

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED**

ON THE 20 DAY OF July, 20 22.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : C12
LOT: C12 BLOCK :
50M-361 Place St. Thomas 7
CIVIC ADDRESS: 955 Cologne Street
PURCHASERS: Anastasia Khovanskaya

VENDORS: VALECRAFT HOMES (2019) LIMITED
DATE OF ACCEPTANCE: July 20, 2022

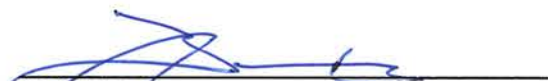
It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: PURCHASE PRICE: \$698,848.00
BALANCE AT CLOSING: \$668,848.00
LESS H.S.T. AMOUNT: \$639,688.50
SCHEDULE "G" DATED: July 20, 2022
TARION SCHEDULE "B" DATED: July 20, 2022

INSERT: 680 dated: August 7, 2022 in the amount of: \$4,956.18
NEW PURCHASE PRICE: \$703,804.18
NEW BALANCE AT CLOSING: \$673,804.18
NEW LESS H.S.T. AMOUNT: \$644,074.50
SCHEDULE "G" DATED: August 7, 2022
TARION SCHEDULE "B" DATED: August 7, 2022

Dated at Embrun, ON this 7 day of August, 2022

In the presence of:


WITNESS


PURCHASER

WITNESS

PURCHASER

Dated at Ottawa, ON this 8 day of August, 2022

VALECRAFT HOMES (2019) LIMITED

Per: 

Name: F. 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 \$644,074.50. 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 Embrun, ON this 7 day of August, 2022

X 
PURCHASER

VALECRAFT HOMES (2019) LIMITED

PURCHASER


PER:

August 8, 2022
DATE:

PROJECT: Place St. Thomas 7 LOT: C12



Valecraft
Homes (2019) Limited

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASER: Anastasia Khovanskaya

Printed: 6-Aug-22 4:30 pm

LOT NUMBER C12		PHASE 7	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 25-May-23	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
*21 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*\$ 576.30	Each
39995		Note: Orbital Estimate No#: OR7865 dated 08/02/2022			
*22 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*\$ 4,379.88	Each
39996		Note: S&S Electric Estimate No#: SS6286 Rev.02 dated 07/29/2022			

Sub Total	\$4,956.18
HST	\$0.00
Total	\$4,956.18

Payment Summary

<u>Paid By</u>	<u>Amount</u>
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<u>Total Payment:</u>	
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PURCHASER:

X 
Anastasia Khovanskaya

7-Aug-22
DATE

VENDOR:



PER: Valecraft Homes (2019) Limited

DATE: August 8, 2022

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,924-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



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

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Estimate No#: **OR7865**








Customer Copy

Customer:

Anastasia Khovanskaya
Home: 647-389-3188
Email: anastasia.khovanskaya@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Towns Ph7
Lot: C12
Closing Date: 05/25/2023

Salesperson: Jason Thompson (OR)
Date: 08/02/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets as required		\$	\$0.00
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Family Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Great Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$170.00	\$170.00
Family Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$170.00	\$170.00
Master Bedroom	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$170.00	\$170.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$510.00
HST:	\$66.30
Total:	\$576.30

X 
Customer Signature

August 7, 2022
Date

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

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



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

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Estimate No#: SS6286 Rev.02

Customer Copy

Customer:

Anastasia Khovanskaya
Home: 647-389-3188
Email: anastasia.khovanskaya@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Towns Ph7
Lot: C12
Closing Date: 05/25/2023

Salesperson: Jason Thompson
Date: 07/29/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	A	\$148.00	\$148.00
Family Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$148.00	\$148.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	C	\$148.00	\$148.00
Kitchen	2.00	Standard Light Outlet (Keyless) Add (2) Standard Light Outlet (Keyless) over island for future pendent lighting	F	\$142.00	\$284.00
Kitchen	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 4 LED Halo potlights (AFR4-0930-WH) on existing switch (price includes credit for deleted standard fixture)	G	\$940.00	\$940.00
Great Room	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) - using control plug switch (sever control to plug)	H	\$1,488.00	\$1,488.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	I	\$	\$0.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add (2) LED Halo potlight (AFR4-0930-WH) on added switch	J	\$250.00	\$250.00
Ensuite Bath	1.00	Single Pole Switch Switch for added potlight	J	\$110.00	\$110.00
Main Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	K	\$250.00	\$250.00
Main Bath	1.00	Single Pole Switch Switch for added potlight	K	\$110.00	\$110.00
Customer Subtotal:					\$3,876.00
HST:					\$503.88
Total:					\$4,379.88

*** Total price includes all applicable taxes

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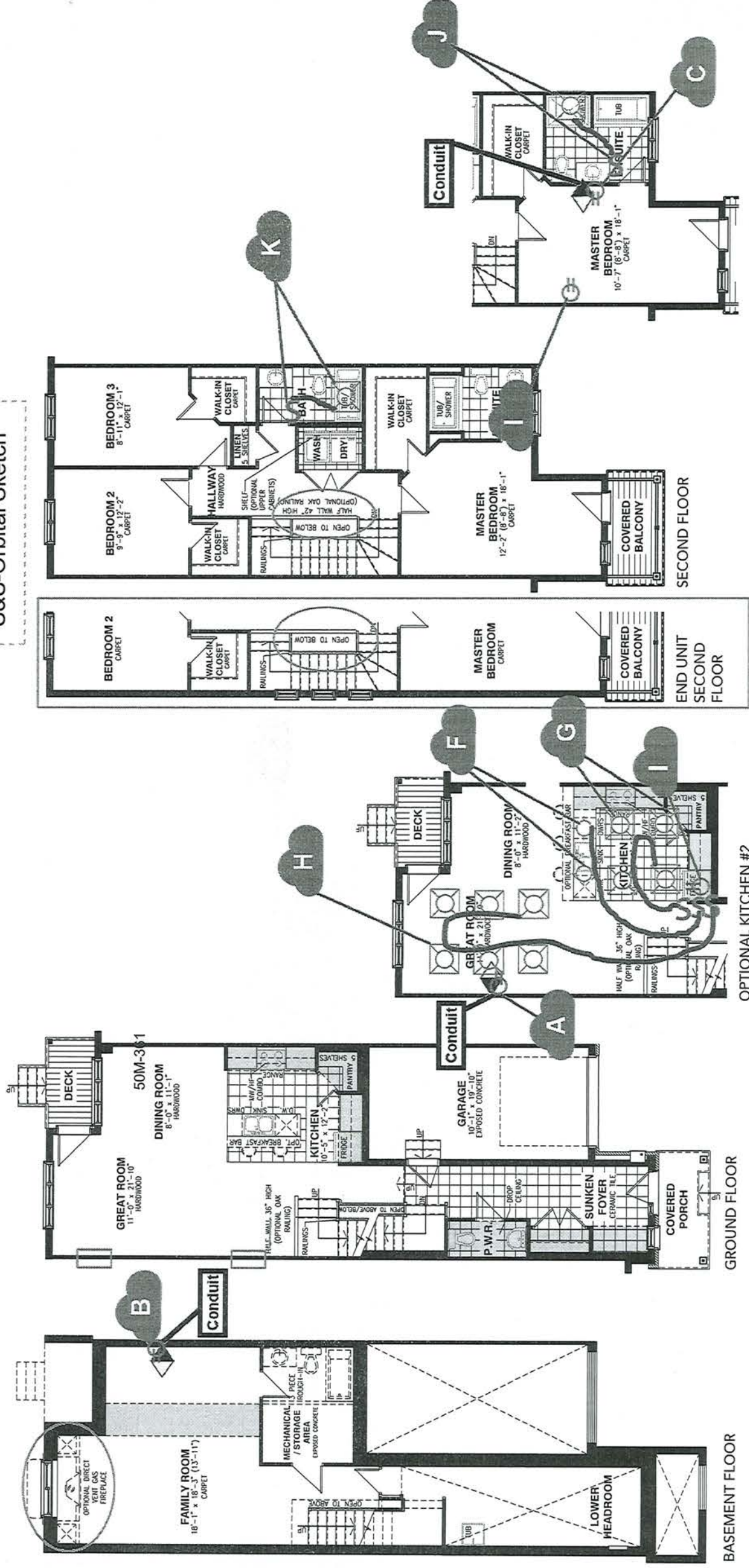
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Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

X 
Customer Signature

August 7, 2022
Date



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.

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 August 7, 2022.

Signed at Embrun, ON, this 7 day of August, 2022.

x [Signature]
Purchaser

Valecraft Homes (2019) Limited

Purchaser

[Signature]
Per:

August 8, 2022
Date:

Lot #: C12

Project: Place St. Thomas 7