

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 27 DAY OF July , 2025 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : PSA PH1 Lot 9
LOT: 9 BLOCK :
PLAN: 50M-387 PROJECT: PLACE ST-AUGUSTIN
CIVIC ADDRESS: 230 Sam Ave., Embrun ON K0A 1W0

PURCHASERS: Amy Leigh Brayall & Gerhard Osas Obas

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: July 27, 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.

Initial Initial DS
NB GOB FN

CLOSING DATE OF: September 1, 2026 .

Purchaser acknowledges that all multi-media locations and all upgrades up to drywall must be completed by September 4, 2025 in order to maintain the closing date.

Purchaser acknowledges that all interior colour selections and all upgrades must be completed by September 4, 2025 in order to maintain the closing date.

Dated at Ottawa, ON this 3 day of August , 2025

In the presence of:

WITNESS

Signed by:
Amy Leigh Brayall
PURCHASER

WITNESS

Signed by:
Gerhard Osas Obas
PURCHASER

WITNESS

PURCHASER

WITNESS

PURCHASER

Dated at Ottawa, ON this 3 day of August , 2025

VALECRAFT HOMES (2019) LIMITED

Per: DocuSigned by:
A04F827301214EE...

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION



Warranty Information for New Freehold Homes

Important information about registering your purchase agreement:

This information sheet provides you with your Home ID and Registration Code for you to register your purchase agreement safely and securely. Registering your purchase agreement allows Tarion to provide you with key information on the builder's warranty and coverage. It also helps to identify illegal selling and building.

Please register your purchase agreement within 45 days of signing here:

<http://Tarion.com/RegisterToday>

Purchaser Name: Amy Leigh Brayall & Gerhard Osas Obas

Purchaser Email: amybrayall@gmail.com

Home ID: H3699199

Registration Code: 98e86d20b71d

Note: Purchaser fields may show only one of several purchasers listed on the purchase agreement.

This information sheet also provides a basic overview of the warranties and protections that come with your new home. This warranty is provided to you by your builder and backed by Tarion.

Visit tarion.com and log into our online learning hub at

<https://www.tarion.com/homeowners/homeowner-resources-hub>



The Pre-Delivery Inspection (PDI)

Before you take possession of your new home, your builder is required to conduct a predelivery inspection (PDI) with you or someone you designate to act on your behalf. If you wish, you may be accompanied by someone who can provide expert assistance. The PDI is important because it is an opportunity to learn about how to operate and maintain parts of your home, such as the ventilation, plumbing, and heating systems. It is also important because it gives you an opportunity to note items in your home that are damaged, missing, incomplete, or not working properly before you take possession of your home. This record is also significant as it may help show what items may have been damaged before you moved in and helps resolve any disputes relating to whether or not an item of damage was caused by the use of the home.

The PDI is only one piece of evidence relating to damaged or incomplete items, and you should note and document (e.g. via photos or video) any concerns or damaged items as soon as you notice them after taking possession if they were missed on your PDI. If the damaged items are not addressed by your builder, you can include them in your first warranty form submission to Tarion. Damaged items are covered under the warranty if the damage was caused by the builder or their trades. There is more information about the PDI here:

<https://www.tarion.com/homeowners/homeowner-resources-hub>

Deposit Protection

The deposit you provide to your builder is protected up to certain limits if your builder goes bankrupt, fundamentally breaches your Agreement of Purchase and Sale or you exercise your legal right to terminate it. Deposit coverage limits are \$60,000 if the purchase price is \$600,000 or less and 10% of purchase price to a maximum of \$100,000 if the purchase price is over \$600,000. This protection includes the money you put down towards upgrades and other extras.

Delayed Closing Coverage

Your builder guarantees that your home will be ready for you to move in by a date specified in the Agreement of Purchase and Sale or a date that has been properly extended (if for certain reasons the original closing date cannot be met). You may be able to claim up to \$7,500 from your builder in compensation if they do not meet the conditions for an allowable extension that are outlined in the Addendum to your Agreement of Purchase and Sale.

Warranty Coverage

The warranty on work and materials commences on your occupancy date and provides up to a maximum of \$400,000 in coverage. There are limitations on scope and duration as follows. Your builder warrants that your home will, on delivery, have these warranties:

One-Year Warranty

- Your home is constructed in a workmanlike manner, free from defects in material, is fit for habitation and complies with Ontario's Building Code.



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Toronto, ON M2N 6L9
877.982.7466 | tarion.com

- Protects against unauthorized substitution of items specified in the Agreement of Purchase and Sale or selected by you.

Two-Year Warranty

- Protects against water penetration through the basement or foundation walls, windows, and the building envelope.
- Covers defects in work and materials in the electrical, plumbing, and heating delivery and distribution systems.
- Covers defects in work and materials that result in the detachment, displacement, or deterioration of exterior cladding (such as brick work, aluminum, or vinyl siding).
- Protects against violations of Ontario's Building Code that affect health and safety.

Seven-Year Warranty

- Protects against defects in work or materials that affect a structural load-bearing element of the home resulting in structural failure or that materially and adversely compromise the structural integrity; and/or that materially and adversely affect the use of a significant portion of the home.

Warranty Exclusions

Your warranty, provided to you by your builder and backed by Tarion, is a limited warranty – not all deficiencies are covered. And the protection provided by Tarion is also limited. Exclusions to coverage include: normal wear and tear, damage caused by improper maintenance, damage caused by a third party, secondary damage caused by defects that are under warranty, supplementary warranties, deficiencies caused by homeowner actions, elevators, HVAC appliances, specific defects accepted in writing and damage resulting from an Act of God.

Construction Performance Guidelines

The Construction Performance Guidelines are a resource to provide advance guidance as to how Tarion may decide disputes between homeowners and builders regarding defects in work or materials. The Construction Performance Guidelines are intended to complement Ontario's Building Code. They are supplemented by any applicable guidelines or standards produced by industry associations. They do not replace manufacturer warranties. The Construction Performance Guidelines are available in several different formats accessible via <https://tarion.com/builders/construction-performance-guidelines>

Important Next Steps

1. Start your new home buying journey off right by registering your purchase agreement for your new home with Tarion. It's simple, fast, and allows Tarion to start providing you with key information on your builder's warranty coverage and other protections before you get the keys to your new home. Register here:

<https://myhome.tarion.com/s/purchase-agreement-registration>

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2. Visit Tarion's website to learn more about your warranty coverage and the process for getting warranty assistance, as well as your rights, responsibilities, and obligations as a new homeowner.
3. Prepare for your pre-delivery inspection (PDI). Visit Tarion's website for helpful resources, including a PDI Checklist and educational videos.
4. Register for Tarion's MyHome right after you take possession. MyHome is an online tool you can use from your computer or mobile device that allows you to submit warranty claims and upload supporting documents directly to your builder and Tarion. It also alerts you to important dates and warranty timelines, allows you to receive official correspondence from Tarion electronically, and schedule an inspection with Tarion when you need assistance.

About Tarion

Tarion is a not-for-profit organization that administers Ontario's new home warranty and protection program. Our role is to ensure that purchasers of new homes receive the warranties and protections, provided by their builder and backstopped by Tarion, that they are entitled to by law.

Contact us at 1-877-982-7466 or customerservice@tarion.com

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THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS.

The Toronto-Dominion Bank

45 O'CONNOR STREET OTTAWA, ON K1P 1A4
GERHARD OSAS OBAS

10569479

2025-07-31

Purchaser

DATE

354-10569479

Transit-Serial No.

Pay to the Order of VALECRAFT HOMES (2019) LTD.

*****10,000.00

\$

TEN THOUSAND**00/100

Canadian Dollars

Authorized signature required for amounts over CAD \$5,000.00

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Countersigned

04939
Number

⑈ 10569479 ⑈ ⑆09612004⑆

⑈ 3808 ⑈

Project: Place St-Augustin
Plan No: 50M-387
Lot No: PSA PH1 Lot 8
Model: #826 "B" Bradley 3Bed Std.
Date: August 2, 2025

Purchaser: Amy Leigh Brayall
Purchaser: Gerhard Osas Obas

Initial
LB

Initial
GO

LAWYER INFORMATION – PSA PH1 LOT 9

BRIAN WILSON LAW

2053 MEADOWBROOK RD, OTTAWA

T: 613-746-8115

F: 613 746-9962

justask@brianwilsonlaw.ca

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WB

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GPO