

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 9 DAY OF April , 2025 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : PST7 20
LOT: PST7 20 BLOCK :
50M-361 PLACE ST. THOMAS 7
CIVIC ADDRESS: 919 Cologne Street
PURCHASERS: Megan Peterman & Ryan Carbonette

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 9, 2025

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: SCHEDULE(S): C-1

INSERT: THIS IS NOW A FIRM AND BINDING AGREEMENT OF PURCHASE AND SALE.

CLOSING DATE OF: December 18, 2025 .

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by May 5, 2025 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by May 5, 2025 in order to maintain the closing date.

Dated at Ottawa, ON this 24 day of April , 2025

In the presence of:

WITNESS Signed by: Megan Peterman PURCHASER

WITNESS Signed by: Ryan Carbonette PURCHASER


Dated at Ottawa, ON this 24 day of April , 2025

VALECRAFT HOMES (2019) LIMITED

Per: DocuSigned by: A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President
I HAVE THE AUTHORITY TO BIND THE CORPORATION

	EXTERIOR COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 20	Civic Address:	919 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Megan Peterman			Model Name/#:	Bradley #826
	Purchaser(s):	Ryan Carbonette			Elevation:	"B"
				Closing Date:	18-Dec-25	
EXTERIOR PACKAGE NUMBER:					319-4	
STONE: (PERMACON - IF APPLICABLE)		Permacon Cinco Plus Range Scandina				
STONE DOOR & WINDOW HEADER & SILL: (PERMACON)		Permacon Block SMOOTH FACE Bestway White				
BRICK: (PERMACON- IF APPLICABLE)		Permacon Cinco Plus Range Scandina				
SIDING: (GENTEK)		Storm				
FACIA: (GENTEK - ALUMINIUM)		Black				
SOFFIT & BEAM WRAPS: (GENTEK - ALUMINIUM)		Black				
ALUMINIUM ROOF TRIM: (GENTEK - IF APPLICABLE)		Black				
ACCENT SIDING: (LP - IF APPLICABLE)		Reserve nature Eternal Rock				
ROOFING SHINGLES: (IKO)		Dual Black				
EXTERIOR POSTS: (PAINT)		SW 6258 Tricorn Black				
EXTERIOR FRONT DOOR: (DALMEN)		Black				
GARAGE DOOR TRIM: (PAINT)		SW 6258 Tricorn Black				
EXTERIOR WINDOWS :		Black				
GARAGE DOOR: (DOOR COMPANY)		Black (Garaga)				
EXTERIOR VENT/PIPE:		White				
ALUMINIUM RAILING: (IF APPLICABLE)		Black				
WINDOW SHUTTERS: (RAISED PANEL - IF APPLICABLE)		N/A				
NOTES:						

Purchaser's Signature(s) :

Signed by:

Megan Peterman

004B062B947F495...

Date: 24-Apr-25

Purchaser's Signature(s) :

Signed by:

Ryan Carbonette

DBA20F671ABF4EB...

Date: 24-Apr-25

Approved By :

DocuSigned by:

A04F827301214EE...

Date: 24-Apr-25



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Megan Peterman and Ryan Carbonette			Printed: 23-Apr-25 10:28 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
20	7	826 THE BRADLEY 3 BED ELEV B	18-Dec-25
ITEM	QTY	EXTRA / CHANGE	PRICE
35	1	ENSUITE BATH - DELETE ITEM #21 (RE; EXTEND VANITY IN STD SERIES PER FOOT)	Each
46243	Note:		
36	1	KITCHEN/DINETTE - ISLAND RELOCATION ; KITCHEN ISLAND TO BE INSTALLED APPROX 76IN AWAY FROM STOVE WALL AND APPROX. 84IN AWAY FROM COFFEE STATION WALL (WALL ADJACENT TO DINING ROOM)	Each
46246	Note:		
37	1	ENSUITE BATH - VANITY - STANDARD 5PC ENSUITE - TO BE MOVED AWAY FROM WALL ADJACENT TO BEDROOM BY APPROX 15IN. - STANDARD CABINETRY	Each
46247	Note: - includes extra end panel on vanity		

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

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

Signed by: Megan Peterman

 24-Apr-25
Megan Peterman DATE

PURCHASER:

Signed by: Ryan Carbonette

 24-Apr-25
Ryan Carbonette DATE

VENDOR:

DocuSigned by: Ryan Carbonette

 PER: Valecraft Homes (2019) Limited

DATE: April 24, 2025

PREPARED BY: Valerie Gendron
LOCKED BY:
PE 2,195-1
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: