

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 30 DAY OF June , 2023 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 4
LOT: 4 BLOCK :
50M-361
CIVIC ADDRESS: 890 Cologne Street

PURCHASERS: Francis Owens & Wendy Lynn Owens

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: June 30, 2023

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: \$986,455.03
BALANCE AT CLOSING: \$936,455.03
LESS H.S.T. AMOUNT: \$894,207.99
SCHEDULE "G" DATED: August 5, 2023
TARION SCHEDULE "B" DATED: August 5, 2023

INSERT: 680 dated: August 23, 2023 in the amount of: -\$977.67
NEW PURCHASE PRICE: \$985,477.36
NEW BALANCE AT CLOSING: \$935,477.36
NEW LESS H.S.T. AMOUNT: \$893,342.80
SCHEDULE "G" DATED: August 23, 2023
TARION SCHEDULE "B" DATED: August 23, 2023

Dated at Guelph, ON this 23 day of August , 2023

In the presence of:

WITNESS

DocuSigned by:
Francis Owens
PURCHASER

WITNESS

DocuSigned by:
Wendy Lynn Owens
PURCHASER

Dated at Ottawa, ON this 23 day of August , 2023

VALECRAFT HOMES LIMITED (VENDOR)

PER: Frank Nieuwkoop
REV: September 3, 2020



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 22-Aug-23 4:30 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	30-Apr-24
ITEM	QTY	EXTRA / CHANGE	PRICE
128	1	ENSUITE BATH - DELETE BIDET IN ENSUITE BATHROOM	Each
42306	Note:		
129	1	ENSUITE BATH - 4PC ENSUITE BATHROOM - REDESIGN AS PER SKETCH	Each
42307	Note:	- As per Ensuite Bathroom sketch dated August 23, 2023 - See item #34 (raised plumbing for vanity) - See item #100 (custom vanity) - See item #130 (vanity feet)	
130	1	ENSUITE BATH - CLARIFICATION - MATTE BLACK FEET ON ENSUITE VANITY - AS PER SKETCH	Each
42308	Note:	- See Vanity Feet Sketch dated August 23, 2023 - Matte Black feet	
131	1	- DELETE ITEM #126 - (RE: ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH)	Each
42309	Note:		
132	1	- DELETE ITEM #127 - (RE: S&S ELECTRICAL UPGRADES AS PER ATTACHED QUOTE & SKETCH)	Each
42310	Note:		
*133 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	Each
42311	Note:	- As per Orbital Estimate No#: OR8066 Rev.05 dated 08/21/2023	
*134 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	Each
42312	Note:	- As per S&S Electric Estimate No#: SS6495 Rev.05 dated 08/21/2023	

Sub Total	\$-977.67
HST	\$0.00
Total	\$-977.67

Payment Summary	
Paid By	Amount
Total Payment:	

Vendor Initials:

FN

Purchaser Initials:

FO

WLO

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 22-Aug-23 4:30 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	30-Apr-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
PURCHASER:		<div>DocuSigned by: Francis Owens 4699D369F8504C1</div>	<div>DocuSigned by: Frank Nieuwkoop A04FB273D1213EE</div>	PER: Valecraft Homes (2019) Limited
		23-Aug-23 DATE		
PURCHASER:		<div>DocuSigned by: Wendy Lynn Owens 4692C4477F3D4AF</div>	DATE: August 23, 2023	
		23-Aug-23 DATE		

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,026-2

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.

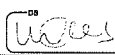
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales 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 \$893,342.80 . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer. The consideration value is subject to change, pursuant to any and all extras that are ordered pursuant to a Change Order following the date of the execution of this Agreement.
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Guelph, ON this 23 day of August , 2023

DocuSigned by:
Francis Owens

PURCHASER

VALECRAFT HOMES LIMITED

DocuSigned by:
[Signature]

PURCHASER

DocuSigned by:
Frank Nieuwkoop

PER:

August 23, 2023

DATE:

PROJECT: Place St. Thomas 7 LOT: 4



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 #26 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 #26 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.
- 10. Delay in Closing by Purchaser of \$250.00 +HST per day as per final statement of adjustments as stated in Clause #20 of the Agreement of Purchase & Sale.
- 11. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 12. 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.
- 13. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated August 23, 2023.

Signed at Guelph, Ontario, this 23 day of August, 2023.

DocuSigned by:
Francis Owens
4E9D509F9504C1...
Purchaser

Valecraft Homes (2019) Limited

DocuSigned by:
[Signature]
4952CA77FD94AF...
Purchaser

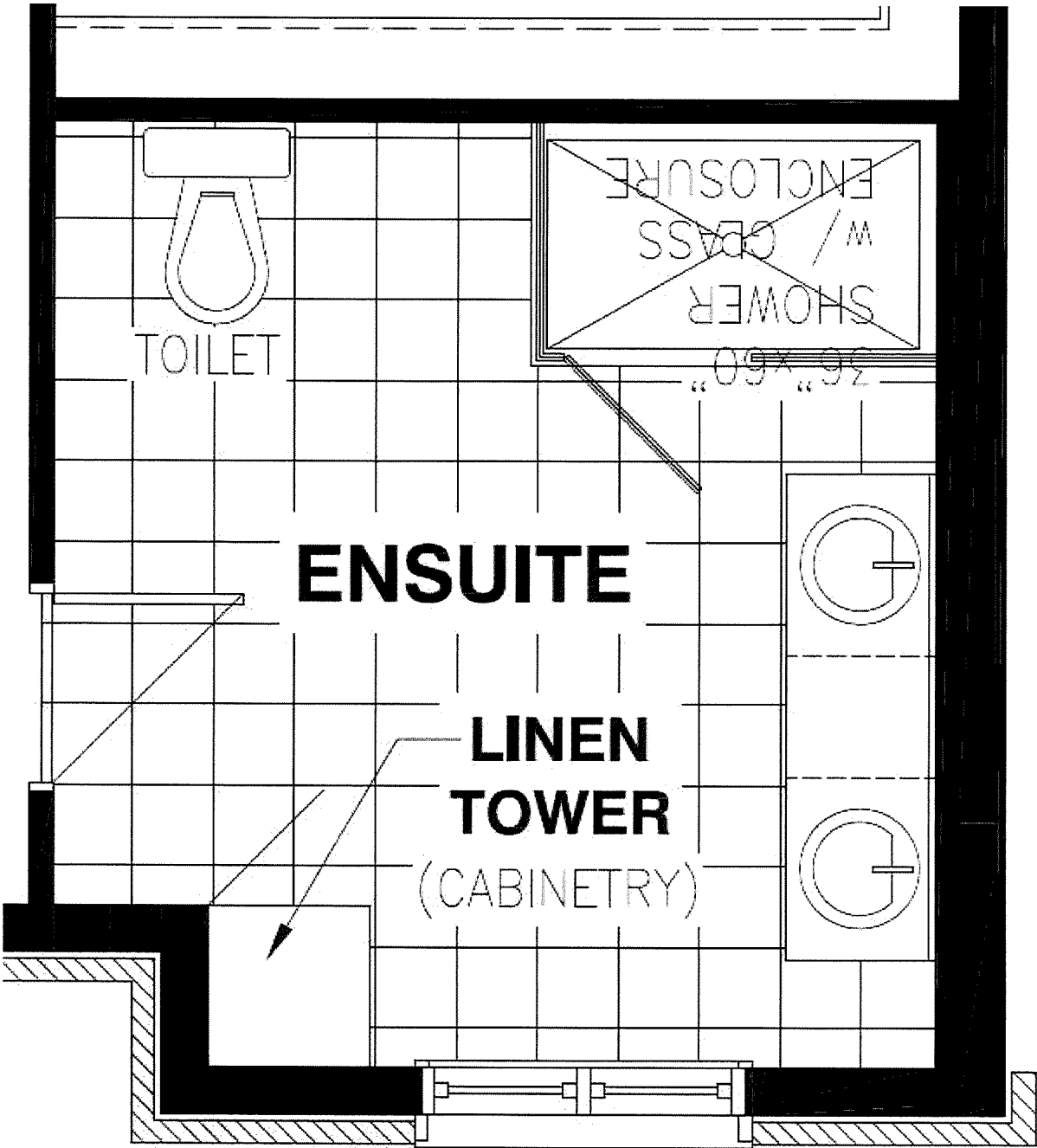
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Frank Nieuwkoop
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Per:

August 23, 2023
Date:

Lot #: 4

Project: Place St. Thomas 7

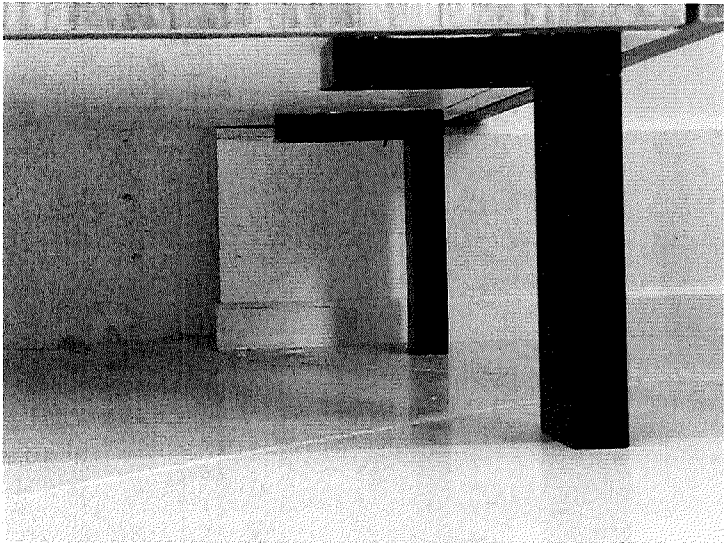
ENSUITE BATHROOM SKETCH - AUGUST 23, 2023



Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 4 - Phase 7
Model: #826 "B"cust. Rev
Date: August 23, 2023

Purchaser: Francis Owens
Purchaser: Wendy Lynn Owens

Vanity Feet Sketch - August 23, 2023



Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 4 - Phase 7
Model: #826 "B"cust. Rev
Date: August 23, 2023

Purchaser: Francis Owens
Purchaser: Wendy Lynn Owens



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

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Estimate No#: OR8066 Rev.05
Customer Copy

Customer:

Francis Owens & Wendy Lynn Owens

Home: 519-841-5768 (francis)
519-837-1110(wendy)
Email: frank.owens@me.com;
owenswendy@me.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Singles Ph7
Lot: PST PH7 Lot 4
Closing Date: April 30, 2024

Salesperson: Kyle Takman (OR)
Date: 08/21/2023

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Rec Room	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Living Room	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Bedroom #2	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Dining	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan - cat6 to be run through conduit in dining room to termination point		\$	\$0.00
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Kitchen	1.00	Vacuum Pan White (VAC-DI500WH) Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		\$255.00	\$255.00
Customer Subtotal:					\$255.00
HST:					\$33.15
Total:					\$288.15

*** Total price includes all applicable taxes

www.orbitalti.com

DocuSigned by:
Francis Owens
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DocuSigned by:

4962CAA77F084AF...

Customer Signature

August 23, 2023
Date





ELECTRIC - ÉLECTRIQUE

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

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www.ssbolton.com

Estimate No#: SS6495 Rev.05

Customer Copy

Customer:

Francis Owens & Wendy Lynn Owens

Home: 519-841-5768 (francis)
519-837-1110(wendy)
Email: frank.owens@me.com;
owenswendy@me.com

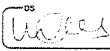
Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Singles Ph7
Lot: PST PH7 Lot 4
Closing Date: April 30, 2024

Salesperson: Kyle Takman
Date: 08/21/2023

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen (both ends if island) (standard items)	A	\$	\$0.00
Ensuite Bath	4.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlight (AFR4-0930-WH) on existing switch	C	\$277.00	\$1,108.00
Main Bath	1.00	Misc. Product Delete Standard Fixture (keep vanity fixture)	D	\$-128.00	\$-128.00
Main Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on existing switch	D	\$277.00	\$277.00
Laundry Room	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 2 LED Halo potlight (AFR4-0930-WH) on existing switch	E	\$277.00	\$554.00
Laundry	1.00	Misc. Product Delete Standard Fixture	E	\$-128.00	\$-128.00
Second Floor Hall	1.00	Misc. Product Delete Standard Fixture	F	\$-128.00	\$-128.00
Stairwell	1.00	Misc. Product Delete Standard Fixture	F	\$-241.00	\$-241.00
Second Floor Hall	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 3 LED Halo potlight (AFR4-0930-WH) on existing switch - upper hall and stairwell to be on 4-way switch)	F	\$277.00	\$831.00
Second Floor Hall	1.00	4-Way Switch 4-Way Switch	F	\$302.00	\$302.00

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DS
FA

DS


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FN



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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Master Bedroom	1.00	Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire) Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire)	G	\$119.00	\$119.00
Bedroom #2	1.00	Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire) Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire)	H	\$119.00	\$119.00
Living Room	4.00	Misc. Product Labour to install fixture provided by client. (2 guys @ 2 hours)	I	\$95.00	\$380.00
Kitchen Island	1.00	20 Amp Kitchen Island Plug Add 1 receptacle to end of island (upgrade to USB outlet)	J	\$324.00	\$324.00
Kitchen	1.00	20 Amp Separate Circuit GFI Kitchen Counter Plug Add 1 receptacles on backsplash wall near ends (~ 6" from end)	K	\$362.00	\$362.00
Foyer	1.00	Misc. Product Delete Standard Fixture	L	\$-128.00	\$-128.00
Foyer	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 2 LED Halo potlight (AFR4-0930-WH) on existing switch	L	\$277.00	\$554.00
Dining	1.00	15 Amp Standard Plug Install switched receptacle on wall backing onto pantry To be on the same switch as ceiling fixture Ceiling fixture to be keyless / capped	M	\$175.00	\$175.00
Hall	1.00	Misc. Product Delete Standard Fixture	N	\$-128.00	\$-128.00
Hall	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 3 LED Halo potlight (AFR4-0930-WH) on existing switch	N	\$277.00	\$831.00
Mudroom	1.00	Misc. Product Delete Standard Fixture	O	\$-128.00	\$-128.00
Mudroom	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 2 LED Halo potlight (AFR4-0930-WH) on existing switch	O	\$277.00	\$554.00
Dining	1.00	Standard Light Outlet (Keyless) install a switched wall sconce electrical box 90" above floor centered on wall	P	\$160.00	\$160.00
Dining	1.00	Single Pole Switch Single Pole Switch	P	\$136.00	\$136.00
Powder Room	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on existing switch	Q	\$277.00	\$277.00

www.sandselectric.ca

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

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3



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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Basement Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on existing switch	R	\$277.00	\$277.00
Hall	1.00	Misc. Product Delete Standard Fixture	S	\$-128.00	\$-128.00
Hall	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 2 LED Halo potlight (AFR4-0930-WH) on existing switch	S	\$277.00	\$554.00
Rec Room	2.00	Misc. Product Delete Standard Fixture	T	\$-128.00	\$-256.00
Rec Room	8.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 8 LED Halo potlight (AFR4-0930-WH) on existing switch	T	\$277.00	\$2,216.00
Rec Room	1.00	Upgrade Switch to Dimmer Upgrade Switch to Dimmer	T	\$121.00	\$121.00
Front Out	1.00	15 Amp Weather Proof Plug 15 Amp Weather Proof Plug	V	\$256.00	\$256.00
Garage	1.00	20 AMP separate circuit plug Add dedicated plug in garage for future space heater (240V)	W	\$349.00	\$349.00
Front Out	6.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlight (AFR4-0930-WH) on added switch	X	\$288.00	\$1,728.00
Front Out	1.00	Single Pole Switch Single Pole Switch	X	\$136.00	\$136.00
Kitchen	1.00	Standard Light Outlet (Keyless) Add 1 Keyless Fixtures on added switch (total 3 keyless) Relocate 2 standard fixtures and leave as keyless (Kitchen & Dinette)	Y	\$160.00	\$160.00
Front Out	1.00	15 Amp Separate Circuit Soffit Plug w/ Switch 15 Amp Separate Circuit Soffit Plug w/ Switch	Z	\$411.00	\$411.00
Kitchen	7.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 7 LED Halo potlight (AFR4-0930-WH) on existing switch (3-way from dinette)	ZZ	\$277.00	\$1,939.00
Kitchen	3.00	Misc. Product (3) relocate existing plugs (~ 6" form end)	B	\$	\$0.00

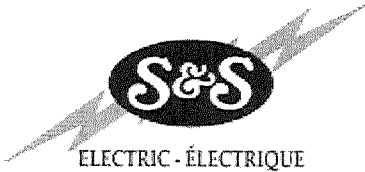
*** Total price includes all applicable taxes

Customer Subtotal:	\$13,817.00
HST:	\$1,796.21
Total:	\$15,613.21

FB WJL FN

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

5 4 1 1 Canotek Road, Ottawa, Ontario K1J 9M3



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

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www.ssbolton.com

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."

DocuSigned by:
Francis Owens
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DocuSigned by:
[Signature]
5962CA71FD68F...

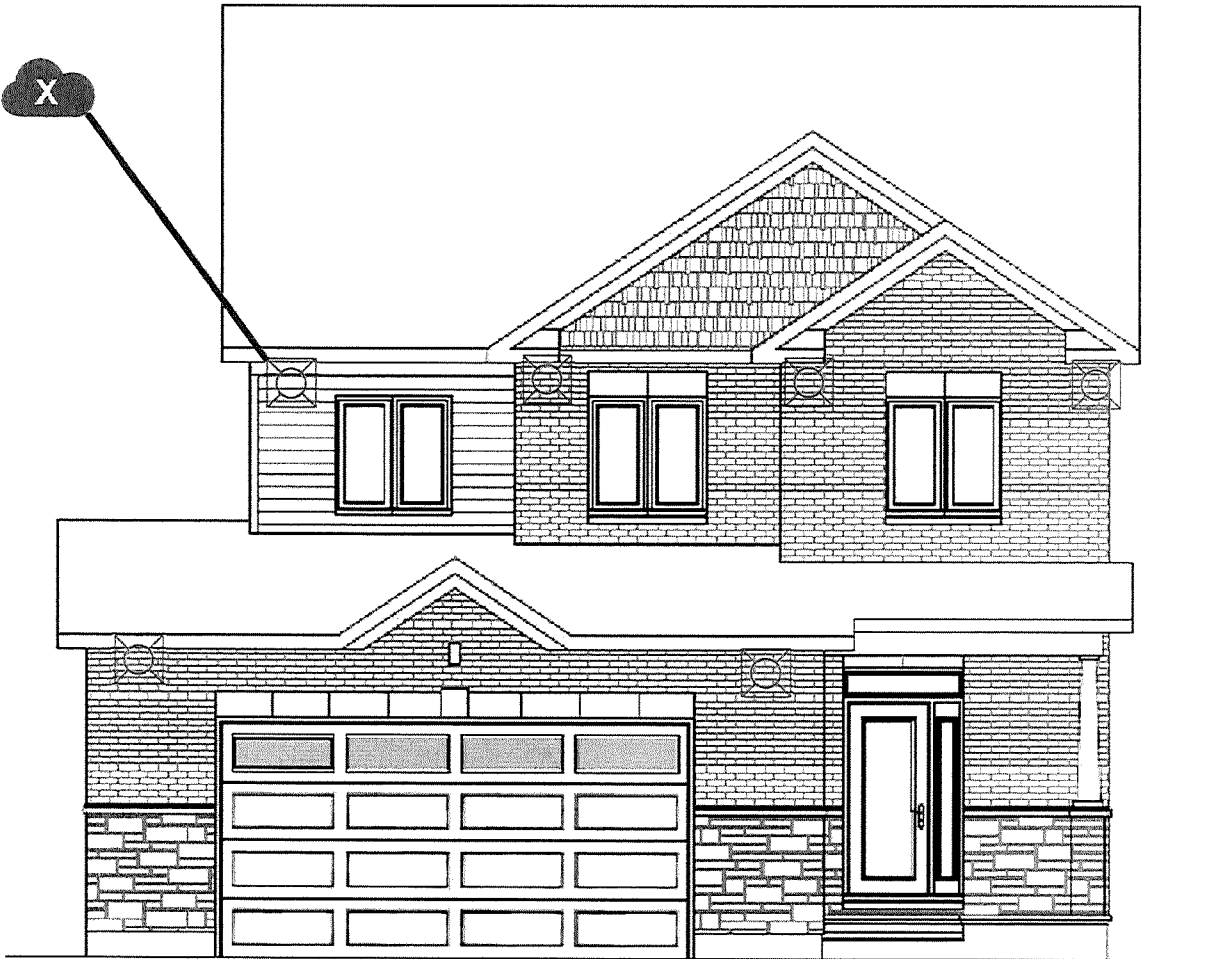
Customer Signature

August 23, 2023

Date



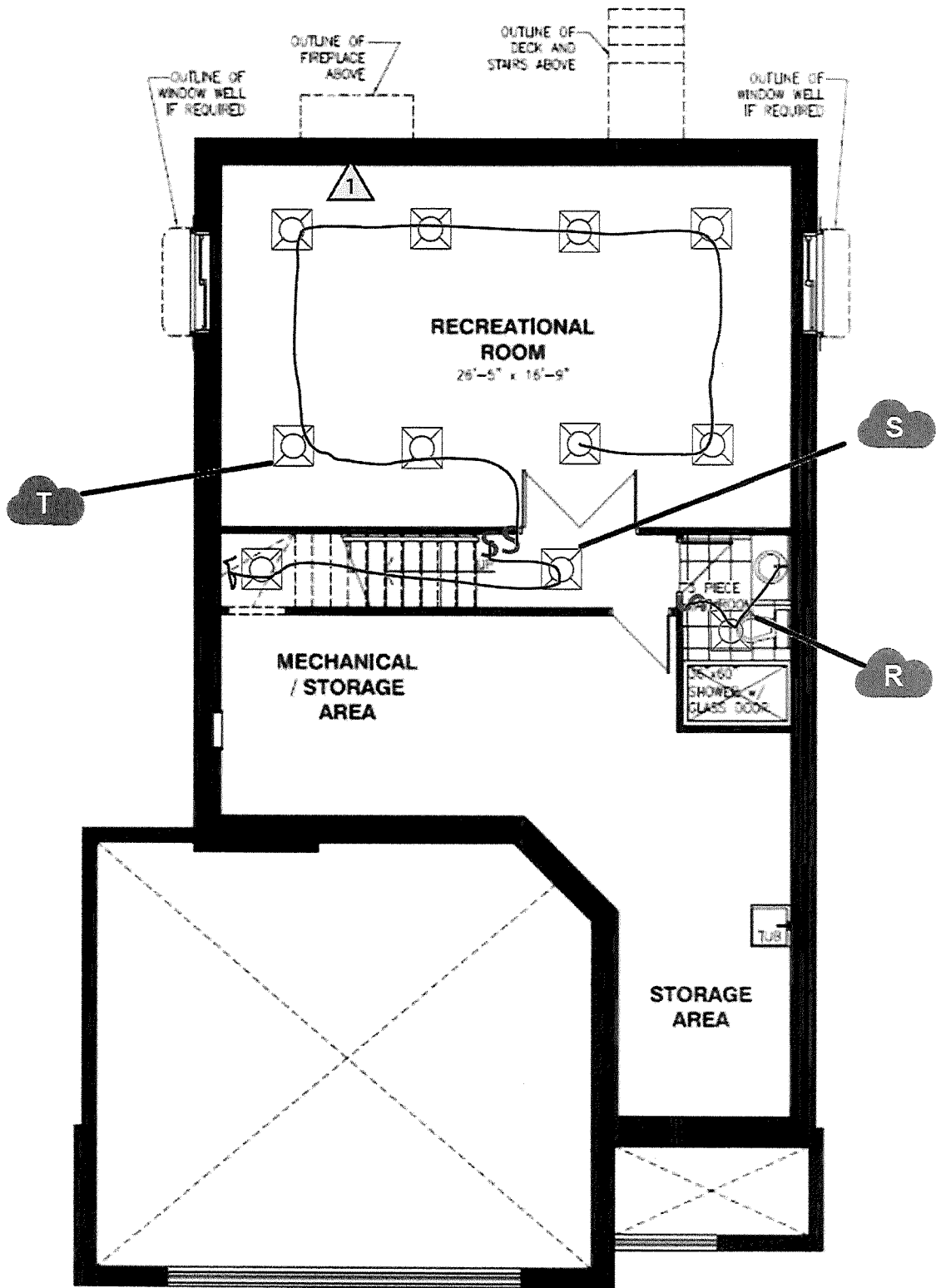
Model Name: Bradley "B" Cust Model #: #826 Plan #: 50M-361
Site: Place St. Thomas 7 Purchaser: Francis Owens
Lot: 4 - Phase 7
Date: 08/21/2023 Purchaser: Wendy Lynn Owens



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Model Name: Bradley "B" Cust Model #: #826 Plan #: 50M-361
Site: Place St. Thomas 7 Purchaser: Francis Owens
Lot: 4 - Phase 7
Date: 08/21/2023 Purchaser: Wendy Lynn Owens

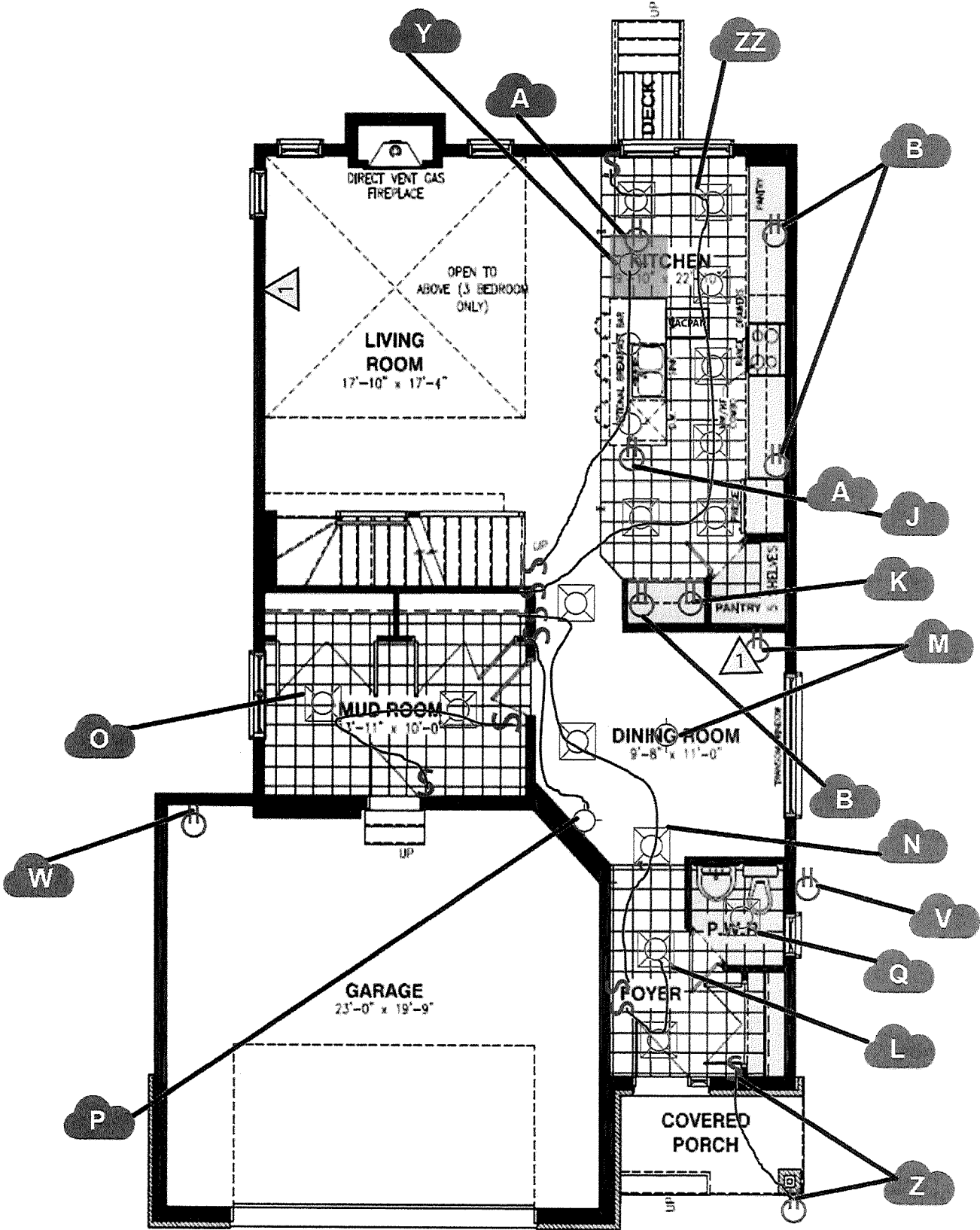


Basement Floor

FR FN



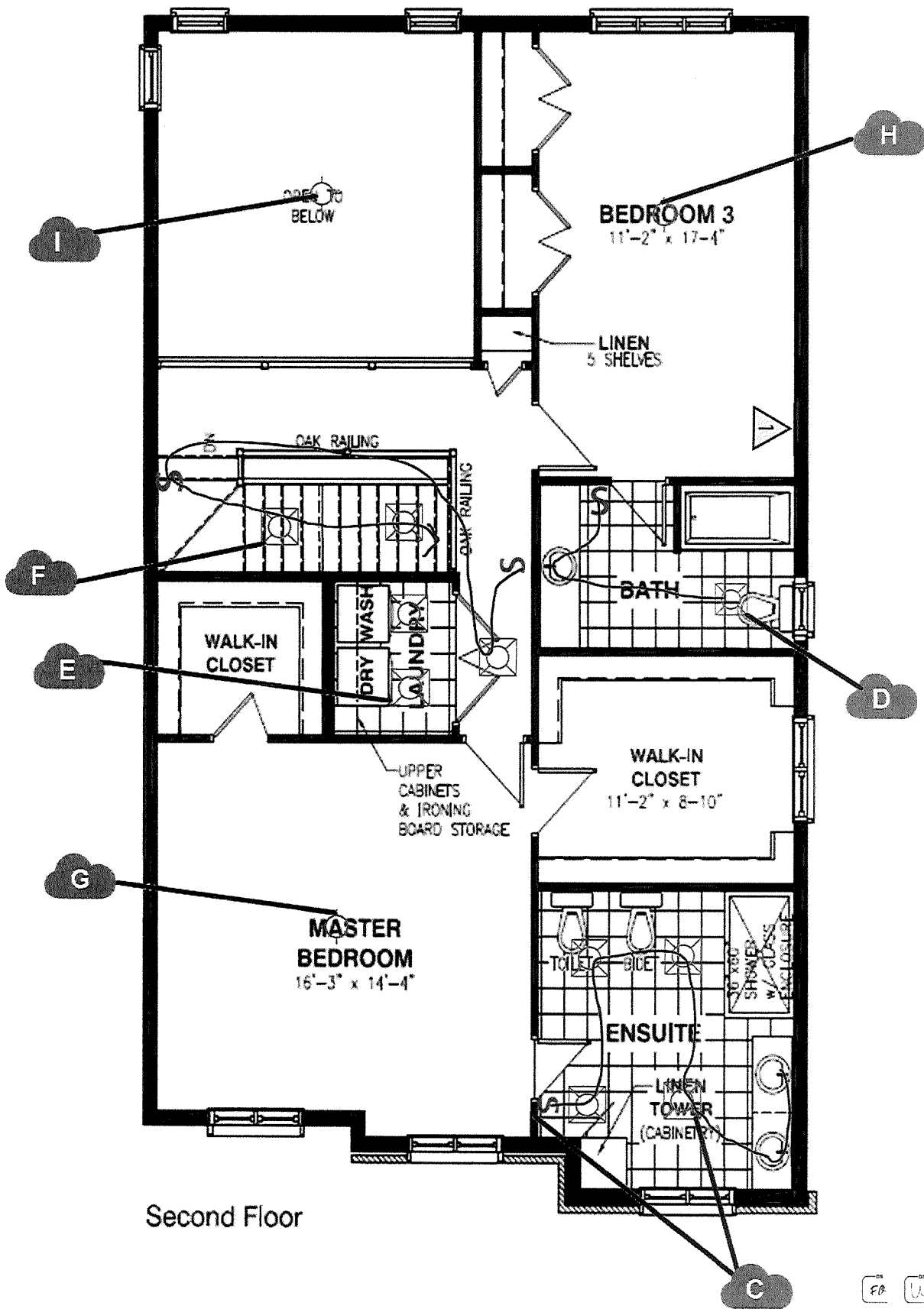
Model Name: Bradley "B" Cust Model #: #826 Plan #: 50M-361
Site: Place St. Thomas 7 Purchaser: Francis Owens
Lot: 4 - Phase 7
Date: 08/21/2023 Purchaser: Wendy Lynn Owens



Ground Floor



Model Name: Bradley "B" Cust Model #: #826 Plan #: 50M-361
Site: Place St. Thomas 7 Purchaser: Francis Owens
Lot: 4 - Phase 7
Date: 08/21/2023 Purchaser: Wendy Lynn Owens



Valecraft.com

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