phase 6
Plan No: 4M-352
Lot No: Lot 24
Model: 1086 "B" STD
Date: May 2, 2022

Purchaser: Analiza Reyes
Purchaser: Dandelo De Guzman

^{DS}
AR

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DDE

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FN

Certificate Of Completion

Envelope Id: CAC2C1B6EC9245EF8AB3A48FEC4F64DB	Status: Completed
Subject: Please DocuSign: PST PH6 24 - 680 & Colour Rev. 04 May 2-22.pdf	
Source Envelope:	
Document Pages: 8	Signatures: 12
Certificate Pages: 5	Initials: 12
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Lisa Ballard
Time Zone: (UTC-05:00) Eastern Time (US & Canada)	210-1455 Youville Drive
	Orleans, ON K1C6Z7
	lballard@valecraft.com
	IP Address: 24.137.59.94


Record Tracking

Status: Original	Holder: Lisa Ballard	Location: DocuSign
5/2/2022 3:00:22 PM	lballard@valecraft.com	

Signer Events

Analiza Reyes
 analizareyes25@yahoo.ca
 Security Level: Email, Account Authentication (None)

Signature


DocuSigned by:

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 Signature Adoption: Pre-selected Style
 Signed by link sent to analizareyes25@yahoo.ca
 Using IP Address: 99.248.16.132
 Signed using mobile

Timestamp

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 Signed: 5/2/2022 9:16:30 PM

Electronic Record and Signature Disclosure:
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Dandelo De Guzman
 dan.deguzman@gmail.com
 Security Level: Email, Account Authentication (None)

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Frank Nieuwkoop
 frank@valecraft.com
 Valecraft Homes
 Security Level: Email, Account Authentication (None)

DocuSigned by:

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 Signature Adoption: Pre-selected Style
 Signed by link sent to frank@valecraft.com
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 Signed: 5/3/2022 6:45:35 AM

Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
Carbon Copy Events		
Lisa Ballard lballard@valecraft.com Administrative Coordinator Valecraft Homes Ltd Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<div style="border: 2px solid blue; padding: 5px; display: inline-block;">COPIED</div>	Sent: 5/3/2022 6:45:38 AM Resent: 5/3/2022 6:45:46 AM Viewed: 5/4/2022 9:54:05 AM
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	<div style="border: 2px solid blue; padding: 5px; display: inline-block;">COPIED</div>	Sent: 5/3/2022 6:45:39 AM Viewed: 5/3/2022 11:54:38 AM
Tricia Oliver tolover@valecraft.com Project Officer Valecraft Homes Ltd Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<div style="border: 2px solid blue; padding: 5px; display: inline-block;">COPIED</div>	Sent: 5/3/2022 6:45:40 AM
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Notary Events		
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Envelope Summary Events		
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Certified Delivered	Security Checked	5/3/2022 6:44:54 AM
Signing Complete	Security Checked	5/3/2022 6:45:35 AM
Completed	Security Checked	5/3/2022 6:45:40 AM
Payment Events		
Status		
Timestamps		
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Valecraft Homes (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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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.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

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..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

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.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- 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.