

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

ON THE 22 DAY OF February , 2025 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : PST7 22
LOT: PST7 22 BLOCK :
50M-361 Place St. Thomas 7
CIVIC ADDRESS: 903 Cologne Street

PURCHASERS: Krista McRoberts

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: February 22, 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: PURCHASE PRICE: \$804,055.94
BALANCE AT CLOSING: \$724,055.94
LESS H.S.T. AMOUNT: \$732,792.87
SCHEDULE "G" DATED: April 23, 2025
TARION SCHEDULE "B" DATED: April 23, 2025

INSERT: 680 dated: April 28, 2025 in the amount of: \$6,004.00
NEW PURCHASE PRICE: \$810,059.94
NEW BALANCE AT CLOSING: \$730,059.94
NEW LESS H.S.T. AMOUNT: \$738,106.14
SCHEDULE "G" DATED: April 28, 2025
TARION SCHEDULE "B" DATED: April 28, 2025

Dated at Limoges, ON this 28 day of April , 2025

In the presence of:

WITNESS

PURCHASER

WITNESS

PURCHASER

Dated at Ottawa, ON this 28 day of April , 2025

VALECRAFT HOMES (2019) LIMITED (VENDOR)

PER: REV: September 3, 2020

NON STANDARD EXTRAS (680)
Place St. Thomas - Phase 7

PURCHASER: Krista McRoberts

Printed: 27-Apr-25 2:26 pm

LOT NUMBER 22		PHASE 7	HOUSE TYPE 1015 THE MURRY ELEV A	CLOSING DATE 18-Dec-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
49	1	- LOWER STAIRCASE - SECONDARY DWELLING - BASEMENT STAIRS - UPGRADE TO LEVEL 2 CARPET IN STAIRS TO BASEMENT		\$ 538.00	Each
45813	Note:	- As per SECONDARY DWELLING Sketch dated April 28, 2025 - Includes second colour fee			
50	1	- LOWER STAIRCASE - SECONDARY DWELLING - BASEMENT STAIRS - UPGRADE TO STAINED STANDARD COLONIAL HANDRAIL IN STAIRS TO BASEMENT		\$ 426.00	Each
45814	Note:	- As per SECONDARY DWELLING Sketch dated April 28, 2025 - Stain #403			
51	1	- KITCHEN - SECONDARY DWELLING - KITCHEN - UPGRADE TO STAINLESS STEEL MICROWAVE/HOODFAN COMBO		\$ 75.00	Each
45815	Note:	- As per SECONDARY DWELLING Sketch dated April 28, 2025			
52	1	- KITCHEN - SECONDARY DWELLING - KITCHEN - UPGRADE GROUT ON KITCHEN BACKSPLASH		\$ 75.00	Each
45816	Note:	- SECONDARY DWELLING			
53	1	- KITCHEN - SECONDARY DWELLING - KITCHEN - UPGRADE TO A NON-STANDARD FRIDGE OPENING - STANDARD LEVEL CABINETRY		\$ 125.00	Each
45817	Note:	- As per SECONDARY DWELLING Sketch dated April 28, 2025 - Fridge opening approx. 37" wide by 73" high			
54	1	- MASTER BEDROOM - SECONDARY DWELLING - OWNER'S BEDROOM - UPGRADE TO TORLYS VYNIL FLOORING IN OWNER'S BEDROOM		\$ 2,992.00	Each
45818	Note:	- As per SECONDARY DWELLING Sketch dated April 28, 2025			
55	1	- BEDROOM 2 - SECONDARY DWELLING - BEDROOM 2 - UPGRADE TO TORLYS VYNIL FLOORING IN BEDROOM 2		\$ 1,773.00	Each
45819	Note:	- As per SECONDARY DWELLING Sketch dated April 28, 2025			
*56 155717	1	- - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.		\$ 0.00	Each
46413	Note:	- As per Orbital Estimate No#: OR8666 Rev.03 dated 04/07/2025 - SECONDARY DWELLING			
*57 155716	1	- - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.		\$ 0.00	Each
46414	Note:	- As per S&S Electric Estimate No#: SS6826 Rev.03 dated 04/07/2025 - SECONDARY DWELLING			

Sub Total	\$6,004.00
HST	\$0.00
Total	\$6,004.00

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,174-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASER: Krista McRoberts

Printed: 27-Apr-25 2:26 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
22	7	1015 THE MURRY ELEV A	18-Dec-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

Paid By

Amount

Total Payment:

PURCHASER:

Krista McRoberts

28-Apr-25

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

April 28, 2025

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,174-2

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 **\$738,106.14**. 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 Limoges, ON this 28 day of April , 2025

PURCHASER **VALECRAFT HOMES (2019) LIMITED**

PURCHASER

PER:

DATE: April 28, 2025

PROJECT: Place St. Thomas 7 **LOT:** PST7 22

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 April 28, 2025.

Signed at Limoges, ON, this 28 day of April, 2025.

Purchaser

Valecraft Homes (2019) Limited

Purchaser

Per:

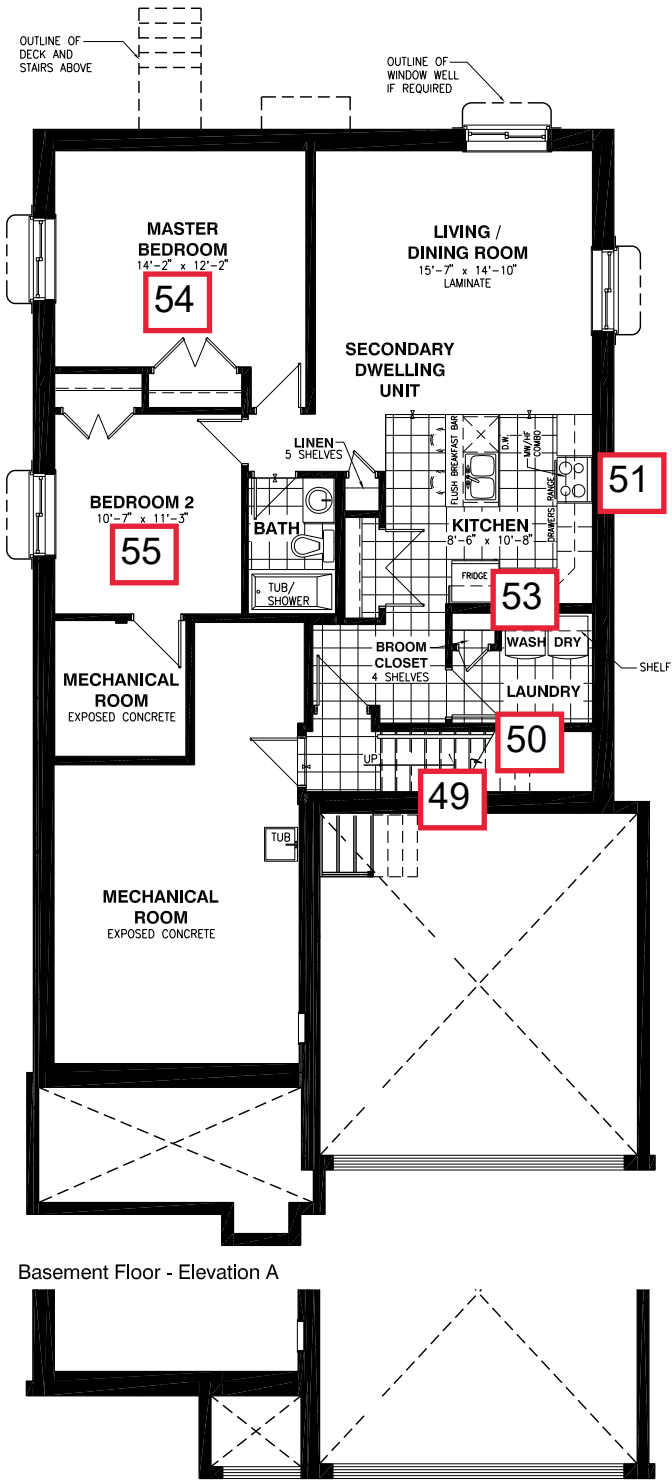
April 28, 2025
Date:

Lot #: PST PH7 Lot 22

Project: PLACE ST. THOMAS 7

SECONDARY DWELLING SKETCH

- April 28, 2025



Basement Floor - Elevation A

Basement Floor - Elevation B

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: PST PH7 Lot 22
Model: #1015, "A", Std. Murry w/ Secondary Dwelling
Date: April 28, 2025

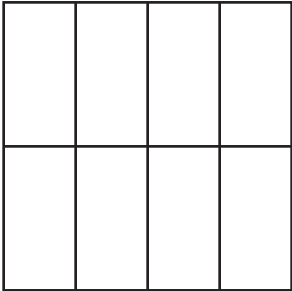
Purchaser: Krista McRoberts



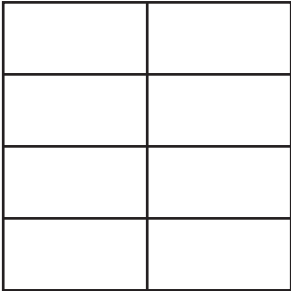
Tile Installation Options

WALL TILE

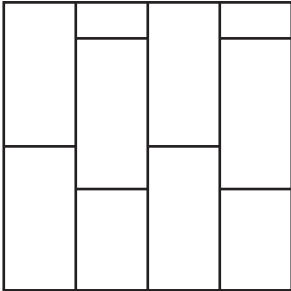
Vertical stacked



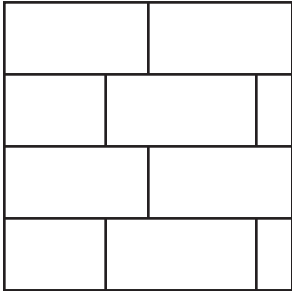
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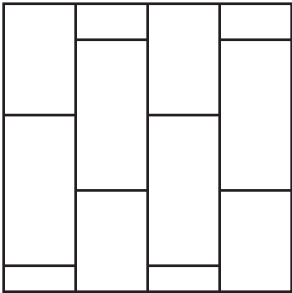
Vertical 1/3 offset brick



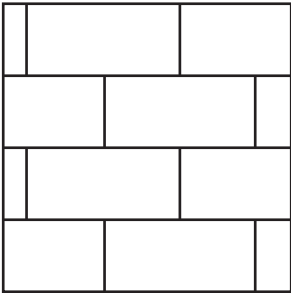
Horizontal 1/3 offset brick



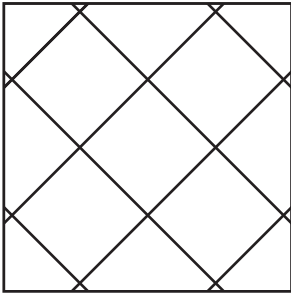
Vertical brick



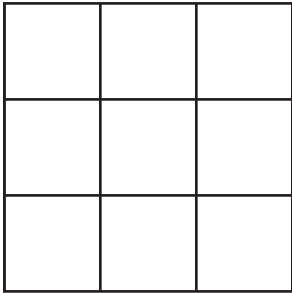
Horizontal brick



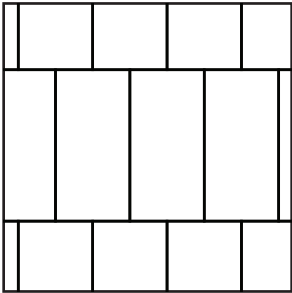
45 degree



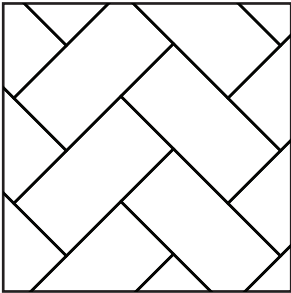
Standard square



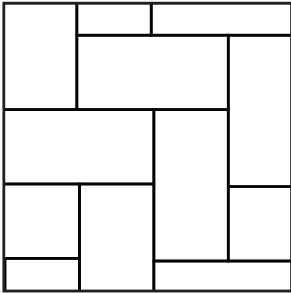
Vertical offset bond



Herringbone



Block herringbone



Project: _____

Purchaser: _____

Plan #: _____

Purchaser: _____

Lot: _____

Date: _____

Model: _____

Upgrade #: _____



Standard Edge Profiles for Granite & Quartz



Eased Edge

Project: _____

Purchaser: _____

Plan #: _____

Purchaser: _____

Lot: _____

Date: _____

Model: _____

Upgrade #: _____



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

Estimate No#: OR8666 Rev.03

Customer Copy



Customer:

Krista McRoberts
Home: 613-878-2474
Email: kristamcroberts@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Singles Ph7
Lot: PST PH7 Lot 22
Closing Date: December 18, 2025

SECONDARY DWELLING - BASEMENT

Salesperson: Kyle Takman (OR)
Date: 04/07/2025

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	1.00	Misc. Product Selections for Basement Unit		\$	\$0.00
Owners Suite	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
*** Total price includes all applicable taxes					
Customer Subtotal:					\$0.00
HST:					\$0.00
Total:					\$0.00

Customer Signature

April 28, 2025
Date



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

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

Estimate No#: SS6826 Rev.03

Customer Copy

Customer:

Krista McRoberts
Home: 613-878-2474
Email: kristamcroberts@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Singles Ph7
Lot: PST PH7 Lot 22
Closing Date: December 18, 2025

Salesperson: Kyle Takman
Date: 04/07/2025

SECONDARY DWELLING - BASEMENT

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	1.00	Misc. Product Basement Unit		\$	\$0.00
N/A	1.00	Misc. Product Standard Selections		\$	\$0.00
*** Total price includes all applicable taxes					
Customer Subtotal:					\$0.00
HST:					\$0.00
Total:					\$0.00

Customer Signature

Date



Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Murry w/ SD

Model #: #1015 "A"

Plan #: 50M-361

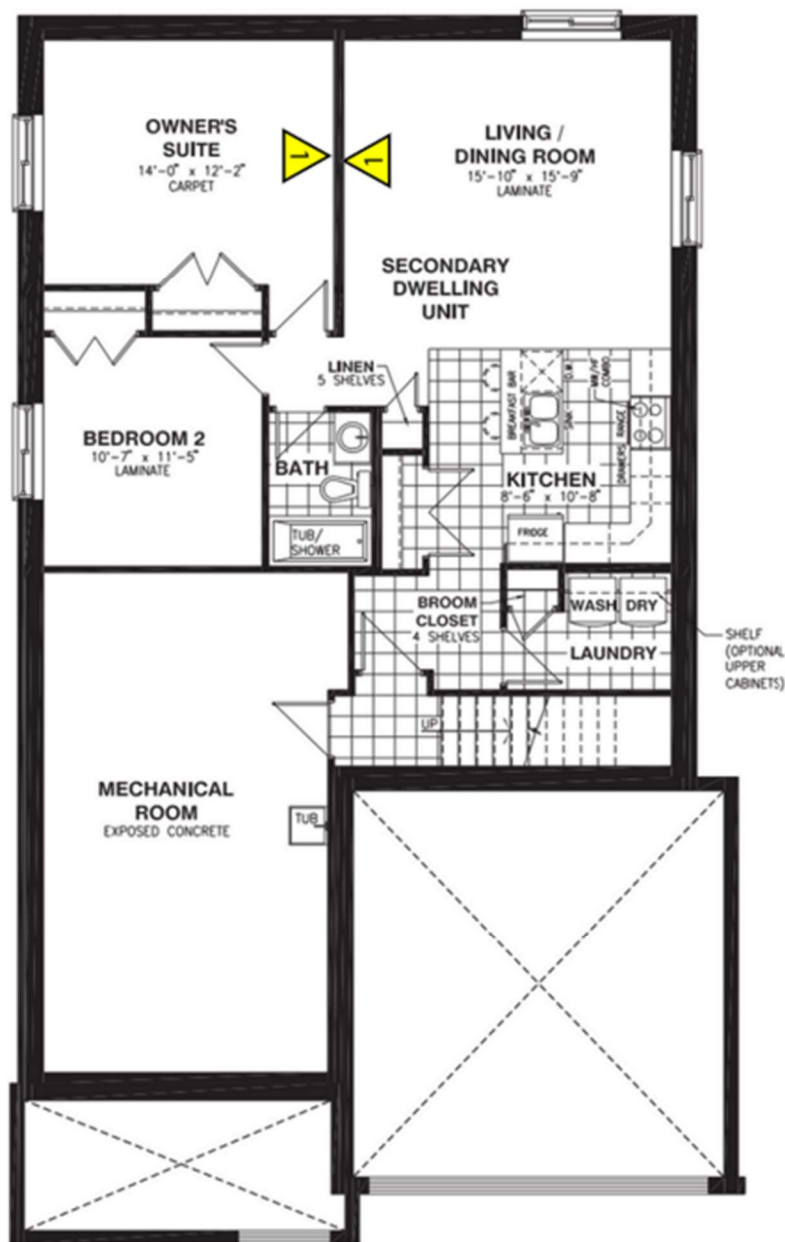
Site: Place St. Thomas 7

Purchaser: Krista McRoberts

Lot: PST PH7 Lot 22

Date: April 7, 2025


Purchaser:



BASEMENT FLOOR - ELEVATION A

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 & OE.

	SINGLES AND TOWNS COLOUR CHART - SECONDARY DWELLING (BASEMENT)					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 22	Civic Address:	903 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krista McRoberts			Model Name:	Murry w/ SD #1015
	Purchaser(s):				Closing Date:	18-Dec-25
INTERIOR FINISHES- SECONDARY DWELLING						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					1, STD
DOOR STYLE	Standard					1, STD
INTERIOR HARDWARE	Standard					1, STD
INTERIOR LIGHTING PACKAGE	Standard + S&S Electric Upgrades					1, 57
BATHROOM ACCESSORIES	Standard					1, STD
FIREPLACE MANTLE	N/A					\

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Stain # 403	1, 50
BRACKET	Metal	N/A	Stainless	STD
SPINDLES	\	\	\	\
POSTS	\	\	\	\
NOSINGS	\	\	\	\
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	\	\	\	\

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</i>	Fridge Opening apprximately 37" Wide by 73" High	1, 53	\	\
RANGE	Standard Opening	1, STD	\	\
DISHWASHER	Standard Opening	1, STD	\	\
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard Opening	1, STD	Stainless Steel Microwave/hoodfan combo	1, 51
WASHING MACHINE/DRYER	Standard Opening	1, STD	\	\

Purchaser's Signature(s) : _____


Date: _____ April 28, 2025

Purchaser's Signature(s) : _____

Date: _____ April 28, 2025

Approved By : _____

Date: _____ April 28, 2025

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART - SECONDARY DWELLING (BASEMENT)					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 22	Civic Address:	903 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krista McRoberts			Model Name:	Murry w/ SD #1015
	Purchaser(s):				Closing Date:	18-Dec-25
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	PM-100i in White B10R			STD	1, STD
	HARDWARE CODE	20596-195	TYPE	handles	STD	1, STD
	COUNTERTOP	Quorastone Cotton Knit QS7944 , 2cm	COUNTERTOP EDGE PROFILE	Standard eased edge	STD	1, STD
MAIN BATHROOM	STYLE AND COLOUR	PM-100i in White B10R			STD	1, STD
	HARDWARE CODE	20596-195	TYPE	handles	STD	1, STD
	COUNTERTOP	Quorastone Cotton Knit QS7944 , 2cm	COUNTERTOP EDGE PROFILE	Standard eased edge	STD	1, STD
ENSUITE BATHROOM	STYLE AND COLOUR	N/A			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
POWDER ROOM	STYLE AND COLOUR	N/A			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	N/A			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
LAUNDRY ROOM	STYLE AND COLOUR	\			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\

Purchaser's Signature(s) : _____


Purchaser's Signature(s) : _____

Approved By : _____

Date: _____ April 28, 2025

Date: _____ April 28, 2025

Date: _____ April 28, 2025

	SINGLES AND TOWNS COLOUR CHART - SECONDARY DWELLING (BASEMENT)					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 22	Civic Address:	903 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krista McRoberts			Model Name:	Murry w/ SD #1015
	Purchaser(s):				Closing Date:	18-Dec-25
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		1, STD			
FOYER	Eggshell DLX1025-2 Silent Smoke		1, STD			
POWDER ROOM	\		\			
MAIN FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		1, STD			
LIVING/DINING ROOM	Eggshell DLX1025-2 Silent Smoke		1, STD			
FLEX ROOM	\		\			
GREAT ROOM	\		\			
FAMILY ROOM	\		\			
DEN/STUDY/HOME OFFICE	\		\			
KITCHEN/ BREAKFAST	Eggshell DLX1025-2 Silent Smoke		1, STD			
LAUNDRY	Eggshell DLX1025-2 Silent Smoke		1, STD			
2nd FLOOR HALLWAY	\		\			
MAIN BATH	Eggshell DLX1025-2 Silent Smoke		1, STD			
BEDROOM #2	Eggshell DLX1025-2 Silent Smoke		1, STD			
BEDROOM #2 CLOSET	Eggshell DLX1025-2 Silent Smoke		1, STD			
BEDROOM #4	\		\			
MASTER BEDROOM	Eggshell DLX1025-2 Silent Smoke		1, STD			
MASTER BEDROOM CLOSET	Eggshell DLX1025-2 Silent Smoke		1, STD			
OWNERS SUITE ENSUITE	\		\			
FINISHED BASEMENT RECREATION ROOM	\		\			
BASEMENT BATHROOM	\		\			

Purchaser's Signature(s) : _____

Date: April 28, 2025


Purchaser's Signature(s) : _____

Date: April 28, 2025

Approved By : _____

Date: April 28, 2025

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
C:\Users\pst\OneDrive - VALECRAFT HOMES LIMITED\Desktop\PST7 22 - 680 Amendment SECONDARY Apr 28

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART - SECONDARY DWELLING (BASEMENT)					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 22	Civic Address:	903 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krista McRoberts			Model Name:	Murry w/ SD #1015
	Purchaser(s):				Closing Date:	18-Dec-25
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	\	\	\	\	
POWDER ROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
MUDROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
KITCHEN	FLOOR	\	\	\	\	
	BACKSPLASH	Olympia Colour & dimension collection arctic white bright 6x6 QT.CD.ARW.0606.BR (standard square installation)	Mapei 5221 Moonbeam	STD backsplash tile + UPG grout	1, 52	
	INSERT OR BORDER	\				
BREAKFAST AREA	FLOOR	\	\	\	\	
FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	\	\	\	\	
ADDITIONAL FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	\	\	\	\	

Purchaser's Signature(s) :

Date:

April 28, 2025

Purchaser's Signature(s) :


Date:

April 28, 2025

Approved By :

Date:

April 28, 2025

	SINGLES AND TOWNS COLOUR CHART - SECONDARY DWELLING (BASEMENT)					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 22	Civic Address:	903 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krista McRoberts			Model Name:	Murry w/ SD #1015
	Purchaser(s):				Closing Date:	18-Dec-25
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	\	\	\	\	
	WALL	Centura Linen White 10x16 K832152 (Vertical stacked installation)	Mapei 5093 Warm Gray	STD wall tile + STD grout	1, STD, STD	
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
4PC/5PC ENSUITE BATHROOM	FLOOR	\	\	\	\	
	TUB DECK	\	\	\	\	
	TUB BACKSPLASH	\	\	\	\	
	INSERT OR BORDER	\				
	WALL OVER TUB	\	\	\	\	
BASEMENT/OTHER BATHROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				

Purchaser's Signature(s) : _____


Purchaser's Signature(s) : _____

Approved By : _____

Date: April 28, 2025

Date: April 28, 2025

Date: April 28, 2025

	SINGLES AND TOWNS COLOUR CHART - SECONDARY DWELLING (BASEMENT)					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 22	Civic Address:	903 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krista McRoberts			Model Name:	Murry w/ SD #1015
	Purchaser(s):				Closing Date:	18-Dec-25
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
BEDROOM HALLWAY	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				STD	1, STD
LIVING/DINING ROOM	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				STD	1, STD
LAUNDRY ROOM	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				STD	1, STD
VESTIBULE	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				STD	1, STD
FOYER	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				STD	1, STD
ENTRANCE LANDING	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				STD	1, STD
REAR HALLWAY	\				\	\
KITCHEN	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				STD	1, STD
BREAKFAST AREA/DINETTE	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				STD	1, STD
MAIN STAIRS TO BEDROOMS	\				\	\
UPPER HALLWAY	\				\	\
BEDROOM # 2	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				UPG	1, 55
BEDROOM # 2 CLOSET	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				UPG	1, 55
BEDROOM # 4	\				\	\
MASTER BEDROOM	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				UPG	1, 54
MASTER BEDROOM CLOSET	Torlys everwood premier Oyster Bay EW23005 5/16" x 4 7/8" x 48 3/8" planks				UPG	1, 54
STAIRS TO BASEMENT	6436 Cupido II 84200 ravine Grey + STD underpad				Level 2 carpet + STD underpad	1, 49, STD
FINISHED BASEMENT RECREATION ROOM	\				\	\

Purchaser's Signature(s) :

Date:

April 28, 2025

Purchaser's Signature(s) :


Date:

April 28, 2025

Approved By :

Date:

April 28, 2025

	SINGLES AND TOWNS COLOUR CHART - SECONDARY DWELLING (BASEMENT)					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 22	Civic Address:	903 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Krista McRoberts			Model Name:	Murry w/ SD #1015
	Purchaser(s):				Closing Date:	18-Dec-25
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Standard			Stainless Steel	1, STD
	FAUCET	Standard			Chrome	1, STD
MAIN BATHROOM	SINK	Standard undermount			White	1, STD
	VANITY FAUCET	Standard			Chrome	1, STD
	WATER CLOSET	Standard			white	1, STD
	TUB/SHOWER	Standard			white	1, STD
	TUB/SHOWER FAUCET	Standard			Chrome	1, STD
ENSUITE BATHROOM	SINK(S)	\			\	\
	VANITY FAUCET(S)	\			\	\
	WATER CLOSET	\			\	\
	SHOWER	\			\	\
	SHOWER FAUCET	\			\	\
	BATHTUB	\			\	\
	BATHTUB FAUCET	\			\	\
POWDER ROOM	PEDESTAL	\			\	\
	SINK FAUCET	\			\	\
	WATER CLOSET	\			\	\
BASEMENT/OTHER BATHROOM	SINK	\			\	\
	VANITY FAUCET	\			\	\
	WATER CLOSET	\			\	\
	TUB/SHOWER	\			\	\
	TUB/SHOWER FAUCET	\			\	\
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) : _____

Date: April 28, 2025

Purchaser's Signature(s) : _____

Date: April 28, 2025

Approved By : _____

Date: April 28, 2025

Valecraft Homes Décor Disclaimers

Lot#: 22 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Krista McRoberts

TEL:

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. (Ie: 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#: 22 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Krista McRoberts

TEL:

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.

Valecraft Homes Décor Disclaimers

Lot#: 22 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Krista McRoberts

TEL:

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#: 22 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASER: Krista McRoberts

TEL:

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 _____

Date April 28, 2025
Date _____



CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 7 PURCHASER #1: Krista McRoberts
LOT: PST PH7 Lot 22 PURCHASER #2: _____
MODEL: 1015 "A" Std Murry w S/D FIRM UP DATE: March 4, 2025

CLOSING DATE: December 18, 2025

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

PURCHASER'S SIGNATURE

April 28, 2025

DATE

PURCHASER'S SIGNATURE

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: Feb 22, 2025 INTERIOR COLOURS: Apr 28, 2025
FIRM UP: March 4, 2025 EXTERIOR COLOURS (if applicable): March 10, 2025
BANK LETTER: March 4, 2025 ORBITAL/S&S/KITCHENCRAFT (if applicable): Apr 23, 2025
SOLICITOR INFO: Feb 22, 2025 680 & AMENDMENT: Apr 28, 2025

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: Complete


Sales Consultant's Signature

April 28, 2025

Date

Sales Assistant's Signature

Date

Approved by: _____

April 28, 2025

Date