

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 24 DAY OF January , 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 15
LOT: 15 BLOCK :
Ref. Draft Site Plan
CIVIC ADDRESS: 102 Craig Duncan Terrace

PURCHASERS: Derek David Jones and Courtney Anderson

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: January 25, 2024

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: \$993,000.00
BALANCE AT CLOSING: \$943,000.00
LESS H.S.T. AMOUNT: \$900,000.00
SCHEDULE "G" DATED: January 24, 2024
TARION SCHEDULE "B" DATED: January 24, 2024

INSERT: 680 dated: March 5, 2024 in the amount of: \$12,941.40
NEW PURCHASE PRICE: \$1,005,941.40
NEW BALANCE AT CLOSING: \$955,941.40
NEW LESS H.S.T. AMOUNT: \$911,452.57
SCHEDULE "G" DATED: March 6, 2024
TARION SCHEDULE "B" DATED: March 6, 2024

Dated at Stittsville this 6 day of March , 2024

In the presence of:

WITNESS

DocuSigned by:
Derek David Jones
PURCHASER

WITNESS

DocuSigned by:
Courtney Anderson
PURCHASER

Dated at Ottawa this 6 day of March , 2024

VALECRAFT HOMES LIMITED (VENDOR)

PER: 

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.

DS




Purchaser

DS



Purchaser

DS



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 \$911,452.57 . 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 Stittsville this 6 day of March , 2024

DocuSigned by:

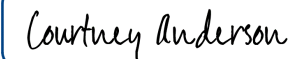


EEFA4C2292624FF...

PURCHASER

VALECRAFT HOMES LIMITED


DocuSigned by:



79A62D99967D491...

PURCHASER

DocuSigned by:



A04F627301214EE...

PER:

March 6, 2024

DATE:

PROJECT: Shea Village PH1 LOT: 15



**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 March 6th, 2024.

Signed at Stittsville, this 6th day of March, 2024.

DocuSigned by:
Derek David Jones
Purchaser FFEA4C2292624FF...

DocuSigned by:
Courtney Anderson
Purchaser 79A52B33367D491...

Valecraft Homes (2019) Limited

DocuSigned by:
[Signature]
A04E827301214EE
Per:

March 6, 2024

Date:

Lot #: 15 - Phase 1

Project: Shea Village



NON STANDARD EXTRAS (680)			
Shea Village - Phase 1			
PURCHASERS: Derek David Jones and Courtney Anderson			Printed: 6-Mar-24 2:12 pm
LOT NUMBER 15	PHASE 1	HOUSE TYPE 1015 THE MURRY ELEV A	CLOSING DATE 29-Oct-24
ITEM	QTY	EXTRA / CHANGE	PRICE
55		1 - KITCHEN - SUPPLY AND INSTALL STANDARD LEVEL QUARTZ AS A BACKSPLASH IN LIEU OF STANDARD IN KITCHEN OPTIONAL #1. ENSURE QUARTZ BACKSPLASH IS INSTALL UP TO UPPER CABINETS BEHIND HOODFAN. Note: See item #14 (Optional Kitchen Layout #1)	\$1,822.00
42505			Each
56		1 - ENSUITE BATH - SUPPLY AND INSTALL DELTA TRINSIC ROMAN TUB WITH HAND HELD SHOWER TRIM T4759-BL IN OWNERS SUITE 5 PCE ENSUITE SHOWER. Note: To be installed in 5 Pce Luxury Ensuite on Freestanding Tub See item # 47 (Maxx Brioso 6636 AcryLX Freestanding tub)	\$1,619.00
42650			Each
*57 121356		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: As per Quote #SS6611 Rev.04 and Sketch Dated 02/20/2024	* \$8,000.40
42628			Each
*58 121357		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: As per Quote #OR8241 Rev.04 and Sketch Dated 02/20/2024	* \$0.00
42635			Each
59		1 - ENSUITE BATH - DELETE STANDARD CERAMIC WALL TILES ABOVE ALLIA SH-6034 ACRYLIC ALCOVE ONE PIECE SHOWER 107003-2-000-001 IN 5 PCE ENSUITE BATHROOM AND IN THE FINISHED BASEMENT BATHROOM. Note: *WAIVER* Purchasers Acknowledges and Accepts that the Deletion of Ceramic wall tiles above the Acrylic Shower Alcoves in the Basement Bathroom and in the 5 Pee Ensuite may incur damages to the drywall surrounding this area. Valecraft will not be held responsible for any repairs to the drywall required in those surrounding areas due to water penetration.	\$125.00
42630			Each
60		1 - ENSUITE BATH - CLARIFICATION (RE: ITEM # 47 IN B1A'S STATES " IN LIEU OF STD. TUB/SHOWER COMBO. THIS IS NOT A TUB/SHOWER COMBO AS SPECIFIED) Note:	\$0.00
42634			Each
61		1 - LOWER STAIRCASE - STD METAL BRACKET FOR STAIRCASE HANDRAIL (WHERE APPLICABLE) ARE TO BE UPGRADED TO SATIN BLACK. Note: See item #37 (Supply and Install Satin Black Square Metal Spindles)	\$0.00
42636			Each
62 272		1 - - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1 Note: See item #63 (Upgrade Carpet Level 2). As per Sketch dated March 6, 2024	\$90.00
42643			Each
63 269		1 - - CARPET - UPGRADE - LEVEL 2 - - BASEMENT STAIRCASE - LEVEL 2 Note: See item #62 (Upgrade Underpad Level 1). As per Sketch dated March 6, 2024	\$218.00
42645			Each
64		1 - KITCHEN - REV. & CLARIFICATION (RE: B1A #27. S/I 2 TONE KITCHEN CABINETS IN STANDARD SERIES,ONE TONE ON KITCHEN CABINETRY ALONG STOVE WALL & EXTENDED LINEAR PANTRY, AND THE SECOND TONE ON EXTENDED KITCHEN ISLAND & CABINETRY ALONG FRIDGE WALL IN OPT. KITCHEN #1). Note: As per Sketch and Kitchen Sketch dated March 6, 2024	\$0.00
42649			Each
65		1 - ENSUITE BATH - SUPPLY AND INSTALL DELTA TRINSIC 14 SERIES MC SHOWER TRIM T14259-BL, IN LIEU OF STANDARD. Note: To be installed in 5 Pce Luxury Ensuite in shower See item # 47 (Ensuite bathroom reconfiguration)	\$335.00
42651			Each

PREPARED BY: Nicole Trudel
LOCKED BY: Lisa Ballard
PE 2,051-1

DS
FN

Vendor Initials

DS
DDJ

Purchaser Initials:

DS
Ca

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Shea Village - Phase 1			
PURCHASERS: Derek David Jones and Courtney Anderson			Printed: 6-Mar-24 2:12 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
15	1	1015 THE MURRY ELEV A	29-Oct-24
ITEM	QTY	EXTRA / CHANGE	PRICE
66		1 - BASEMENT BATHROOM - SUPPLY AND INSTALL DELTA TRINSIC 14 SERIES MC SHOWER TRIM T14259-BL, IN LIEU OF STANDARD.	\$335.00
42652	Note:	To be installed in finished basement bathroom shower. See item #7 (Basement Bathroom)	Each
67		1 - KITCHEN - DELETE ITEM #24 (RE: EXTEND FRIDGE UPPER TO APPROX. 2 FT DEEP - STD SERIES CABINETRY)	-\$211.00
42653	Note:	As per Kitchen Sketch dated January 24, 2024. See item #14 (Upgrade to Optional Kitchen Layout #1) See item #17 (Kitchen cabinetry add UPC9-2A builder's standard series) See item #23 (Adjust Kitchen cabinerty to accommodate non standard refrigerator size).	Each
68		1 - KITCHEN - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - STD SERIES	\$608.00
143905	Note:	As per Sketch and Kitchen Sketch dated March 6th, 2024. See item #14 (Upgrade to Optional Kitchen Layout #1) See item #17 (Kitchen cabinetry add UPC9-2A builder's standard series) See item #23 (Adjust Kitchen cabinetry to accommodate non standard refrigerator size).	Each
42654			
69		1 - KITCHEN - DELETE ITEM #21 (RE:RELOCATION OF SINK,DISHWASHER & CUTLERY DRWRS IN KITCHEN ISLAND TO SHIFT APPROX.12" TO 30" SO SINK MAY BE ALIGNED AS MUCH AS POSSIBLE W/ OVEN OPENING, IN OPT KITCHEN #1. BANK OF DRWRS TO BE CLOSEST TO KITCHEN SINK)	-\$125.00
42655	Note:	-See Item #70 (Revised kitchen Island layout)	Each
70		1 - KITCHEN - RELOCATION OF SINK,DISHWASHER & CUTLERY DRWRS IN KITC. ISLAND TO SHIFT APPROX.24" TO ACCOM. A 24" 2-DOORS LOWER CABINET TO BE LOCATED AT THE END OF THE ISLAND CLOSEST TO THE FRIDGE.POTS & PANS DRWRS AT THE OPPOSITE END OF THE ISLAND TO BE APPRX. 24" W	\$125.00
42656	Note:	As per Kitchen Sketch dated March 6, 2024 See items #14, 19, 20, 22, 26, 29, 31.	Each
71		1 - KITCHEN - CLARIFICATIONS (RE:#25 - POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 IN STANDARD SERIES, LOCATED ON EACH SIDE OF STOVE OPENING TO BE APPROX. EQUAL IN LENGHTH & TAKING THE FULL LENGHTH OF THE SPACE AVAILABLE IN LOWER CABINETS AREA ON THE STOVE WALL)	\$0.00
42657	Note:	Note: Stove opening to be approximately centered in between the upper/lower cabinets located between the corner pantry and the 24" deep extended linear pantry. -As per Sketch and Kitchen Sketch dated March 6, 2024	Each
72		1 - KITCHEN - CLIENTS ACKNOWLEDGES AND ACCEPTS THAT THE KITCHEN SINK WILL NOT BE CENTERED IN THE KITCHEN ISLAND.	
42658	Note:	As per Kitchen Sketch dated March 6, 2024	Each
73		1 - KITCHEN - CLIENTS ACKNOWLEDGES AND ACCEPTS THAT THE STOVE OPENING WILL NOT BE ALIGNED WITH THE SINK IN THE KITCHEN ISLAND.	
42659	Note:	As per Kitchen Sketch dated March 6, 2024	Each
74		1 - - REVISION TO SCHEDULE H DATED JANUARY 24, 2024 - MASTER BEDROOM TITLE IS NOW IDENTIFIED AS OWNERS SUITE AS PER FLOOR PLAN SKETCH DATED MARCH 6, 2024.	\$0.00
42714	Note:		Each

Sub Total	\$12,941.40
HST	\$0.00
Total	\$12,941.40

PREPARED BY: Nicole Trudel
LOCKED BY: Lisa Ballard
PE 2,051-2

Vendor Initials:

DS
FN

Purchaser Initials:

DS
DDJ

DS
CA

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: _____



NON STANDARD EXTRAS (680)			
Shea Village - Phase 1			
PURCHASERS: Derek David Jones and Courtney Anderson			Printed: 6-Mar-24 2:12 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
15	1	1015 THE MURRY ELEV A	29-Oct-24
ITEM	QTY	EXTRA / CHANGE	PRICE
INTERNAL USE			

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:
Derek David Jones

FFEA4C2292624FF...

Derek David Jones

6-Mar-24

DATE

PURCHASER:

DocuSigned by:
Courtney Anderson

79A52B33367D491...

Courtney Anderson

6-Mar-24

DATE

VENDOR:

DocuSigned by:
[Signature]

A04F027304244EE...

PER: Valecraft Homes (2019) Limited

DATE:

March 6, 2024

PREPARED BY: Nicole Trudel
LOCKED BY: Lisa Ballard
PE 2,051-3
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Optional Layout #1 Kitchen and Kitchen Island
5 Pce Ensuite Bathroom,
2 Pce Powder Room
3 Pce Basement Bathroom



1/4 Bevel

N/A



1/2 Bevel

N/A



3/4 Bevel

N/A



Pencil Top Only
with Square Bottom

N/A



Pencil Top and Bottom

N/A



1/2 Bullnose

N/A



Full Bullnose

N/A

Project: Shea Village

Purchaser: Derek David Jones

DS
DDJ

Plan #: Refer to Site Draft Plan

Purchaser: Courtney Anderson

DS
CA

Lot: SV PH1 15

Date: March 6th, 2024

Model: Custom #1015 A Reverse

Upgrade #: 7, 14, 19, 20, 21, 22, 47

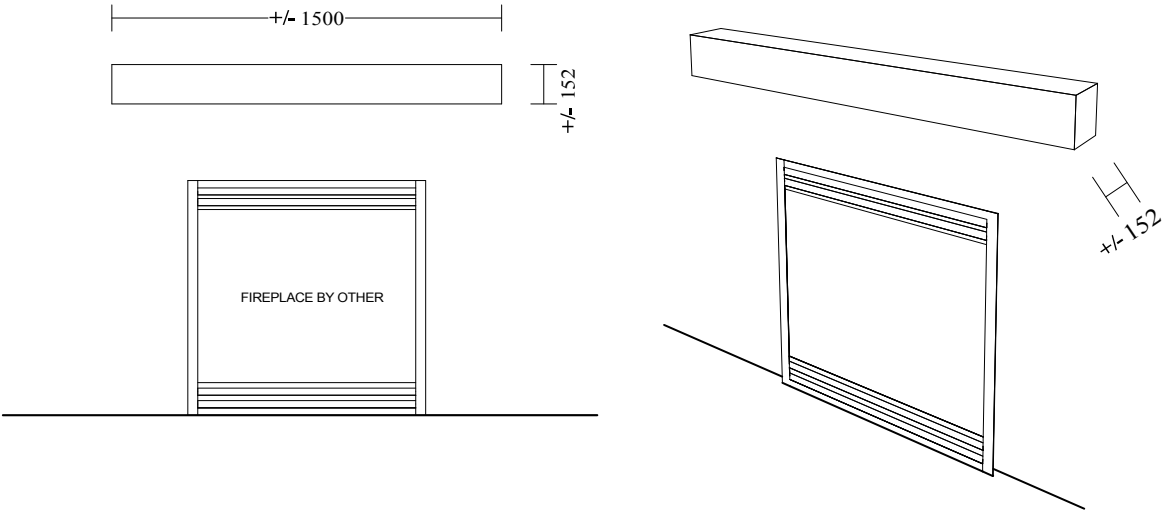
DS
FN



FIREPLACE MANTLES

FINAL MANTLE DIMENSIONS WILL VARY BASED ON FIREPLACE SPECIFICATIONS AND PRESCRIBED CLEARANCES

MODERN TYPE 1 Upgrade #: 34, #35, #36
(Beam Mantle)

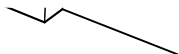


N/A

N/A

DS
DDJ

DS
Ca



Site: Shea Village

Purchaser: Derek David Jones

Plan No: Refer to Draft Site Plan

Lot: SV PH1 15

Date: March 6th, 2024

Purchaser: Courtney Anderson

DS
FN

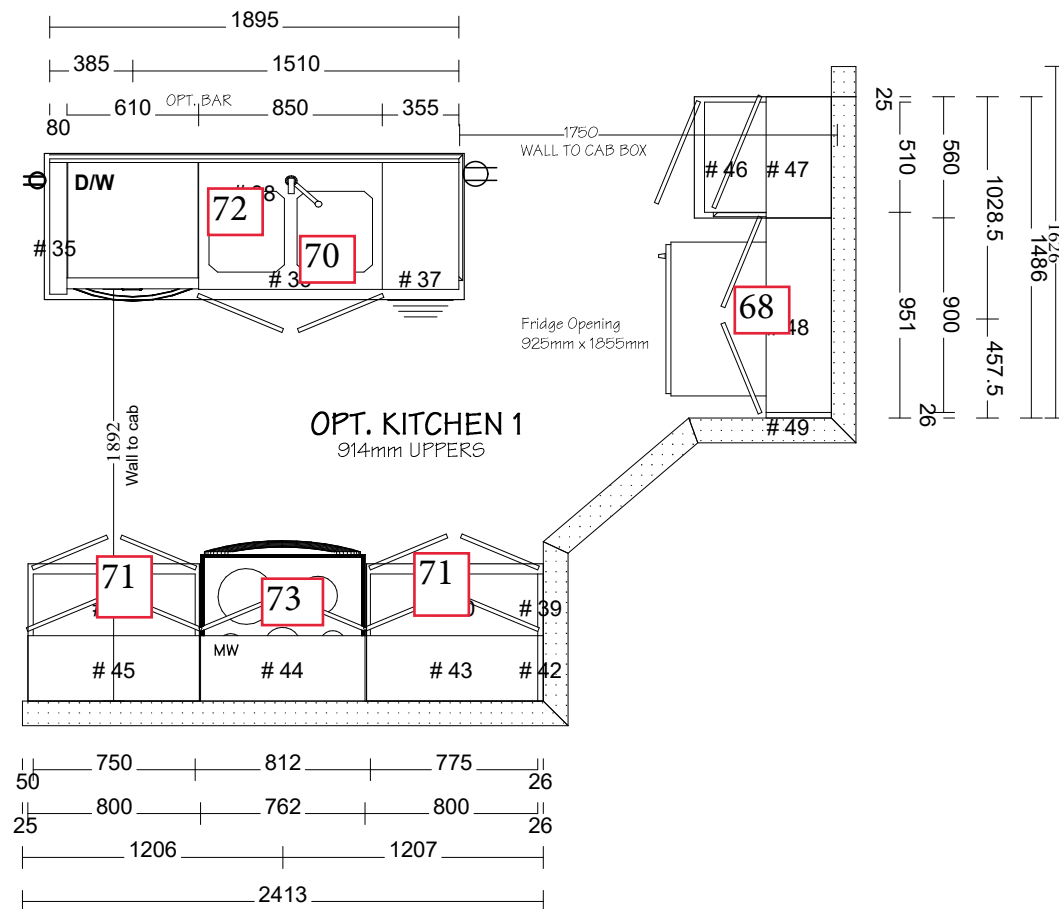
Plan: Refer to Draft Site plan Project: Shea Village VALECRAFT HOMES (2019) LIMITED

DS
DDJ

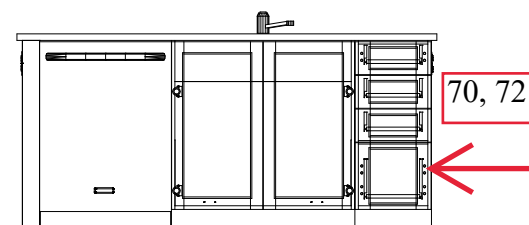
DS
Ca

FN

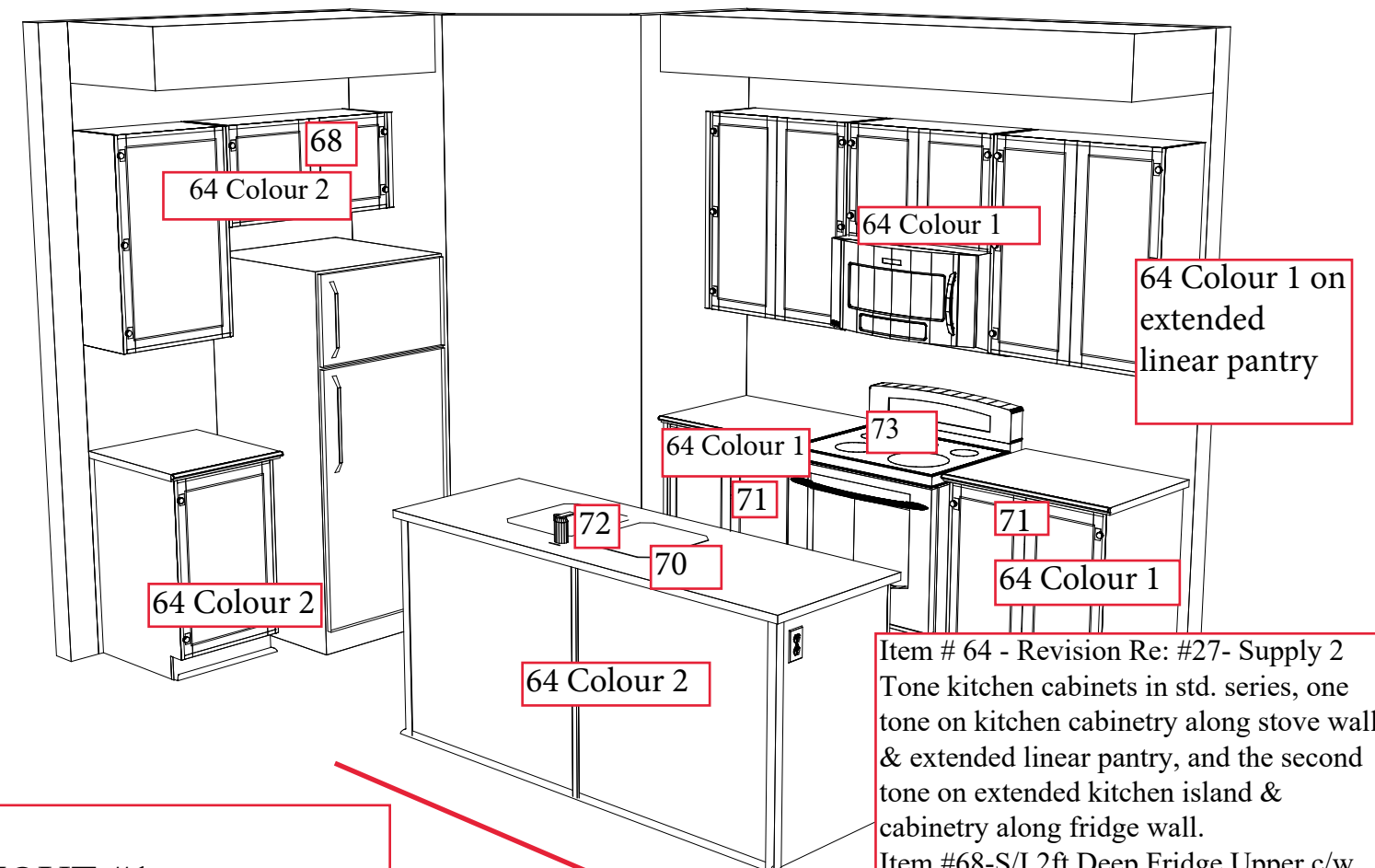
LOT: SV PH1 15



(Final Kitchen sketch to be completed and will be sent to client for approval)



Colour #2 - Lastra Apres Ski TA-M2015



- * Item #72- Sink will not be centered
- Item #73 Stove opening will not be aligned with sink in kitchen island.

DIMENSIONS MAY VARY ON SITE MEASURES/CONDITIONS

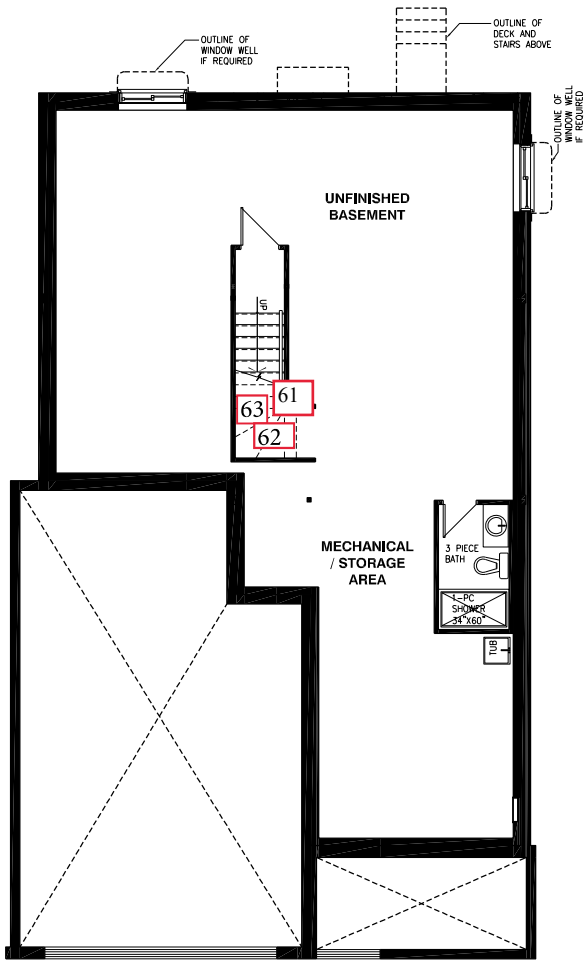
FLOOR PLAN SKETCH

Site: Shea Village PH1
Plan No: Refer to draft site plan
Lot: SV PH1 15
Date: March 6, 2024
Purchaser: Derek David Jones
Purchaser: Courtney Anderson

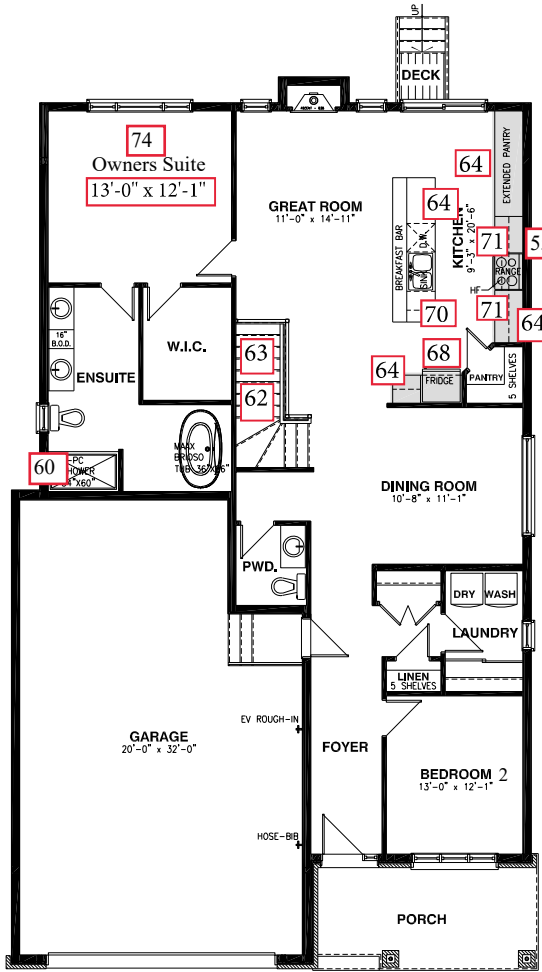
DS
DDJ
DS
Ca
DS
FN



LOT 15 SHEA VILLAGE - CUSTOM 1015 - THE MURRY "A"



Basement Floor



Ground Floor

12/21/2023
1015 THE MURRY - CUSTOM - LOT 15 SHEA VILLAGE



20.0 Cu. Ft. Upright Freezer

Upright Freezer

Available Products: FFUE2024AN, FFUE2024AW

Available Colors: Carbon, White


Version: 11/22

See Item #15 - B1A DATED JANUARY 24, 2024



Product Specifications

Freezer		Controls	
Automatic Defrost	Yes	Digital Display	No
Door Bin Color	Clear	Door Ajar Alarm	Yes
Frost Free	Yes	High Temp Alarm	Yes
Interior Lighting	LED	Power On/Off	Yes
Shelf Material	Glass	Sabbath Mode	Yes
Number of Baskets / Bins	1	Dimensions and Volume	
Number of Fixed Door Bins	5	Height With Hinge	71 3/4"
Number of Adjustable Shelves	4	Width	32 5/8"
Total Number of Shelves	4	Depth of Cabinet	24 1/4"
Exterior		Depth With Door	28 1/4"
Door Finish	Smooth	Depth With Door 90° Open	58"
Door Swing	Reversible	Depth With Door and Handle	29 7/8"
Rear Rollers	Yes	Freezer Capacity	20 Cu. Ft.
Reversible Door	Yes	General Specifications	
Electrical Specifications		Annual Energy	424 kWh
Minimum Circuit Required	15 Amps	Condenser Type	Dynamic
Performance Certifications and Approvals		Cooling System	Single Evaporator
ENERGY STAR Certified	Yes	Leveling Legs	Yes
ENERGY STAR Most Efficient	Yes	Prop 65 Label	Yes
		Refrigerant Type	R-600A
		Warranty - Labor	1 Year
		Warranty - Parts	1 Year
		Safety Certifications and Approvals	
		CSA Listed	Yes

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	Ref. Draft site Plan	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 15	Civic Address:	102 Craig Duncan Terrace		
	Purchaser(s):	Derek David Jones			Model Name/#:	Custom 1015 A rev
	Purchaser(s):	Courtney Anderson			Closing Date:	29-Oct-24
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE	Baseboard 239-9 5 1/2" and Casing 1113-9 3 1/2" (Main Level Only) Standard Nivaga 5706A 4 1/8" Baseboard and Standard Nivaga 7706 Casing 2 3/4" in Finished Basement Bathroom (Delete Rods & Shelves in Owners Suite Walk-in closet)					UPG 41, 42
DOOR STYLE	Madison Smooth Style Passage Doors (Includes Optional Kitchen Layout #1 Pantry Door)					UPG 39
INTERIOR HARDWARE	Halifax Iron Black 514 (Includes Optional Kitchen Layout #1 Pantry Door) Do not install upgraded hardware on man door to garage					UPG 40
INTERIOR LIGHTING PACKAGE	Standard Soho Lighting Package + S&S Electric Quote					STD & UPG 57, 58
BATHROOM ACCESSORIES	Delete all bathroom accessories, soap dishes and mirrors in all bathrooms (Includes finished basement bathroom)					UPG 7, 45, 47, 50
FIREPLACE MANTLE	Stained Oak Modern Type 1 Mantle Stain #406 + Fan Kit					UPG 34, 35

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Stain # 406	UPG 38
BRACKET	Metal	N/A	Satin Black	UPG 37, 61
SPINDLES	Metal	Square	Satin Black	UPG 37
POSTS	Red Oak	3" Wide Modern Routed Top	Stain # 406	UPG 38
NOSINGS	N/A	N/A	N/A	N/A
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
UPRIGHT FREEZER FRIDGE <i>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</i>	Upr. Freezer Opening Approx. 32 5/8"w x 71 3/4"h Fridge Opening Approx. 36"w x 70"h	UPG 15 UPG 23, 32	Waterline Rough In (Does Not include Connection)	UPG 32
RANGE	STD Opening	STD	N/A	N/A
DISHWASHER	STD Opening	STD & UPG 21	N/A	N/A
MICROWAVE HOODFAN <i>(Specify if convection)</i>	Microwave/Fan Combo Deleted. No Microwave Location Required. STD Opening Re: Hood fan	UPG 30	WHIRLPOOL # WVU17UC0JW 270 CFM WHITE	UPG 30, 53
WASHING MACHINE/DRYER	STD Opening	STD	N/A	N/A

Purchaser's Signature(s) :

DocuSigned by:

Derek David Jones

FFEA4C2292624FF...

DocuSigned by:

Courtney Anderson

79A52B33367D461...

Purchaser's Signature(s) :

DocuSigned by:

A04F8273012174EE...

Date:

March 6, 2024

Date:

March 6, 2024

Approved By :


DocuSigned by:

A04F8273012174EE...

Date:

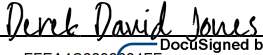
March 6, 2024

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
K:\Sales\Sales Legal Docs\Site - Shea Village\SV PH1 - Singles\Shea - Lot 15\SV PH1 15 Colours &

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	Ref. Draft site Plan	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 15	Civic Address:	102 Craig Duncan Terrace		
	Purchaser(s):	Derek David Jones			Model Name/#:	Custom 1015 A rev
	Purchaser(s):	Courtney Anderson			Closing Date:	29-Oct-24
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Lastra Nova White along the stove wall of the Opt. Kitchen #1 & Extended Linear Pantry. Lastra Apres Ski TA-M2015 to be installed on Extended Kitchen Island with Flush Breakfast Bar and along the Upper cabinets and Lower cabinet along The Fridge Wall of the Opt.Kitchen #1.			STD	UPG 14, 15, 17, 18 19, 20, 21, 22, 23 24, 25, 26, 27, 64, 67, 68, 69, 70, 71, 72, 73
	HARDWARE CODE	POI-V53-096-ZM2 (cutlery drawers.) - POI-V53-192-ZM2 (1 per Pots & Pans Drawer).	TYPE	HANDLES	LEVEL 2	UPG 14, 15, 20, 21 24, 25, 26, 28, 29, 70, 71, 72, 73
	COUNTERTOP	Quorastone Cotton Knit QS 7944 c/w Flush Breakfast Bar	COUNTERTOP EDGE PROFILE	Eased Edge	STANDARD LEVEL	UPG 19, 20, 21, 22
N/A	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
5 PCE ENS. BATHROOM	STYLE AND COLOUR	Lastra Apres Ski TA-M2015			STANDARD LEVEL	UPG 47, 48, 50
	HARDWARE CODE	POI-V53-096-ZM2 Installed Vertically on cabinets & Horizontally on drawers.	TYPE	HANDLES	LEVEL 2	UPG 3, 47, 48, 50
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STANDARD LEVEL	UPG 47
2 PCE POWDER ROOM	STYLE AND COLOUR	Lastra Apres Ski TA-M2015			STANDARD LEVEL	UPG 44, 45
	HARDWARE CODE	POI-V53-096-ZM2	TYPE	HANDLES	LEVEL 2	UPG 45, 50
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STANDARD LEVEL	UPG 44, 45
BASEMENT BATHROOM	STYLE AND COLOUR	Lastra Apres Ski TA-M2015			STANDARD LEVEL	UPG 7
	HARDWARE CODE	POI-V53-096-ZM2	TYPE	HANDLES	LEVEL 2	UPG 7, 49, 50
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STANDARD LEVEL	UPG 7
LAUNDRY ROOM	STYLE AND COLOUR	DELETE SHELF			N/A	UPG 52
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A

Purchaser's Signature(s) :


DocuSigned by:



FFEA4C2292624FF...

Purchaser's Signature(s) :


DocuSigned by:



79A52B33367D491...

Approved By :

DocuSigned by:




A04F827301214EE...

Date: March 6, 2024

Date: March 6, 2024

Date: March 6, 2024

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
K:\Sales\Sales Legal Docs\Site - Shea Village\SV PH1 - Singles\Shea - Lot 15\SV PH1 15 Colours &

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	Ref. Draft site Plan	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 15	Civic Address:	102 Craig Duncan Terrace		
	Purchaser(s):	Derek David Jones			Model Name/#:	Custom 1015 A rev
	Purchaser(s):	Courtney Anderson			Closing Date:	29-Oct-24
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	DLX1025-1 Commercial white, Semi Gloss Finish		STD	N/A		N/A
FOYER	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 43	N/A		N/A
2 PCE POWDER ROOM	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 43	N/A		N/A
MAIN FLOOR HALLWAY	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 43	N/A		N/A
DINING ROOM	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 43	N/A		N/A
DINETTE	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 43	N/A		N/A
GREAT ROOM	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 43	N/A		N/A
FAMILY ROOM	N/A		N/A	N/A		N/A
DEN/STUDY/HOME OFFICE	N/A		N/A	N/A		N/A
KITCHEN	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 43	N/A		N/A
LAUNDRY	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 43	N/A		N/A
2nd FLOOR HALLWAY	N/A		N/A	N/A		N/A
MAIN BATH	N/A (was deleted and space given to enlarge garage)		N/A	N/A		N/A
BEDROOM #2	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 1, 43	N/A		N/A
BEDROOM #3	N/A		N/A	N/A		N/A
BEDROOM #4	N/A		N/A	N/A		N/A
OWNERS SUITE	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 3, 4, 5, 43	N/A		N/A
OWNERS SUITE WALK-IN CLOSET	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 3, 4, 42, 43	N/A		N/A
OWNERS SUITE 5 PCE ENSUITE	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 3, 43	N/A		N/A
FINISHED BASEMENT RECREATION ROOM	N/A		N/A	N/A		N/A
BASEMENT BATHROOM	DLX1041-1 Moonlit Snow, Eggshell Finish		UPG 43	N/A		N/A

Purchaser's Signature(s) :

DocuSigned by:

Derek David Jones

FFE4C2292624FF

Purchaser's Signature(s) :

DocuSigned by:

Courtney Anderson

79A52B33367D440

Approved By :

DocuSigned by:

A04F827301214EE...

Date:

March 6, 2024


Date:

March 6, 2024

Date:

March 6, 2024

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
K:\Sales\Sales Legal Docs\Site - Shea Village\SV PH1 - Singles\Shea - Lot 15\SV PH1 15 Colours &

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	Ref. Draft site Plan	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 15	Civic Address:	102 Craig Duncan Terrace		
	Purchaser(s):	Derek David Jones			Model Name/#:	Custom 1015 A rev
	Purchaser(s):	Courtney Anderson			Closing Date:	29-Oct-24
FLOORING SELECTIONS VINYL & CERAMIC (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to Back of the house		N/A	UPGRADE	UPG 33
2 PCE POWDER ROOM	FLOOR	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to Back of the house		N/A	UPGRADE	UPG 33
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
MUDROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
LAUNDRY ROOM	FLOOR	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to Back of the house		N/A	UPGRADE	UPG 6, 33
	WALL	N/A		N/A	N/A	UPG 6
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to Back of the house		N/A	UPGRADE	UPG 14, 33
	BACKSPLASH	Quorastone Cotton Knit QS 7944		N/A	UPGRADE	UPG 14, 55
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to Back of the house		N/A	UPGRADE	UPG 14, 33
FIREPLACE	HEARTH	Deleted		N/A	N/A	UPG 36
	SURROUND	Deleted		N/A	N/A	UPG 36
ADDITIONAL FIREPLACE	HEARTH	N/A		N/A	N/A	N/A
	SURROUND	N/A		N/A	N/A	N/A

Purchaser's Signature(s) :

DocuSigned by:

Derek David Jones

FFEA4C2292674FF...

DocuSigned by:

Courtney Anderson

79A52B33367D461...

DocuSigned by:

A04F027304244EE...

Purchaser's Signature(s) :

DocuSigned by:

Approved By :

DocuSigned by:

Date:

March 6, 2024


Date:

March 6, 2024


Date:

March 6, 2024

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
K:\Sales\Sales Legal Docs\Site - Shea Village\SV PH1 - Singles\Shea - Lot 15\SV PH1 15 Colours &


	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	Ref. Draft site Plan	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 15	Civic Address:	102 Craig Duncan Terrace		
	Purchaser(s):	Derek David Jones			Model Name/#:	Custom 1015 A rev
	Purchaser(s):	Courtney Anderson			Closing Date:	29-Oct-24
FLOORING SELECTIONS VINYL & CERAMIC (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	N/A	N/A	N/A	N/A	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
N/A	FLOOR	N/A	N/A	N/A	N/A	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
OWNERS SUITE 5 PCE ENSUITE	FLOOR	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to Back of the house	N/A	UPGRADE	UPG 3, 33	
	TUB	N/A	N/A	N/A	N/A	
	SHOWER ALCOVE	Delete standard ceramic wall tiles above Allia Acrylic Shower Alcove *See Waiver*	N/A	N/A	UPG 47, 59, 60	
	INSERT OR BORDER	N/A				
	WALL OVER TUB	N/A	N/A	N/A	N/A	
BASEMENT BATHROOM	FLOOR	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to Back of the house	N/A	UPGRADE	UPG 33	
	WALL	Delete standard ceramic wall tiles above Allia Acrylic Shower Alcove *See Waiver*	N/A	N/A	UPG 7, 59	
	INSERT OR BORDER	N/A				

DocuSigned by:



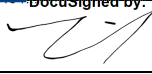
FFEA4C2292624FF...

DocuSigned by:



79A52B33367D491...

DocuSigned by:



A04F827301214EE...

Purchaser's Signature(s) :

Purchaser's Signature(s) :


Approved By :

Date: March 6, 2024

Date: March 6, 2024


Date: March 6, 2024

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
K:\Sales\Sales Legal Docs\Site - Shea Village\SV PH1 - Singles\Shea - Lot 15\SV PH1 15 Colours &

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	Ref. Draft site Plan	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 15	Civic Address:	102 Craig Duncan Terrace		
	Purchaser(s):	Derek David Jones			Model Name/#:	Custom 1015 A rev
	Purchaser(s):	Courtney Anderson			Closing Date:	29-Oct-24
FLOORING SELECTIONS (3)						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to back of the house				UPGRADE	UPG 33
DINING ROOM	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to back of the house				UPGRADE	UPG 33
FLEX ROOM	N/A				N/A	N/A
FAMILY ROOM	N/A				N/A	N/A
GREAT ROOM	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to back of the house				UPGRADE	UPG 33
DEN/HOME OFFICE	N/A				N/A	N/A
REAR HALLWAY	N/A				N/A	N/A
N/A	N/A				N/A	N/A
N/A	N/A				N/A	N/A
MAIN STAIRS TO BEDROOMS	N/A				N/A	N/A
UPPER HALLWAY	N/A				N/A	N/A
BEDROOM # 2	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to back of the house				UPGRADE	UPG 1, 2, 33
BEDROOM # 3	N/A				N/A	N/A
BEDROOM # 4	N/A				N/A	N/A
OWNERS SUITE	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to back of the house				UPGRADE	UPG 4, 33
OWNERS SUITE WALK-IN CLOSET	Torlys Everwood Premier Oyster Bay EW23005 4 7/8" Wide Installed Front to back of the house				UPGRADE	UPG 4, 33
STAIRS TO BASEMENT & LANDING	Beaulieu Cupido II 6436 Tender Taupe 14729 + Level 1 Underpad				Level 2 Carpet + Level 1 Underpad	UPG 62, 63
FINISHED BASEMENT RECREATION ROOM	N/A				N/A	N/A


Purchaser's Signature(s) :

DocuSigned by:



FFEA4C2292624FF...


DocuSigned by:



79A52B33367D491...

Approved By :

DocuSigned by:



A04F827304214EE...

Date:


March 6, 2024

Date:


March 6, 2024

Date:

March 6, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	Ref. Draft site Plan	Sales Rep:	Nicole Trudel
	Lot No:	SV PH1 15	Civic Address:	102 Craig Duncan Terrace		
	Purchaser(s):	Derek David Jones			Model Name/#:	Custom 1015 A rev
	Purchaser(s):	Courtney Anderson			Closing Date:	29-Oct-24
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Blanco Horizon Silgranite U2 Undermount Double Bowl 8" Deep c/w matching drain colour			Anthracite	UPG 14, 21, 31, 69, 70, 72, 73
	FAUCET	STD 1 Hole Faucet			CHROME	STD 14, 21, 69
2 PCE POWDER ROOM	SINK	STD Undermount Sink			WHITE	UPG 14, 44
	VANITY FAUCET	STD 1 Hole Faucet			CHROME	UPG 14, 44
	WATER CLOSET	STD Elongated			WHITE	UPG 44
	TUB/SHOWER	N/A			N/A	N/A
	TUB/SHOWER FAUCET	N/A			N/A	N/A
5 PCE. ENSUITE BATH	SINK(S) (Qty. x2)	STD Undermount Sink			WHITE	UPG 3, 4, 47
	VANITY FAUCET(S) (Qty. x2)	STD 1 Hole Faucet			CHROME	UPG 3, 4, 47
	WATER CLOSET	STD Elongated			WHITE	UPG 3, 4, 47
	SHOWER ALCOVE	ALLIA SH-6034 Acrylic Alcove One Piece Shower 107003-2-000-001			WHITE	UPG 3, 4, 47, 58, 59, 60
	SHOWER FAUCET	Delta Trinsic Shower shower faucet T14259-BL			MATTE BLACK	UPG 3, 4, 47, 65
	FREESTANDING BATHTUB FAUCET	Delta Trinsic Roman Tub Faucet with hand held shower trim with matching Overflow and Drain T4759-BL			MATTE BLACK	UPG 3, 4, 47, 56
N/A	N/A	N/A			WHITE	UPG 3, 4, 47
	N/A	N/A			WHITE	UPG 3, 4, 47
	N/A	N/A			WHITE	UPG 3, 4, 47
BASEMENT BATHROOM	SINK	STD Undermount Sink			WHITE	UPG 7
	VANITY FAUCET	STD 1 Hole Faucet			CHROME	UPG 7
	WATER CLOSET	STD Elongated			WHITE	UPG 7
	SHOWER ALCOVE	ALLIA SH-6034 Acrylic Alcove One Piece Shower 107003-2-000-001			WHITE	UPG 7, 59, 60
	SHOWER FAUCET	Delta Trinsic Shower shower faucet T14259-BL			MATTE BLACK	UPG 7, 66
NOTE: All fixtures are white as standard						


DocuSigned by:



FFEA4C2292624FF...

Purchaser's Signature(s) :

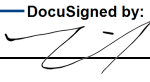
DocuSigned by:



79A52B33367D491...

Purchaser's Signature(s) :

DocuSigned by:



A04F827301214EE...

Approved By :

Date:

March 6, 2024

Date:

March 6, 2024

Date:

March 6, 2024

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
K:\Sales\Sales Legal Docs\Site - Shea Village\SV PH1 - Singles\Shea - Lot 15\SV PH1 15 Colours &



Valecraft Homes Décor Disclaimers

Lot#: 15 Model: 1015 THE MURRY ELEV A in Shea Village - Valecraft Homes (2019) Limited

PURCHASERS: Derek David Jones and Courtney Anderson

TEL: RES.: 705-796-2875

Through years of doing business, we at Valecraft Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Schedule B1A and 680 forms and all Colour Chart forms.

HOUSE EXTERIORS

The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections. This includes but is not limited to additional brick to external side yard walls to enhance the streetscape and/or to comply to municipal agreements.

Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. The Builder cannot be responsible for results which differ from the artists renderings of elevations.

ADDITIONAL WINDOWS

Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.

MULTI-MEDIA

The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.

IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES

The Purchaser acknowledges and accepts that due to the variation in framing requirements in different parts of the Purchaser's home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing The Purchaser's cables. For above fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Client Upgrades.

PLANS

Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for the services, kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E. & O.E.

For townhomes, Purchasers Agree to sign an exterior block plan layout when available. Purchaser(s) acknowledge that rooflines may be altered at this time from the brochure due to block assembly.

INVENTORY AND MODEL HOMES:

Purchaser(s) Acknowledge And Accept That All Interior Colours And Wiring Have Been Selected And Installed By The Vendor And Will Remain As Installed. (I.e: Cabinetry, Flooring And Paint Colours But Not Limited To.)

SELECTIONS AND APPOINTMENTS:

All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.

In the event the work on the house has progressed beyond the point where the items covered by these invoices cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.

The vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the Purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.



Valecraft Homes Décor Disclaimers

Lot#: 15 Model: 1015 THE MURRY ELEV A in Shea Village - Valecraft Homes (2019) Limited

PURCHASERS: Derek David Jones and Courtney Anderson

TEL: RES.: 705-796-2875

It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.

The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the above-mentioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.

ADMINISTRATION FEES

Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received Later Than 14 Days After Firm Up. No estimates or orders will be accepted once construction has commenced.

Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply)

Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor. Should a change in price occur, Valecraft Homes reserves the right to request from the Purchaser an adjustment of the price or a refund limited to that item.

The Purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$300. PLUS a 10% holdback fee.

Purchasers are aware that any request to add a percentage of upgrades from the 680's will be processed only after the builder receives approval letter from the bank.

GENERAL:

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The number of steps required at entrances into the home and the garage entrance may vary from the model home/plans depending on individual lot grading requirements. Due to these steps, exterior railings may be required. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as a result of the 2006 Building Code Requirement OBC 9.8.6.2. if 3 or more risers are required as a result of grading.

Basement window wells may or may not be required depending upon individual lot grading requirements.

Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of The Purchaser's driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.

The grading and drainage of The Purchaser's lot has been designed and engineered to ensure that surface water is directed away from The Purchaser's home and into swales. These swales run at the side and rear of The Purchaser's property lines. Swales generally have more aggressive slopes relative to the general lot and will always occupy a portion of the useable space of The Purchaser's lot to serve their function properly.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

STAIRCASE VS FLOORING

WOOD SPECIES DIFFERENCE

The Purchaser acknowledges and accepts that the wood species of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. The Purchaser acknowledges and accepts that though the flooring is of the same species as the staircase the difference in product finishing may result in a stain colour variance. The Purchaser agrees that the vendor is to be exempt from any and all claims by the Purchaser regarding this colour variance.

DS
DDJ

DS
Ca



Valecraft Homes Décor Disclaimers

Lot#: 15 Model: 1015 THE MURRY ELEV A in Shea Village - Valecraft Homes (2019) Limited

PURCHASERS: Derek David Jones and Courtney Anderson

TEL: RES.: 705-796-2875

RAILINGS

All railings, spindles, posts, nosing's and stairs come from solid wood and veneered wood materials sourced from multiple locations and suppliers. As such there will be variations in grains and shades between the various natural components beyond our control. Due to this variance in material, all components will stain with colour or natural finish differently. Iron spindles are wrought in nature and depending on the manufacturing process will have differences from spindle to spindle which is normal. Also the finish of the iron spindles is of a powder coated nature. This process can produce minor colour variations or tones. Furthermore, the assembly of the metal spindles can develop a natural rattle over time from vibration in the railing. Minor rattling is normal and is a part of the wrought iron spindle assembly.

FIREPLACE MANTLE

Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Installing A Fireplace Fan Kit As well As Maintaining The Mantle Installed Above The Fireplace.

STAIN COLOURS

Due to the many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplace mantles, the colour may not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. The builder will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, spindles and rails. The Purchaser is to choose from the builder's stain samples for these areas to their satisfaction.

APPLIANCE SPECIFICATIONS

All appliance openings are set to the builder's standard openings. Please advise the Sales Representative at time of the structural appointment if custom sizing of cabinets is required for any built - in appliances. The Purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

The Purchaser acknowledges and accepts that in order to accommodate upgraded appliances, all appliance specifications should be provided at the time of their structural appointment. Should this not occur they must be provided to the Décor Center within one (1) week of completion of structural chart. Failure to do so, may result in the need to revert to the standard appliance openings or in a delay in construction of The Purchaser's dwelling, as a cost of \$150 to re-open The Purchaser's structural file should changes be required. As a result, the builder may be forced to extend the closing of The Purchaser's transaction. Due to failure to complete the above-mentioned selections and at no fault of our own, the builder reserves the right to hold The Purchaser responsible for this delayed closing, including charging extra administration cost and interest on the balance due on closing.

Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

Purchasers Accept Standard Appliance Openings (unless otherwise specified):

Fridge - 35"W x 73"H Approx.

Range - 30-1/2"D x 31-1/2"W Approx.

Dishwasher - 24" W Approx.

GRANITE, MARBLE ENGINEERED SURFACES WAIVER

Due to the natural composition of such materials as Granite and Marble, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the client is given an opportunity to view the slab prior to installation (W4) and the Purchaser agrees not to hold the Vendor liable for such variations. All countertop surfaces which may have seams, the product pattern & shades can change in these areas.

CERAMIC BACKSPLASHES:

The Purchaser(s) Acknowledge & Accept That The Vendor Does Not Recommend The Deletion Of The Ceramic Kitchen Backsplash & That The Vendor Will Not Be Liable For Any Damage To The Drywall, Paint, Cabinets Or Countertops Resulting From The Deletion Of The Backsplash.

FILE COMPLETION:

Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing.

RESELECTIONS

It is not uncommon for flooring, such as tile, to become discontinued prior to its installation. Therefore, it may be necessary to make a reselection of certain materials sometime during the building process. The builder cannot assure The Purchaser that another choice approximating The Purchaser's selection will be available.



Valecraft Homes Décor Disclaimers
Lot#: 15 Model:1015 THE MURRY ELEV A in Shea Village - Valecraft Homes (2019) Limited
PURCHASERS: Derek David Jones and Courtney Anderson

TEL: RES.: 705-796-2875

GENERAL:
The vendor may substitute materials of equal or greater value without consent.

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The Purchaser understands that due to normal manufacturing production, materials which are installed in the home may vary slightly in colour from the vendor's samples and/or model homes.

The wood used in the finishing products of The Purchaser's home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.

Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

I hereby acknowledge reading and understanding the above copy and will not hold Valecraft Homes responsible for any issues in relation to above.

Purchaser's Signatures

DocuSigned by:

Derek David Jones

FFEA4C2292624FF...

DocuSigned by:

Courtney Anderson

79A52B33367D491...

Date

March 6th, 2024

Date

March 6th, 2024



CONFIRMATION OF FILE COMPLETION

PROJECT: SHEA VILLAGE PURCHASER #1: Derek David Jones
LOT: 15 Phase 1 PURCHASER #2: Courtney Anderson
MODEL: Custom 1015 The Murry Elevation A FIRM UP DATE: Feb 5th, 2024

CLOSING DATE: October 29, 2024

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTI MEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

DocuSigned by:
Derek David Jones
PURCHASER'S SIGNATURE
March 6, 2024
DATE

DocuSigned by:
Courtney Anderson
PURCHASER'S SIGNATURE
March 6, 2024
DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: January 24, 2024 INTERIOR COLOURS: March 6, 2024
FIRM UP: February 5, 2024 EXTERIOR COLOURS (if applicable): February 6, 2024
BANK LETTER: February 5, 2024 ORBITAL/S&S/KITCHENCRAFT (if applicable): March 6, 2024
SOLICITOR INFO: January 24, 2024 680 & AMENDMENT: March 6, 2024
ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: _____

DocuSigned by:
Nicole Trudel
Sales Consultant's Signature
March 6, 2024
Date

N/A
Sales Assistant's Signature
N/A
Date

Approved by: DocuSigned by:
March 6, 2024
Date



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

Estimate No#: OR8241 Rev.04

Customer Copy

Customer:

Derek David Jones & Courtney Anderson

Home: 705-440-9039, 705-796-2875

Email: derek_jones@live.ca;
cd_anderson@hotmail.com

Builder: VALECRAFT HOMES (2019) LTD.






Project: Shea Village

Lot: Shea Village Lot 15

Closing Date: 10/29/2024

Salesperson: Kyle Takman (OR)

Date: 02/20/2024

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Great 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
Ensuite Bath	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan - approximately 5.5ft from floor beside electrical outlet		\$	\$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
Garage	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan - approximately 7ft from floor beside electrical outlet		\$	\$0.00

Customer Subtotal: **\$0.00**

HST: **\$0.00**

Total: \$0.00

*** Total price includes all applicable taxes

DocuSigned by:

Derek David Jones

FFEA4C2292624FF...

Customer Signature

DocuSigned by:

Courtney Anderson

79A62B33307D491...

March 6th, 2024

Date



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

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

Estimate No#: SS6611 Rev.04

Customer Copy

Customer:

Derek David Jones & Courtney Anderson

Home: 705-440-9039, 705-796-2875

Email: derek_jones@live.ca;
cd_anderson@hotmail.com

Builder: VALECRAFT HOMES (2019) LTD.

Project: Shea Village

Lot: Shea Village Lot 15

Closing Date: 10/29/2024

Salesperson: Kyle Takman

Date: 02/20/2024

DS
DDJ

DS
CA

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Family Room	1.00	15 Amp Standard Plug Add 15 AMP plug aprox 65 inches from floor over fireplace	A	\$175.00	\$175.00
Kitchen	1.00	Misc. Product Relocate (2) Standard fixtures (from kitchen and dinette) over island and leave as keyless on existing switch	B	\$	\$0.00
Kitchen	2.00	Standard Light Outlet (Keyless) Add (2) Keyless fixtures over island on on existing switch	B	\$160.00	\$320.00
Kitchen	1.00	Misc. Product Delete Standard Fixture (kitchen)	B	\$-47.00	\$-47.00
Dinette	1.00	Misc. Product Delete standard Fixture (dinette)	B	\$-98.00	\$-98.00
Kitchen	5.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 5 LED Halo pot lights (AFR4-0930-WH) on existing switch **to be located in bulkhead close to kitchen cabinets**	C	\$277.00	\$1,385.00
Various Locations	1.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and Great Room (standard items) See item N for Great Room Location	D	\$	\$0.00
Great Room	4.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo pot lights (AFR4-0930-WH) on existing switch	E	\$277.00	\$1,108.00
Great Room	1.00	Misc. Product sever connection to switched outlets and use switch for added potlights	E	\$	\$0.00
Great Room	1.00	3-Way Switch Add 3-Way Switch to pot lights in great room	E	\$164.00	\$164.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3



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



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

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo pot light (AFR4-0930-WH) on existing switch (from vanity lights)	F	\$277.00	\$277.00
Basement Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo pot light (AFR4-0930-WH) on added switch	I	\$277.00	\$277.00
Basement Bath	1.00	Single Pole Switch Added switch for pot light	I	\$136.00	\$136.00
Ensuite Bath	2.00	15 Amp GFI Bathroom Plug Add (2) receptacles centered with each sink, 24 inches above counter level	J	\$279.00	\$558.00
Ensuite Bath	2.00	Misc. Product Delete (2) standard vanity Fixtures	J	\$-166.00	\$-332.00
Ensuite Bath	1.00	Standard Light Outlet (Keyless) Add (1) Additional Light fixture near vanity (wiring and oct box) on existing switch	K	\$160.00	\$160.00
Ensuite Bath	1.00	Misc. Product Add (1) Bath Ceiling Fixture (SAN-A2012-11) (actual fixture) on existing switch	K	\$74.00	\$74.00
Dining	1.00	Misc. Product If possible Standard plug to be offset to be closer to corner of room, and not centered under window.	M	\$	\$0.00
Great Room	1.00	15 Amp Standard Plug Add (1) 15 Amp Standard Plug at approximately 48" from floor	N	\$175.00	\$175.00
Laundry Room	1.00	15 Amp Standard Plug Add (1) 15 Amp Standard Plug on side wall if possible	O	\$175.00	\$175.00
Ensuite Bath	1.00	15 Amp GFI Bathroom Plug 15 Amp GFI Bathroom Plug approximate 5.5ft from floor	P	\$279.00	\$279.00
Bedroom #2	1.00	Misc. Product Standard Plug and data to be approximately 4ft from laundry room wall	Q	\$	\$0.00
Front Out	3.00	1 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH) Add 3 LED Halo soffit pot lights (AFR4-0930-WH) on existing switch	R	\$288.00	\$864.00
Front Out	1.00	Misc. Product Delete Standard front out fixture to be replaced with soffit pot lights on existing switch	R	\$-180.00	\$-180.00
Laundry	1.00	Misc. Product Relocate washer and Dryer, flip orientation.	S	\$	\$0.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Kyle Takman - Page: 3



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



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

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Garage	1.00	15 Amp Separate Circuit Plug Add(1) 15 Amp Separate Circuit Plug (to be on same circuit as plug with arrow connected **only 2 plugs on this circuit**) - plug to be approximately 48 inches from floor, and at least 52" from side wall	T	\$349.00	\$349.00
Garage	1.00	15 Amp Separate Circuit Plug Add(1) 15 Amp Separate Circuit Plug (to be on same circuit as plug with arrow connected **only 2 plugs on this circuit**) - plug to be approximately 48 inches from floor, and at least 52" from side wall	U	\$349.00	\$349.00
Garage	1.00	15 Amp Separate Circuit Plug Add (1) 15 Amp Separate Circuit Plug near ceiling for future heater on added switch	V	\$349.00	\$349.00
Garage	1.00	Single Pole Switch Add (1) switch for heater. **Not ganged with other switches**	V	\$110.00	\$110.00
Kitchen	1.00	Misc. Product relocate Microwave plug	W	\$	\$0.00
Great Room	1.00	Misc. Product Push second plug on back of master bedroom wall closer to corner of room if possible	X	\$	\$0.00
Garage	1.00	15 Amp Standard Plug Add (1) 15 Amp Standard Plug approximately 7ft from floor	Y	\$175.00	\$175.00
Front Out	2.00	15 Amp Standard Plug Add (2) 15 Amp Standard Plug in soffit for future security camera	Z	\$175.00	\$350.00
Back Out	1.00	15 Amp Standard Plug Add (1) 15 Amp Standard Plug in soffit for future security camera	ZA	\$175.00	\$175.00
Owners Suite	2.00	Misc. Product Relocate standard plugs - The two standard plugs on this wall are to be 8ft apart	ZB	\$	\$0.00
Owners Suite	1.00	Misc. Product Delete Standard Fixture and leave as keyless	ZC	\$-47.00	\$-47.00
Dining	1.00	Misc. Product Delete Standard Fixture and leave as keyless	ZD	\$-160.00	\$-160.00
Hall / Foyer	4.00	Misc. Product Delete Standard Fixture and leave as keyless (entry, hallway near dining room, hallway near powder room, stairs)	ZE	\$-47.00	\$-188.00
1st Garage Plug	1.00	15 Amp Standard Plug Add (1) 15 Amp Standard Plug	ZF	\$148.00	\$148.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3



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

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

*** Total price includes all applicable taxes

Customer Subtotal:	\$7,080.00
HST:	\$920.40
Total:	\$8,000.40

DocuSigned by:
Denk David Jones
FFEA402292024FF...
DocuSigned by:
Courtney Anderson
79A52B33307D491...
Customer Signature

March 6th, 2024

Date



Valecraft
Homes (2019) Limited

s&s / Orbital Sketch

SS Orbital Sketches

Model Name: Murry

Model #: Custom 1015 A

Plan #: Refer to Site Draft Plan

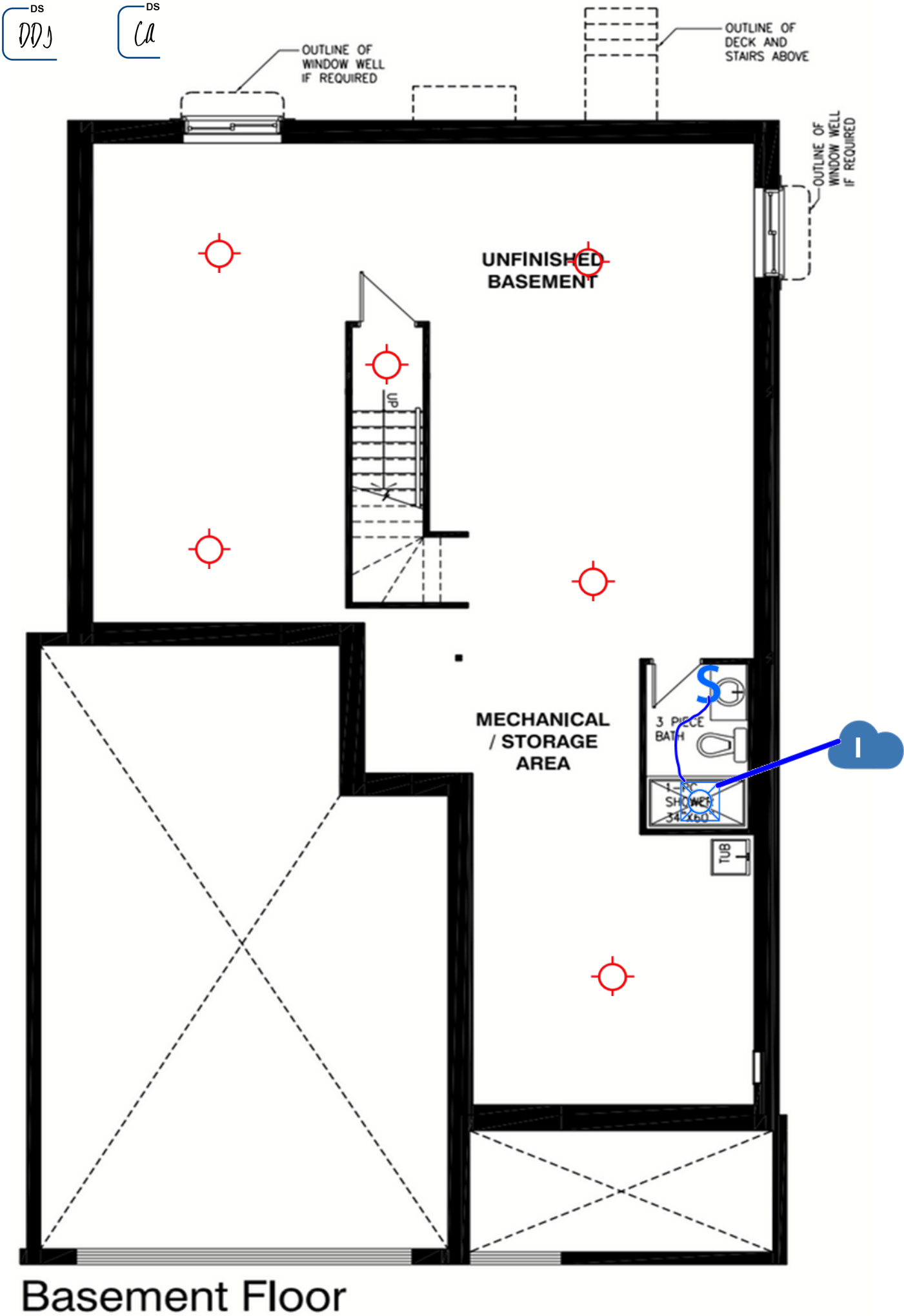
Site: Shea Village

Purchaser: Derek David Jones

Lot: SV PH1 Lot 15

Date: February 20, 2024

Purchaser: Courtney Anderson



DS
DDJ

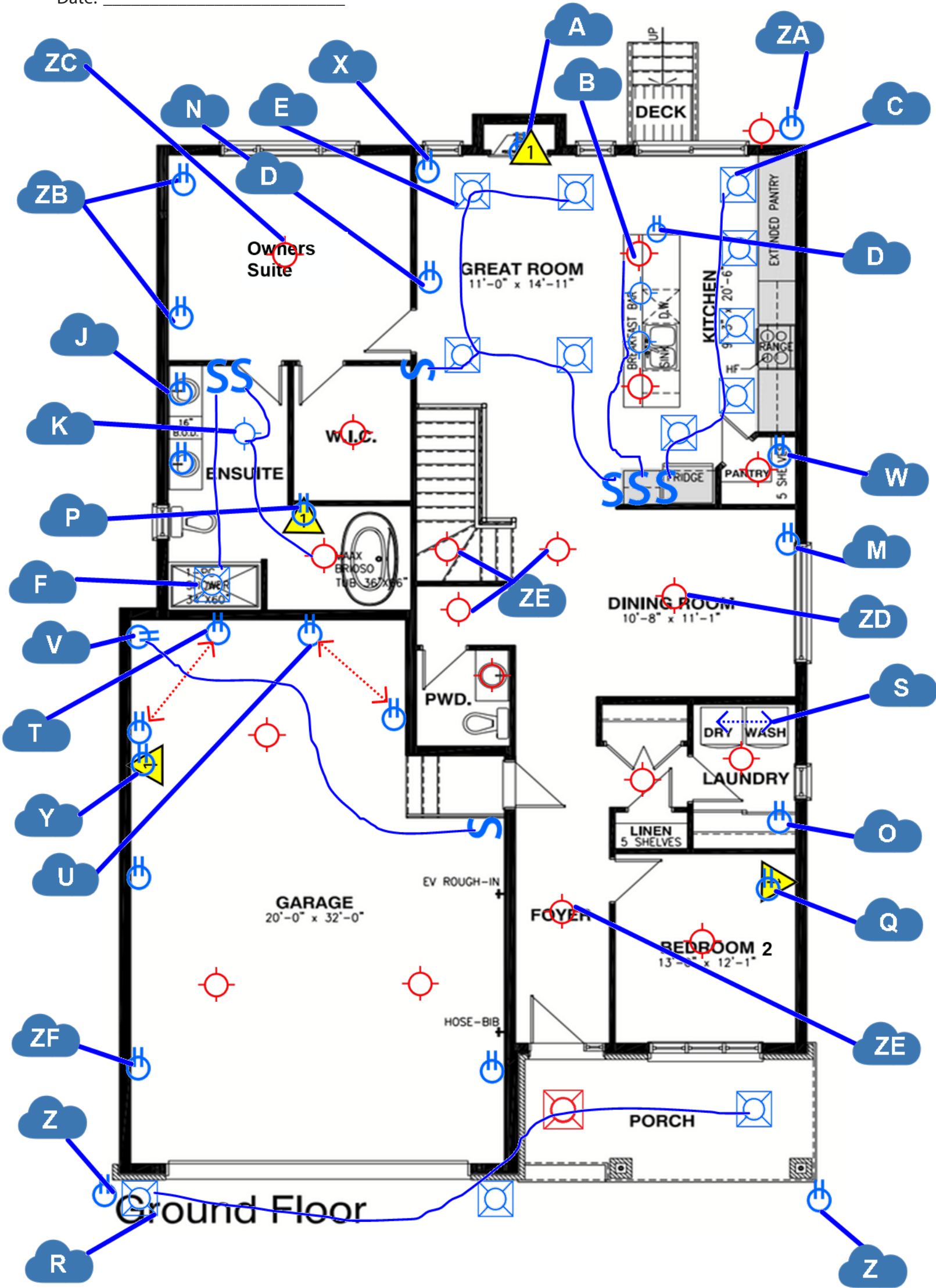
DS
Ca



Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Murry Model #: Custom 1015A Plan #: Refer to Site Draft Plan
Site: Shea Village Purchaser: Derek David Jones
Lot: SV PH1 15 Purchaser: Courtney Anderson
Date: Feb. 20, 2024 Purchaser: _____



Certificate Of Completion

Envelope Id: D458C63C43904EAAB3D0AFCC56B61936

Status: Completed

Subject: Complete with DocuSign: SV PH1 15 - Amendment - Up to DW & Interior Colours (Mar 6-24).pdf, SV ...

Source Envelope:

Document Pages: 31

Signatures: 43

Envelope Originator:

Certificate Pages: 5

Initials: 40

Nicole Trudel

AutoNav: Enabled

682 Danaca Private

Envelope Stamping: Enabled

Ottawa, ON K1K 2V7

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

sheavillage@valecraft.com

IP Address: 24.137.59.94

Record Tracking

Status: Original

Holder: Nicole Trudel

Location: DocuSign

3/6/2024 2:48:05 PM

sheavillage@valecraft.com

Signer Events

Derek David Jones

derek_jones@live.ca

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

FFEA4C2292624FF...**Timestamp**

Sent: 3/6/2024 3:54:59 PM

Viewed: 3/7/2024 5:12:49 PM

Signed: 3/7/2024 5:28:24 PM

Signature Adoption: Pre-selected Style

Using IP Address: 135.23.94.99

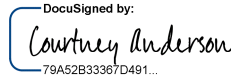
Electronic Record and Signature Disclosure:

Accepted: 3/7/2024 5:12:49 PM

ID: cf740bc4-4dd0-4b02-b63a-61144a12d2d7

Courtney Anderson

cd_anderson@hotmail.com

Security Level: Email, Account Authentication
(None)DocuSigned by:

79A52B3367D491...

Sent: 3/7/2024 5:28:40 PM

Viewed: 3/7/2024 5:29:01 PM

Signed: 3/7/2024 5:30:45 PM

Signature Adoption: Pre-selected Style

Using IP Address: 135.23.94.99

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 3/7/2024 5:29:01 PM

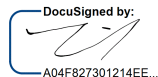
ID: 6b9330f5-1e7c-4101-a254-3b204f7e5a63

Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

Security Level: Email, Account Authentication
(None)DocuSigned by:

A04F827301214EE...

Sent: 3/7/2024 5:31:01 PM

Viewed: 3/7/2024 5:31:54 PM

Signed: 3/7/2024 5:32:37 PM

Signature Adoption: Drawn on Device

Using IP Address: 24.137.59.94

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Nicole Trudel

sheavillage@valecraft.com

Sales Consultant

Valecraft Homes (2019) Ltd.

Security Level: Email, Account Authentication
(None)DocuSigned by:

AE8195B7EA10475...

Sent: 3/7/2024 5:32:55 PM

Viewed: 3/9/2024 1:23:12 PM

Signed: 3/9/2024 1:25:51 PM

Signature Adoption: Pre-selected Style

Using IP Address: 174.112.128.150

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

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	Status	Timestamp
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	COPIED	Sent: 3/7/2024 5:32:53 PM Viewed: 3/8/2024 7:11:11 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/6/2024 3:54:59 PM
Certified Delivered	Security Checked	3/9/2024 1:23:12 PM
Signing Complete	Security Checked	3/9/2024 1:25:51 PM
Completed	Security Checked	3/9/2024 1:25:51 PM
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.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

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.