



AGREEMENT OF PURCHASE AND SALE

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to purchase "the Property" described below on the following terms:

Purchaser: SAMPLE PERSON DOB:

Vendor: Sesvenna Mews Home Corp. c.o.b. Starlane Homes

Real Estate Broker: Spectrum Realty Services Inc. Site Staff:

Lot No: 1 Left Plan No:

Street:

in the Town of Milton

Model Type: Sutton 1 Elev 1

Model Description 2 Storey Semi-Detached

Purchase Price: NINE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND XX / 100 Dollars \$999,999.00

Deposit: 31-Oct-2016 TWENTY-FIVE THOUSAND AND XX / 100 Dollars \$25,000.00

Further Deposit Due: 30-Nov-2016 THIRTY-FIVE THOUSAND AND XX / 100 Dollars \$35,000.00

Further Deposit Due: 30-Dec-2016 THIRTY-FIVE THOUSAND AND XX / 100 Dollars \$35,000.00

Balance Due on Closing (subject to adjustment) : NINE HUNDRED FOUR THOUSAND NINE HUNDRED NINETY-NINE AND XX / 100 \$904,999.00

The following Schedules are appended hereto and form part hereof:

Date of Offer: Monday the 31st day of October 2016.

Irrevocable Date: Monday the 7th day of November 2016.

First Tentative Closing Date: Thursday the 5th day of July 2018.

(subject to Tarion Addendum)

Purchaser's Address: 2101 SAMPLE LANE EAST GWILLIMBURY ONTARIO K4M 1E4

Telephone: (Cel) 1: -(905) 111-1111

SIGNED, SEALED AND DELIVERED in the Presence of

Witness

Purchaser - SAMPLE PERSON Seal

Purchaser's Solicitor: Complete Solicitor Information to be provided within 30 days of execution.

The undersigned hereby accepts the Offer and its terms and covenants, promises and agrees to and with the above named Purchaser duly to carry out the same on the terms and conditions above-mentioned and hereby accepts the said deposit.

ACCEPTED this _____ day of October 2016.

Vendor's Solicitors: GOLDMAN, SPRING, KICHLER & SANDERS LLP Suite 700, 40 Sheppard Avenue West, North York, Ontario M2N 6K9 Tel. (416) 225-9400 Fax. (416) 225-4805

Sesvenna Mews Home Corp. c.o.b. Starlane Homes

Per: Authorized Signing Officer

SPECTRUM REALTY SERVICES INC.

PURCHASER'S AGENCY DISCLOSURE ACKNOWLEDGEMENT

The Purchaser(s) herein acknowledge SPECTRUM REALTY SERVICES INC. has an agency relationship with the Vendor: **Sesvenna Mews Home Corp.** and will be compensated through the Vendor. This compensation is usually called commission and usually takes the form of a fee of payment from the Vendor of the real property upon successful completion of the real estate transaction.

An agency relationship is created where one person, known as the principal asks another person, known as the agent, to act for and on behalf of the principal. The principal will define the nature and extent of the agency relationship, in other words, what the agent is being asked to do. In real estate transactions, agency relationships are created when vendors or purchasers ask Realtors to act on their behalf in real estate transactions.

An agent who represents a principal (vendor) owes that principal (vendor) the highest duty of "utmost faith", the agent must represent the principals (vendors) best interests at all times. The agent owes his principal (vendor) a duty of confidentiality regarding information about the principal (vendor). However, the purchaser can expect the Realtor to disclose all pertinent information about the property, not to misrepresent any facts, and to honestly answer all questions about the property. This has been a usual form of relationship for many years in the real estate industry.

As Purchaser, I/we confirm and acknowledge being advised that, and consent to the fact that SPECTRUM REALTY SERVICES INC. acts as agent only for the Vendor and it will be compensated only by the Vendor.

DATED at Milton, Ontario Monday the 31st day of October 2016

Witness

Purchaser - SAMPLE PERSON

Lot No.:1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

SCHEDULE "ASF-NC"

PURCHASERS' ACKNOWLEDGEMENT OF SELECTION AND FINISHES

- 1 **CHANGES TO PLANS:** Changes to plans will not be permitted. Verbal representations of the Sales Agent do not form part of this Agreement.

- 2 **COLOUR CHART SELECTIONS:** The Vendor gives Purchasers the ability to select colours and finishes for their home. The Purchasers acknowledge being informed that those selections must be made in a timely fashion in order for the Vendor to accommodate those requests. The Purchasers understand that they **MUST** attend at the Décor Centre when requested and that it may be necessary for them to re-attend on one or more occasions. If the Purchasers delay in making their selections, there is the possibility that the items selected may not be able to be installed if the processing of the permit application or the stage of construction of the home has progressed to a point where such installation is no longer feasible.

It is the obligation of the Purchaser to contact the Décor Centre to make any inquires concerning the above matters.

DATED at Milton, Ontario Monday this 31st day of October 2016

Purchaser - SAMPLE PERSON

**SCHEDULE "PE"
PURCHASER'S EXTRA**

Vendor: Sesvenna Mews Home Corp. c.o.b. Starlane Homes	Purchaser: <u>SAMPLE PERSON</u>
	Telephone Number: <u>Cell: (905) 111-1111</u>

Lot Number 1 Left	House Type Sutton 1 Elev 1	Reg. Plan #	Closing Date 05-Jul-18	Date Ordered 31-Oct-16
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IN ACCORDANCE WITH THE PROVISIONS OF SCHEDULE "X" OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

DESCRIPTION

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All of the above mentioned items shall be from the Vendor's selection of standard samples unless otherwise noted.
Where applicable: Purchaser acknowledges being advised that the stain of pre-finished wood flooring and the stain of the stairs, railings, spindles and stair landing may vary, despite both having the same descriptive name and or code.
All of the above mentioned items to be included in the purchase price inclusive of HST.

Paid: Included in the purchase price



Purchaser - SAMPLE PERSON

Vendor: Sesvenna Mews Home Corp.

Construction Scheduling Approval
Per: _____
Date: _____

Starlane
 Spectrum
 Purchaser
 Construction
 Site Office
 Purchaser's Sol.
 Starlane Sol.
 Decor

Lot No.: 1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

**SESVENNA MEWS HOME CORP.
SUTTON SERIES - SEMI-DETACHED
SCHEDULE "ST"**

Lot No.:1 Left Plan No.:

EXTERIOR

- Poured concrete basement. Basement is unfinished except as may be shown on sales brochure.
- Front porch concrete, as per model and where applicable, as per plan.
- Rear patio and walkway to front door are concrete precast slabs where applicable, as per plan.
- All windows and outside door frames caulked.
- Windows to be vinyl casement all around, with grills for front only. All openable windows to be screened. For corner lots only, casement windows with grills all around.
- Insulated metal front door with glass insert.
- Aluminum soffit, fascia, eavestrough and downpipes.
- Roll up garage door, as per plan.
- Fully sodded lot, where applicable.
- Paved driveway. Vendor will provide base coat as well as second coat on driveway apron, the cost of which is included in the Purchase Price. The Purchaser shall pay \$300.00 plus H.S.T. as a non-refundable adjustment on closing, for the second coat of asphalt on the lot portion of the driveway. The Vendor will not be responsible for repairing any tire marks after the second coat. Purchaser acknowledges and agrees that the second coat may not be completed for up to, but not more than, thirty-six (36) months after the Closing Date.
- Hydro meter connection and installation fee of \$400.00 plus H.S.T., which is to be an adjustment on closing and is non-refundable.
- All outside colour and materials pre-selected by the Vendor and architecturally controlled
- Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts same.

INTERIOR

- Inside doors and trim painted one colour (Birch or Oyster). Inside doors to be 800 Series, Classic Series or Clermont Series. Heavy Colonial trim and baseboard.
- Inside stairs, railing and spindles to be oak with natural finish from first floor to second floor. Basement stairs to be painted.
- All main floor archways to be flat (unless otherwise noted) and trimmed, where applicable.
- Ceiling height to be 9 feet for the first and 8 feet for the second floor.
- Stipple ceiling throughout except kitchen and washrooms.
- Quality finished kitchen and vanity cabinets. Kitchen cabinets to have extended upper cabinets with standard bulkhead above.
- Arborite countertops in kitchen and washrooms.
- One plate mirror in all washrooms, and shower door for master ensuite shower stall only, where applicable as per plan.
- Ceramic accessories in all washrooms.
- Laundry-room layout and stairs may be altered or eliminated in order to accommodate municipally approved grading and drainage requirements.
- The Purchaser acknowledges that the broadloom, furniture, electrical fixtures, drapes, ceramic flooring, wood flooring, upgrade kitchen cabinets, stained floor, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc. in the model home(s) or sales office, may be for display purposes only and may not be of the same grade or type or not necessarily be included in the dwelling unit purchased herein.

FLOORING

- 12"x12" or 13"x13" ceramic floor tiles on main floor according to brochure.
- 8"x10" ceramic wall tiles on bathtub enclosures including ceiling (except deck tub layout). Ceramic tile on all bathroom floors, upstairs only.
- Builder's Upgrade One broadloom throughout second floor, except those areas covered with ceramic tile, as per brochure.
- Laminate flooring on main floor, except for areas covered by ceramic tile, as per brochure.
- The Purchaser acknowledges that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

PLUMBING

- Double stainless steel ledgeback sink in kitchen with single lever faucet and vegetable sprayer.
- One exterior water tap (plus one located in the garage).
- Shut off valve for all sinks.
- White plumbing fixtures. Plastic laundry tub according to plan.
- Pressure balance shower faucets in upstairs washrooms, where applicable as per plan (except deck tub layout).
- Single lever faucets for all bathroom vanities.
- Rough-in basement bathroom as per plan.
- Sump pump to be installed as per Municipal requirements.

ELECTRICAL & HEATING

Purchaser - SAMPLE PERSON

Lot No.:1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

- 100 amp circuit breaker panel to utility authority standards.
- High efficiency forced air furnace. High Efficiency natural gas water heater (on rental basis) and Heat Recovery Ventilator.
- Direct vent gas fireplace with marble surround (no hearth) where applicable as per plans and brochures.
- All electrical wiring to be copper.
- One exterior electrical outlet at rear of house and one at the front porch (plus one located in the garage).
- Electrical outlet(s) in garage for future garage door opener(s).
- Builder's standard electrical smoke detectors and carbon monoxide detectors according to Ontario Building Code.
- White hood fan in kitchen vented to the outside (6" pipe).
- Rough in provisions for future central air-conditioning.
- Rough-in dishwasher, plumbing and electrical only.
- Rough-in central vacuum.
- Rough-in telephone wiring - one in kitchen and one in all bedrooms.
- Rough-in cable t.v. wiring in family room and all bedrooms.
- Recessed light in shower stall in master ensuite, where applicable, as per plan.
- All bathrooms to have exhaust fan vented to the outside.
- Vendor's standard light fixtures and door chimes.
- Standard plugs and switches, white.
- The Purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a rental or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier.

Purchaser - SAMPLE PERSON

Lot No.:1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

Property Lot: 1 Left Phase: 1
Municipal Address: (If Applicable)

Statement Of Critical Dates

Delayed Closing Warranty

This Statement of Critical Dates forms part of the Addendum to which it is attached, which in turn forms part of the agreement of purchase and sale between the Vendor and the Purchaser relating to the Property. **The Vendor must complete all blanks set out below. Both the Vendor and Purchaser must sign this page.**

NOTE TO HOME BUYERS: Please visit Tarion's website: www.tarion.com for important information about all of Tarion's warranties including the Delayed Closing Warranty, the Pre-Delivery Inspection and other matters of interest to new home buyers. You can also obtain a copy of the Homeowner Information Package which is strongly recommended as essential reading for all home buyers. The website features a calculator which will assist you in confirming the various Critical Dates related to the Closing of your purchase.

VENDOR **Sesvenna Mews Home Corp.**

PURCHASER **SAMPLE PERSON**

1. Critical Dates

The **First Tentative Closing Date**, which is the date that the Vendor anticipates the home will be completed and ready to move in, is: the 5th day of July, 2018.

A **Second Tentative Closing Date** can subsequently be set by the Vendor by giving proper written notice at least 90 days before the First Tentative Closing Date. The Second Tentative Closing Date can be up to 120 days after the First Tentative Closing Date, and so could be as late as: the 2nd day of November, 2018.*

The Vendor must set a **Firm Closing Date** by giving proper written notice at least 90 days before the Second Tentative Closing Date. The Firm Closing Date can be up to 120 days after the Second Tentative Closing Date, and so could be as late as: the 4th day of March, 2019.*

If the Vendor cannot close by the Firm Closing Date, then the Purchaser is entitled to delayed closing compensation (see section 7 of the Addendum) and the Vendor must set a Delayed Closing Date.

The Vendor can set a Delayed Closing Date that is up to 365 days after the earlier of the Second Tentative Closing Date and the Firm Closing Date: This **Outside Closing Date** could be as late as: the 4th day of November, 2019.*

2. Notice Period for a Closing Delay

Changing a Closing date requires proper written notice. The Vendor, without the Purchaser's consent, may delay Closing twice by up to 120 days each time by setting a Second Tentative Closing Date and then a Firm Closing Date in accordance with section 1 of the Addendum but no later than the Outside Closing Date.

Notice of a delay beyond the First Tentative Closing Date must be given no later than: (i.e., at least **90 days** before the First Tentative Closing Date), or else the First Tentative Closing Date automatically becomes the Firm Closing Date. the 6th day of April, 2018.

Notice of a second delay in Closing must be given no later than: (i.e., at least **90 days** before the Second Tentative Closing Date), or else the Second Tentative Closing Date becomes the Firm Closing Date. the 3rd day of August, 2018.

3. Purchaser's Termination Period

If the purchase of the home is not completed by the Outside Closing Date, then the Purchaser can terminate the transaction during a period of **30 days** thereafter (the "**Purchaser's Termination Period**"), which period, unless extended by mutual agreement, will end on: the 4th day of December, 2019.*

If the Purchaser terminates the transaction during the Purchaser's Termination Period, then the Purchaser is entitled to delayed closing compensation and to a full refund of all monies paid plus interest (see sections 7, 10 and 11 of the Addendum).

Note: Any time a Critical Date is set or changed as permitted in the Addendum, other Critical Dates may change as well. At any given time the parties must refer to: the most recent revised Statement of Critical Dates; or agreement or written notice that sets a Critical Date, and calculate revised Critical Dates using the formulas contained in the Addendum. Critical Dates can also change if there are unavoidable delays (see section 5 of the Addendum).

Acknowledged this 31st day of October, 2016.

PURCHASER : _____

VENDOR : _____

Addendum to Agreement of Purchase and Sale
Delayed Closing Warranty

This addendum, including the accompanying Statement of Critical Dates (the “**Addendum**”), forms part of the agreement of purchase and sale (the “**Purchase Agreement**”) between the Vendor and the Purchaser relating to the Property. This Addendum is to be used for a transaction where the home purchase is in substance a purchase of freehold land and residential dwelling. This Addendum contains important provisions that are part of the delayed closing warranty provided by the Vendor in accordance with the Ontario New Home Warranties Plan Act (the “ONHWP Act”). If there are any differences between the provisions in the Addendum and the Purchase Agreement, then the Addendum provisions shall prevail. **PRIOR TO SIGNING THE PURCHASE AGREEMENT OR ANY AMENDMENT TO IT, THE PURCHASER SHOULD SEEK ADVICE FROM A LAWYER WITH RESPECT TO THE PURCHASE AGREEMENT OR AMENDING AGREEMENT, THE ADDENDUM AND THE DELAYED CLOSING WARRANTY.**

Tarion recommends that Purchasers register on Tarion’s **MyHome** on-line portal and visit Tarion’s website - **tarion.com**, to better understand their rights and obligations under the statutory warranties.

The Vendor shall complete all blanks set out below.

VENDOR	Sesvenna Mews Home Corp. <small>Full Name(s)</small>		
	45530 <small>Tarion Registration Number</small>	8600 DUFFERIN STREET <small>Address</small>	
	(416) 736-8854 <small>Phone</small>	CONCORD <small>City</small>	ONTARIO <small>Province</small>
	(905) 660-7650 <small>Fax</small>	L4K 5P5 <small>Postal</small>	
		communications@starlanehomes.com <small>Email*</small>	
PURCHASER	SAMPLE PERSON <small>Full Name(s)</small>		
	2101 SAMPLE LANE <small>Address</small>		
	(Cel) I: -(905) 111-1111 <small>Phone</small>	EAST GWILLIMBURY <small>City</small>	ONTARIO <small>Province</small>
		K4M 1E4 <small>Postal</small>	
	<small>Fax</small>	<small>Email*</small>	
PROPERTY DESCRIPTION	<small>Municipal Address</small> Milton <small>City</small>		
		Ontario <small>Province</small>	<small>Postal Code</small>
	Lot: 1 Left Plan: Region: Regional Municipality of Halton <small>Short Legal Description</small>		
	<small>Number of Homes in the Freehold Project _____ (if applicable - see Schedule A)</small>		
INFORMATION REGARDING THE PROPERTY	The Vendor confirms that:		
(a)	The Property is within a plan of subdivision or a proposed plan of subdivision.	Yes	No
	If yes, the plan of subdivision is registered.	Yes	No
	If the plan of subdivision is not registered, approval of the draft plan of subdivision has been given.	Yes	No
(b)	The Vendor has received confirmation from the relevant government authorities that there is sufficient:		
	(i) water capacity, and (ii) sewage capacity to service the Property.	Yes	No
	If yes, the nature of the confirmation is as follows: Municipally serviced, per Developer and Consulting Engineer.		
	If the availability of water and sewage capacity is uncertain, the issues to be resolved are as follows:		
(c)	A building permit has been issued with respect to the Property.	Yes	No
(d)	Commencement of Construction: has occurred;or is expected to occur by November 09, 2017		
	The Vendor shall give written notice to the Purchaser within 10 days after the actual date of Commencement of Construction.		
	*Note: Since important notices will be sent to this address, it is essential that you ensure that a reliable email address is provided and that your computer settings permit receipt of notices from the other party.		

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.

FEE	AMOUNT OR DESCRIPTION (HST PAYABLE IN ADDITION TO ALL FEES SET OUT BELOW)	SCHEDULE REFERENCE, IF APPLICABLE	REFERENCE NUMBER, IF APPLICABLE
WATER METER FEE	not to exceed \$450	SCHEDULE "X"	PARAGRAPH 52
HYDRO CONNECTION FEE	not to exceed \$450	SCHEDULE "ST"	
DRIVEWAY PAVING FEE	not to exceed \$1000	SCHEDULE "ST"	
ELECTRONIC REGISTRATION SYSTEM FEE	not to exceed \$200	SCHEDULE "X"	PARAGRAPH 47(a)
TRANSACTION LEVY IMPOSED BY LAW SOCIETY OF UPPER CANADA (LSUC)	not to exceed \$100 per levy	SCHEDULE "X"	PARAGRAPH 55
REGISTRATION OF TRANSFER DEED	not to exceed \$100 per deed	SCHEDULE "X"	PARAGRAPH 68

PART 2 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, the dollar value of which will be determined after signing the Purchase Agreement, all in accordance with the term of the Purchase Agreement

TARION ENROLLMENT FEE	as per tarion guidelines	SCHEDULE "X"	PARAGRAPH 51
SECURITY DEPOSIT	\$2,500 for each Townhouse or Semi-Detached Dwelling Unit, \$3,500 for each Single Detached Unit	SCHEDULE "X"	PARAGRAPH 53
MISSED DÉCOR CENTRE APPOINTMENT FEE	\$300 per occurrence	SCHEDULE "X"	PARAGRAPH 2
NSF/DISHONoured CHEQUE FEE	\$250 per occurrence	SCHEDULE "X"	PARAGRAPH 65
MUNICIPALLY REQUIRED AIR CONDITIONER NOT INCLUDED IN PURCHASE PRICE AT OFFER	by statutory declaration	SCHEDULE "X"	PARAGRAPH 49
UTILITIES, INCLUDING FUEL, WATER RATES AND HYDRO	to be apportioned and allowed to the Closing Date.	SCHEDULE "X"	PARAGRAPH 50
LAND REALTY TAXES ACTUAL OR ESTIMATED	to be apportioned and allowed to the Closing Date.	SCHEDULE "X"	PARAGRAPH 50
HOT WATER TANK, HEATER AND PROGRAMMABLE THERMOSTAT, IF NOT RENTAL	by statutory declaration	SCHEDULE "X"	PARAGRAPH 52
LEGAL FEES FOR VENDOR TAKE BACK MORTGAGE(S), IF ANY, AS DETERMINED BY VENDOR IN ITS SOLE DISCRETION	\$400 permortgage plus LSUC fees	SCHEDULE "X"	PARAGRAPH 54
WALK OUT BASEMENT	\$10,000 per semi-detached dwelling, or townhouse unit, \$20,000 per single detached dwelling unit	SCHEDULE "X"	PARAGRAPH 7
UNAUTHORIZED WORK REMEDIATION AND DELAY FEES		SCHEDULE "X"	PARAGRAPHS 10, 11
INCREASE IN OR NEW DEVELOPMENT LEVIES	as sworn by statutory declaration	SCHEDULE "X"	PARAGRAPH 16
HST. REBATE AND HST. ON ALL ADJUSTMENTS	pursuant to HST legislation	SCHEDULE "X"	PARAGRAPHS 79-88, INCLUSIVE
LEGAL AND ADMINISTRATION FEES ARISING FROM DEFAULT, EXTENSIONS, RE-INSTATEMENT, ASSIGNMENT OR ANY OTHER ALTERATIONS TO AGREEMENT REQUESTED BY THE PURCHASER	by occurrence, at the vendor's sole discretion		
AMENDMENTS TO THE PURCHASE PRICE FOR UPGRADES, EXTRAS SELECTED BY THE PURCHASER	priced by selection		
ADJUSTMENT TO THE PURCHASE PRICE FOR ADMINISTRATION CHARGES FOR ANY MODIFICATIONS, EXTRAS, DELETIONS REQUESTED BY THE PURCHASER TO THE SPECIFICATION OF THE DWELLING UNIT.	by occurrence, at the vendor's sole discretion		PARAGRAPH 2, OR AS THE PARTIES MAY AGREE
RETAIL SALES TAX	by amount, or vendor's reasonable estimate	SCHEDULE "X"	PARAGRAPH 62
PRE-ESTIMATE OF DAMAGE FOR PURCHASER POSTING DWELLING FOR SALE / LEASE WITHOUT VENDOR'S CONSENT	\$3,000 per occurrence	SCHEDULE "X"	PARAGRAPH 24
FEE TO REGISTER A VENDOR'S LIEN	per occurrence at the Vendor's sole discretion	SCHEDULE "X"	PARAGRAPH 59
ADDITIONAL COPIES OF THE AGREEMENT	per occurrence at the Vendor's sole discretion	SCHEDULE "X"	PARAGRAPH 78
LEGAL FEES AND ADMINISTRATION FEE TO REMOVE ANY UNAUTHORIZED DOCUMENT FROM TITLE	by occurrence, at the vendor's sole discretion	SCHEDULE "X"	PARAGRAPH 27

SCHEDULE "X"

CONSTRUCTION:

1. The Vendor will construct (if not already constructed) and complete upon the Property a Dwelling Unit of the type hereinbefore indicated, in accordance with the plans and specifications filed or to be filed with and approved by the Municipality.
2. The Purchaser covenants to attend, during the Vendor's regular business hours and as scheduled by the Vendor, within seven (7) days of notification to make colour and other selections from the Vendor's standard samples, such selections to be noted on the Vendor's standard form and when completed shall constitute part of this Agreement (the "**Colour Chart**"). In the event that any item(s) selected by the Purchaser on the Colour Chart including any extras or upgrades are unavailable or will not be available in a timely fashion (as determined by the Vendor in its sole discretion) the Purchaser shall attend within 7 days of written notification from the Vendor to re-select an alternate, for the unavailable item(s) only. In the event that the Purchaser does not, or refuses to, select or reselect within the times noted herein such failure shall be deemed to be a Fundamental Breach of Contract (hereinafter in this Agreement referred to as "**FBOC**") entitling the Vendor to terminate this Agreement and all monies paid by the Purchaser pursuant to this Agreement shall be forfeited to the Vendor in addition and without prejudice to any other remedies available to the Vendor arising out of such default. If the Purchaser's failure to select or reselect in a timely manner results in or contributes to the delay of the Closing Date, as determined by the Vendor in its sole discretion, the Vendor may add as an adjustment on the Statement of Adjustments an amount equal to the compensation payable by the Vendor to the Purchaser under Tarion together with interest on the outstanding balance of the Purchase Price calculated at the rate of TD-Canada Trust Bank Prime plus 5% per annum, pro-rated for the period of time that the Closing Date was delayed. The Vendor may charge an administrative fee of Three Hundred (\$300.00) Dollars plus HST for missed or cancelled appointments or for second re-booking or more of appointments to complete a Colour Chart, without 2 business days' notice, such amount to be added as an adjustment on the Statement of Adjustments. In the event that the Purchaser requests any amendment to the Colour Chart after the date on which the Colour Chart is finalized and executed by Purchaser, the Purchaser agrees to pay all costs associated with such amendment plus an administration fee of seven hundred and fifty (\$750) Dollars plus HST each time the Colour Chart is modified at the request of the Purchaser. For greater certainty, the Purchaser acknowledges and agrees that the Vendor shall have no obligation to accommodate any requested amendment to the Colour Chart, which shall be in the Vendor's sole and absolute discretion.
3. The Purchaser specifically acknowledges that colour or shade variances sometimes occur in finishes due to manufacturing or ordinary variation within natural products. The Purchaser shall accept any such colour/shade resulting from the manufacturing process without any right of abatement of the Purchase Price and in full satisfaction of the Vendor's obligations herein. No changes shall be permitted for those selections which the Purchaser is entitled to make, without the prior written consent of the Vendor (which consent may be arbitrarily withheld), and in the event any item for which the Purchaser has a selection right has been previously installed or completed, then the Purchaser shall be deemed to have accepted the installed/completed item. Notwithstanding anything herein contained, non-installation of such selections by the Closing Date shall not entitle the Purchaser to extend the Closing Date or to an abatement in the Purchase Price.
4. All amounts paid for extras shall be non-refundable in the event that this transaction is not completed for any reason whatsoever save for the default of the Vendor or as required by the Ontario New Home Warranties Plan Act ("**Tarion**"). If any of the extras ordered by the Purchaser are not supplied, the Vendor shall refund to the Purchaser on or after the Closing Date the amount paid by the Purchaser in connection with such extras, and the amount so paid by the Purchaser (or for which at the Vendor's option, the Purchaser is to receive a credit on the Statement of Adjustments) shall be accepted by the Purchaser as a full and final settlement of any claims by the Purchaser with respect to such extras and the Purchaser acknowledges that the Vendor's liability with respect to any and all such extras shall be limited to the return of the amounts referred to, as aforesaid, and upon such payment being made or credit being given, the Vendor shall be released from any and all obligations with regard to such extras.
5. The Dwelling Unit shall be deemed to be completed when all interior work has been substantially completed as determined by the Vendor, and the Purchaser agrees in such case, provided the Municipality has approved the Dwelling Unit for occupancy and the Vendor has provided the evidence required by Tarion, to close this transaction, without holdback of any part of the Purchase Price, on the Vendor's undertaking to complete the Dwelling Unit. The Purchaser hereby agrees, provided that there are no liens under the Construction Lien Act (the "**CLA**") registered on title to the Property at the Closing Date, to accept the Vendor's covenant of indemnity regarding unregistered lien claims which are the responsibility of the Vendor, its trades and/or suppliers in full satisfaction of the Purchaser's rights under the CLA, and will not claim any lien holdback on the Closing Date. If there are any such liens registered against title to the Property on the Closing Date, then in such event the Purchaser shall accept the Vendor's undertaking to obtain, and register, a discharge of such lien and an Order vacating any Certificates of Action registered on title to the Property arising from the Vendor's work and to close on the Closing Date without holdback of any part of the Purchase Price.
6. The Vendor shall have the right to substitute materials for those designated in the plans and/or specifications provided the quality is equal or better, and also to make minor changes in plans, siting and specifications, provided there is no objection from the Municipality or to comply with specifications in or modifications to the Ontario Building Code or any other applicable legislation. Notwithstanding the Purchaser's right to select finishes, in the event the Vendor through inadvertence installs an incorrect item or omits to install an item selected, then in either of such case the provisions of paragraph 4 above shall apply as if such item were an extra.
7. The Purchaser hereby acknowledges that complete engineering data in respect of the Municipally approved final grading of the Property may not, as yet, be complete and accordingly, it may not be possible to construct a Dwelling Unit with a walk-out basement, or rear deck where so indicated in this Agreement, or vice versa. In the event that this home is described on the first page of this Agreement as having a "walkout", and such walkout is not appropriate, as determined by the Vendor in its sole and unfettered discretion, then the Purchase Price herein shall be reduced by Ten Thousand (\$10,000) Dollars for a semi-detached home or a town home or Twenty Thousand (\$20,000) Dollars for a fully detached home. In the event that this home is not described on the first page of this Agreement as having a "walkout" and pursuant to final approved grading and engineering plan the deck off of the main floor kitchen, the Vendor in its sole and unfettered discretion determines that a walkout is appropriate then the Purchase Price herein shall be increased by Ten Thousand (\$10,000) Dollars for a semi-detached home or a town home or Twenty Thousand (\$20,000) Dollars for a fully detached home. Any credit or additional charge shall be made by way of adjustment on the Statement of Adjustments and shall be paid or credited on the Closing Date, which amount above includes HST.
8. The Purchaser acknowledges and agrees that architectural control of external elevations, driveway construction, boulevard tree planting, landscaping, acoustical barriers and corner lot fencing (including the location of such acoustical barriers or corner lot fencing), exterior colour schemes, or any other matter external to the Dwelling Unit, may be imposed

R.D Starlane- September 15, 2016

Notes: The Vendor reserves the right to make any modifications and changes to the terms of this Schedule, at any time, at its sole and unfettered discretion. The Purchaser is responsible to review the actual Agreement of Purchase and Sale with their solicitor. Schedule "X" that forms part of actual Agreement of Purchase and Sale may be different from the Schedule "X" posted on the website.

by either or both of the Municipality or the Subdivider. In the event the Vendor is required, in compliance with such architectural control requirements, to construct an external elevation for this Dwelling Unit other than as specified in this Agreement, or amend the driveway construction, boulevard tree planting or landscaping plan for this Dwelling Unit (all of which is hereinafter referred to as the "**Amended Elevation**"), the Purchaser hereby irrevocably authorizes the Vendor to complete the Dwelling Unit herein including the required Amended Elevation, and the Purchaser hereby irrevocably agrees to accept such Amended Elevation in lieu of the elevation specified in this Agreement.

9. The Vendor shall have the right, in its sole discretion, to construct the hereinbefore described Dwelling Unit either as shown on the sales brochures, renderings and other plans and specifications therefore, or to construct such Dwelling Unit on a reverse mirror image plan, including reversal of garage siting and reversal of interior floor plan layout, or to rotate same for corner lot units. Construction of a reverse mirror image plan, or rotated plan, of the Dwelling Unit is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligations as to construction of the Dwelling Unit type hereinbefore described. Further, in the event the Vendor determines, in its sole discretion, to construct the Dwelling Unit at a grade level different than that depicted in the sales brochures, renderings and other plan and specifications therefore, or for any other reason as determined by the Vendor, necessitating the addition or elimination, rotation or re-orientation of a step or series of steps at any door to the Dwelling Unit, or any door from the garage to the interior of the Dwelling Unit, the Purchaser hereby irrevocably agrees to accept such change without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation as to construction of the Dwelling Unit type hereinbefore described. The Purchaser further agrees to accept the Property subject to any retaining walls, catch basins, sump pumps (whether required before or after Closing Date) fencing or landscaping required pursuant to the Municipally approved plans.
10. In the event the Purchaser performs any work in or about the Dwelling Unit, or fails to deliver any document or acknowledgement, or takes or omits to take any action which causes delay in the Vendor's construction operations (each or any of which the Vendor may consider a FBOC) or in the Closing Date resulting in the Vendor being required, in accordance with the Tarion Addendum (hereinafter the "**Addendum**") to set a Delayed Closing Date, the Vendor shall have the right, in addition to any other right the Vendor has herein, to require that all adjustments shall be as of the date set for closing prior to the required extension and to add as an adjustment on the Closing Date the sum of \$150.00 per day for each day of extension together with an amount equal to interest on the unpaid balance of the purchase price at the prime rate of interest charged by the Vendor's bank plus 5% per annum, pro-rated for the period of time that the Closing Date was delayed by reason of any or all of the foregoing.
11. Unless specifically agreed to by the Vendor in writing, no work shall be done by, or for the Purchaser in or to the Dwelling Unit prior to the Closing Date ("**Unauthorized Work**"). The Purchaser acknowledges that a breach of this condition constitutes a trespass and entitles the Vendor, at its sole option, to take any of the following actions: i) declare such action to be a FBOC entitling the Vendor to terminate this Agreement whereby the Purchaser's deposit shall be forfeited to the Vendor; ii) finish the Dwelling Unit to the extent possible, as determined by the Vendor in its sole discretion, without regard to possible damage to the Unauthorized Work and without incurring any additional expense as a result of the Unauthorized Work. iii) remove and/or repair the Unauthorized Work, and any other portion of the Dwelling Unit thereby affected, and to receive compensation therefore as an adjustment on the Closing Date in an amount to be determined by the Vendor in its sole discretion. Further, the Purchaser acknowledges that the Vendor's warranty of workmanship is rendered invalid insofar as it relates to matters affected by the Unauthorized Work. If the Closing Date is delayed due to the Unauthorized Work or the Vendor's removal or modification thereof, then the Vendor shall be entitled to a credit on the Statement of Adjustments equal to any and all compensation payable for such delay pursuant to Tarion requirements.
12. The Purchaser acknowledges that it is anticipated that settlement will occur due to soil disturbances around the Dwelling Unit, the walkways, driveways and sodded areas and all ordinary and minor settlements, as determined by the Vendor's project manager, and rectification thereof, shall be the responsibility of the Purchaser. The Vendor shall be responsible to rectify only major settlement, once only, and such major settlement work will, unless of an emergency nature, be corrected when seasonably feasible and according to the Vendor's work program and availability of materials and tradesmen.
13. The Purchaser hereby acknowledges that the Vendor is not responsible for any damages to interior household improvements or décor caused by material shrinkage, twisting or warpage. In addition the Vendor shall not be responsible for any secondary or consequent damage whatsoever which may result from any defective material, design or workmanship and the Vendor's only obligation shall be to rectify the defect pursuant to the terms of this Agreement.
14. The Purchaser acknowledges that grading and sodding is normally done between June and October of any year. The Purchaser agrees that the Purchaser shall be solely responsible for watering and general maintenance of sod from the Closing Date or from the date that sod is laid, whichever shall be the later, and the Vendor shall have no obligation in that regard. If grass dies due to lack of watering, or other abuse, and is required to be replaced by the Vendor, then the Purchaser will be responsible for the cost of such new sod and labour, and the Vendor may deduct same from the Security Deposit, in addition to any other right or remedy. Notwithstanding the Tarion requirements concerning the timing of completion of Special Seasonal items, which include but are not limited to paving, grading and sodding, the Vendor is permitted to schedule same up to twenty-four (24) months from the Closing Date.
15. The Purchaser shall not pave or finish the driveway without the prior written consent of the Vendor, and prior written consent of the Developer and the Municipality if required by the Subdivision Agreement or any other municipal agreement.
16. The Purchase Price includes all Municipal, Regional, educational or other governmental Development Charges, that are in effect as of the date of acceptance of this Agreement. The Purchaser shall pay to the Vendor, as an adjustment on the Closing Date, the amount of any increases in any fees, charges, taxes, assessments, levies, development charges, education development charges or other levy or similar charge assessed against or attributable to the Property or construction of the Dwelling Unit after the date of the Purchaser's execution of this Agreement and any new fees, charges, taxes, assessments, levies, development charges, education development charges of any nature or kind assessed or imposed against or attributable to the Property or construction of the dwelling after the date of the Purchaser's execution of this Agreement (any such increase or such new fees, charges, etc. collectively referred to as the "**Increase**"). The amount of the Increase shall be determined by Statutory Declaration sworn on the part of the Vendor, which the Purchaser agrees to accept as the sole and absolute proof thereof and to which the Purchaser agrees to be bound.
17. The Vendor shall have no liability whatsoever for work done by a third party trade at the behest of the Purchaser, either before or after the Closing Date, whether or not such third party trade was referred to the Purchaser by the Vendor.

PURCHASER'S COVENANTS:

18. Notwithstanding the completion of this transaction, the Purchaser's and the Vendor's covenants, warranties and agreements in this Agreement shall not merge and the Purchaser shall provide the Vendor with any further written assurances as may be required by the Vendor to give effect to this covenant either before or after the Closing Date.
19. Acceptance of construction, siting and grading by the Municipality shall conclusively constitute acceptance by the Purchaser.
20. The Purchaser will not alter the grading or interfere with the drainage of the Property contrary to the Municipally approved drainage pattern, and provided that lot grading has been completed in accordance with Municipally approved grading control plan, which may be modified or varied from time to time, the Purchaser is estopped both from objecting thereto and from requiring any amendments thereto. The Purchaser shall ensure that any lifting of sod and/or trenching for alternate utility suppliers, underground sprinkler systems, or otherwise, is properly compacted and reinstated to original final lot grading levels, in default of which, the Vendor shall have recourse to the Security Deposit, in addition to any other right or remedy, to effect the necessary repairs. Purchasers are advised that storm water management infrastructure, namely infiltration trenches which includes tile drainage and underground piping (collectively the "Drainage Infrastructure") may be located on their Property. Purchasers are advised that it is their responsibility to maintain, clean and repair said Drainage Infrastructure to ensure that proper drainage is maintained. Purchasers are not permitted to alter the grading or drainage on their Property and are not permitted to alter or cover any swales. No structures are permitted on the Drainage Infrastructure and no modification, alteration or excavation of the Drainage Infrastructure is permitted. Should the Purchasers alter, interfere and/or damage the Drainage Infrastructure the Vendor shall be permitted to enter the Purchaser's Property to reinstate the Drainage Infrastructure to municipal requirements, at the sole cost and expense of the Purchaser.
21. The Purchaser covenants and agrees not to damage, interfere or alter any subdivision service, and shall be liable for the cost of rectification of any such damage or alteration and in the event same is not paid upon demand, the Vendor shall have the right to register a lien on title to secure such payment, to deduct same from the Security Deposit, and in addition thereto to pursue any other right or remedy.
22. The Purchaser agrees that neither the Purchaser nor the Purchaser's successors or assigns shall construct any fences, hedges, garden shed, patio or swimming pool, television antenna/dish or other structure on the Property until the Municipality has assumed all Subdivision Services.
23. The Purchaser represents to the Vendor upon which representations the Vendor has relied in accepting this Offer that the Property is being purchased for the Purchaser's own personal use and not for speculative or investment purposes.
24. Prior to the Closing Date, the Purchaser covenants and agrees not to post any signs for sale, or list the Property for sale, or advise others that the Property is or may be available for sale, offer for sale or sell, the Property or to enter into any agreement, conditional or otherwise, to sell the Property, or any interest therein, nor to assign this Agreement or any interest therein, or the benefit thereof, either directly or indirectly, to any person without the prior written consent of the Vendor which may be arbitrarily withheld or delayed. Any offering for sale, sale, assignment or attempted assignment of this Agreement prior to the Closing Date, shall constitute a breach of this covenant which shall, at the Vendor's sole option, the Vendor shall have the right to charge as a genuine pre-estimate of its damages arising from such default a fee of \$3,000 plus Applicable Taxes for each violation as an Adjustment item on the Closing Date, or alternatively entitle the Vendor to terminate this Agreement whereupon the deposit monies paid by the Purchaser hereunder shall be forfeited to the Vendor in addition to and without prejudice to any other remedy available to the Vendor arising out of such default.
25. The Purchaser agrees not to install any planting within six feet of the external walls of the home or finish the whole or any part of the basement of the Dwelling Unit for a period of twenty-four (24) months after the Closing Date. The Purchaser hereby releases the Vendor from any liability whatsoever in respect of water damage to basement improvements and chattels stored in the basement resulting from water seepage, including any consequential damages arising therefrom.

TITLE AND CLOSING:

26. The Purchaser acknowledges and agrees that The Purchaser shall not have the right to direct title into the name of any other person or entity who is not also contractually bound as a Purchaser pursuant to this Agreement. The Purchaser shall advise the Vendor at least 60 days prior to the Closing Date, of any typos or mistakes in the Purchaser(s) name as noted on the Agreement of Purchase and Sale and if the Purchaser will be taking title as Tenants in Common or as Joint Tenants, failing which the Vendor will convey title to the Purchaser set forth and named in this Agreement, and that the Purchasers will hold title as Tenants in Common.
27. Prior to the Closing Date, the Purchaser covenants not to register this Agreement or any other document on title. In the event of a breach of this provision by the Purchaser, the Vendor is hereby granted a Power of Attorney to authorize deletion of any such document from title, all at the Purchaser's sole cost and expense, and in addition to any other remedy as may be available to the Vendor.
28. Keys will be released to the Purchaser at the construction site or the sales office of the Vendor, as the Vendor in its absolute discretion determines, upon completion of this transaction, unless otherwise specifically agreed in writing between the Vendor and the Purchaser. The Purchaser agrees that the Vendor's advice that keys are available for release to the Purchaser constitutes a valid tender of keys on the Purchaser. Upon completion of this transaction, if the Purchaser fails to attend to pick up the keys by Five Thirty (5:30) P.M. on that day, the Vendor may retain the keys and release same to the Purchaser on the next business day.
29. The Purchaser agrees to accept the Property, subject to the building and other restrictions registered on title, including provisions in the Subdivider's deed to the Vendor or Purchaser, provided there is no breach of such restrictions on the Closing Date, and they do not materially and adversely restrict the use of the Dwelling Unit for residential purposes, and to execute and grant, without any cost to the Vendor, any easements or rights-of-way for installation and/or maintenance of services as may be required, both before and after the Closing Date, by any governmental authority, utility, or other body, including easements for catch basins and leads related thereto. In addition to the foregoing in the event the maintenance and/or private drainage easements have not been created on or before the Closing Date, the Purchaser shall execute and deliver to the Vendor on the Closing Date an Acknowledgement permitting the Vendor to register after the Closing Date any such easements on behalf of the Purchaser.
30. The Purchaser acknowledges that the real property dimensions as set out in this Agreement, the Sales Brochure, or the Site Plan, are approximate only. In the event the frontage or depth of the real property or the square footage of the Dwelling Unit as a whole are varied by up to and including five (5%) percent from those specified in this Agreement, the

Sales Brochure, or the Site Plan, or any or all of the foregoing, the Purchaser agrees to accept all such variations without claim for compensation or abatement in the Purchase Price and this Agreement shall be read with all amendments required thereby. If any such variation exceeds five (5%) percent, the Purchaser, may terminate this Agreement and the Purchaser shall be entitled to a refund of the deposit monies only, without interest, and the Vendor, Vendor's agent and the Purchaser shall be relieved of all further obligations and liabilities. If the Purchaser does not elect to terminate this Agreement, as aforesaid, then the Purchaser by closing the transaction herein waives their right to make any claim against the Vendor or agent arising from the discrepancy in the size of any dimension as hereinbefore referred to or provided.

31. The location of mechanical installations may not be as shown on the sales brochures and will be located in accordance with approved plans and/or good construction practice and may result in room size or garage size reduction commensurate with the mechanicals being installed. Ceiling height of the Dwelling Unit is measured from the upper surface of the concrete floor slab, or subfloor, to the underside of the joists. Floor finishing, ceiling details, lighting and HVAC equipment may affect the actual finished floor to ceiling heights of the Dwelling Unit. In addition, where ceiling bulkheads are installed within the Dwelling Unit, and/or where dropped ceilings are required in accordance with approved plans and/or good construction practice, and/or where other plumbing, mechanical systems, electrical or HVAC equipment is located in the ceiling, then the ceiling height of the Dwelling Unit will be less than that represented, and the Purchaser shall be obliged to accept the same without any abatement or claim for compensation whatsoever. The Purchaser acknowledges being advised by the Vendor that the Vendor has experienced a high rate of theft of air-conditioning units when they are installed prior to the Closing Date. Accordingly, the Purchaser acknowledges that if this Agreement herein calls for the Vendor to install an air-conditioning unit, the Vendor has the right to install that unit, in accordance with this Agreement, within seven (7) days after the Closing Date. The Purchaser shall not be entitled to any holdback on account of the Purchase Price notwithstanding that the air-conditioning unit is not installed at the Closing Date. Notwithstanding the foregoing, in the event that the Purchaser requires the air-conditioning unit to be installed prior to the Closing Date, the Purchaser shall make written request therefor, such request to be received no later than thirty (30) days prior to the Closing Date by way of separate written request addressed to the Vendor's solicitor. The Purchaser acknowledges that the Purchaser shall assume all liability for the air-conditioning unit in the event that it is stolen after its installation prior to the Closing Date and the Vendor shall not be obliged to replace same nor shall there be any adjustment in the Purchase Price with respect thereto.
32. Where any portion of any fence is within fifteen (15) centimeters of the property line, such fence shall be deemed not to be an encroachment at that point (the "**Permitted Encroachment**") and the Purchaser agrees to accept title to the Property and to complete the sale contemplated herein, without abatement of the Purchase Price and without objection thereto. If any portion of any fence is located more than 15 centimeters within the property line (an "**Unpermitted Encroachment**"), then the Purchaser shall complete the transaction herein either upon the Vendor's undertaking to take all reasonable lawful steps to remove the Unpermitted Encroachment or, at the Vendor's sole option, upon an abatement in the Purchase Price, such abatement to be calculated by multiplying the Purchase Price of the lot only without a Dwelling Unit (or the fair market value of the lot only without a Dwelling Unit as determined by the Vendor in its sole discretion) by the ratio of the area of the Unpermitted Encroachment to the total area of the Property. Despite anything hereinbefore set out, the whole of any fence, or acoustic barrier, erected by any governmental authority, utility or railway or pursuant to any Subdivision, Site Plan or Development Agreement shall be deemed to be a Permitted Encroachment.
33. The Vendor shall have the right to store topsoil on the rear of the Property after the Closing Date, which topsoil shall remain the property of the Vendor, to be used by the Vendor to complete the final grading of the subdivision. The Vendor shall have the right, after the Closing Date, to enter and remove same.
34. In the event the Property borders land owned by any government, utility, or railway such authority may require fences, entrance gates or other structures to be located within the property line and the Purchaser agrees to accept same and agrees to maintain same, if required by such authority.
35. The Purchaser acknowledges that the Subdivision Agreement entered into between the Subdivider and the Municipality may require the Vendor to provide the Purchaser with certain notices ("**Subdivision Agreement Notices**"), including, but not limited to, land usage, maintenance of Municipal fencing and acoustic barriers, school transportation, noise levels from adjacent roadways, noise and/or vibration levels from nearby railway lines, the absence of door-to-door mail delivery, the location of "super mailboxes", and in general, any other matter that may be deemed by the Municipality to inhibit the enjoyment by the Purchaser of this Property. In the event the Subdivision Agreement is not registered as of the date of acceptance of this Agreement, and therefore the Subdivision Agreement Notices are not yet available, or if after they are available, they are amended by the Municipality, or are inadvertently omitted or misquoted by the Vendor herein, and if the Municipality requires the Purchaser to receive a copy of the Subdivision Agreement Notices, then a copy of the Subdivision Agreement Notices as revised as necessary, shall be sent to the Purchaser's address as shown on this Agreement or to the Purchaser's solicitor and such communication (whether by mail, fax or e-mail) shall be deemed to constitute appropriate notification. In any event the Vendor shall have no liability for failure to deliver any such warning clauses or notices to the Purchaser or if such warning clauses fail to come to the attention of the Purchaser. The Purchaser agrees to be bound by the contents of any such notice and covenants to execute forthwith upon request, an acknowledgment containing such notice if and when requested to do so by the Vendor. The Purchaser further acknowledges that the height, style, location, paint or stain colour, or even the prohibition of fencing may be regulated by the Subdivision Agreement, Site Plan Agreement, Municipal by-laws, Architectural control guidelines or Fire Department regulations. The Purchaser acknowledges and agrees that easements over the property may be required to allow access to the rear yards of internal townhouse units and the Purchaser agrees to grant such easements after the Closing Date if necessary. The Purchaser agrees to abide by any such requirement and acknowledges that breach of this covenant or any such regulation or agreement may entitle the Vendor, the Subdivider, or the Municipality to enter upon the Purchaser's property without notice to repair, rectify, or demolish contravening fences or other structures or improvements, all at the Purchaser's expense. The Purchaser further agrees that any fencing, decks or decking, will only be erected by the Purchaser in accordance with Paragraph 22 and shall ensure that access by gate or otherwise of at least 1.25 meters in width is available to permit access and effect repairs to grade and sod. The Purchaser further acknowledges that some Municipally required subdivision features, including but not limited to fencing and acoustic barriers, might be entirely and well within the property line and that it may be the Purchaser's responsibility to repair and maintain such subdivision features.
36. The Purchaser agrees that title may on the Closing Date be subject to one or more Subdivision or other Development Agreements and that the Subdivider has agreed at its own expense to construct, install and pay for roads, sanitary sewers, watermains and all other services in accordance with the requirements of the Municipality, which the Vendor herein is not responsible to construct, install or pay for. The Purchaser agrees that the Vendor shall not be obligated on the Closing Date or thereafter to obtain releases of such Subdivision or other Development Agreements provided that the same have been complied with as of the Closing Date and the Purchaser shall make such inquiries as are necessary to be satisfied as to such compliance.

37. The Vendor has agreed to acquire registered title to the Property from the Subdivider on terms set forth in a separate agreement. In the event of default by the Subdivider in compliance with the requirements therein contained, or in the event the Subdivider exercises its right, by reason of adverse soil conditions affecting the Property, to terminate the agreement as it relates to the Property, or if the Vendor fails to acquire title through no fault of the Vendor, this Agreement shall be deemed to be frustrated and this Agreement shall be terminated, all deposit monies shall be repaid to the Purchaser without interest or deduction (except as may be required by Tarion), and all parties hereto shall be relieved of any liability or obligation hereunder. The Purchaser acknowledges that all matters external to the lot are the responsibility of the Subdivider from whom the Vendor has acquired the lot upon which the Dwelling Unit is to be built and that any information shown or provided for on any sketch, schedule or plan, relating to matters external to the Lot, whether attached to this Agreement, contained in any Sales Office or promotional literature, shall be considered to be preliminary only. The Purchaser agrees to accept any variation or change with respect to any and all information external to the Lot being acquired including: the location of sidewalks, transformers, poles or lights, telephone or cable services, hydrants, curb cuts, landscape features, community amenities, and street configuration, direction or name, without abatement in the Purchase Price and the Vendor shall have no liability or obligation with respect to such change or variation to any matters which are external to the Lot.
38. The Purchaser acknowledges that title may be conveyed directly from the Subdivider of the lands, or a third party owner of the lands and not the Vendor herein, and the Purchaser hereby releases the Subdivider, or third party owner of the lands, from all obligation, liability and responsibility whatsoever arising out of or associated with the construction of the Dwelling Unit and installation of all other improvements within the lot boundaries and the Purchaser agrees to execute and deliver on the Closing Date a separate acknowledgment and release in favour of the Subdivider, or third party owner of the lands, to this effect.
39. In the event any mortgages are outstanding on the Closing Date the discharge of which is the Vendor's obligation, the Purchaser agrees to accept the Vendor's solicitor's undertaking to obtain and register discharge of same within a reasonable period of time after the Closing Date in full satisfaction of the Vendor's obligation in that regard. In the event that, on the Closing Date, a charge is registered on title to the Property in favour of a Chargee other than a bank, insurance company, trust company or other like institutional Chargee (hereinafter the "**Private Mortgage**"), which Private Mortgage is to be discharged on or before the Closing Date, and if the Purchaser does not wish to accept the Vendor's solicitors' undertaking in that regard, then the Purchaser's solicitor shall provide notice in writing to the Vendor's solicitor, at least ten (10) days prior to the Closing Date requiring it to be discharged on the Closing Date.
40. The Vendor warrants that, on the Closing Date, all conditions in the Subdivision or other Development Agreements, which restrict occupancy, will have been complied with, and the Municipality will have approved the Dwelling Unit for occupancy. The Purchaser shall not call for the production on the Closing Date of an occupancy permit issued by the Municipality but shall accept the prescribed Tarion evidence as to availability of occupancy without the necessity of an occupancy permit. The Purchaser acknowledges that some Municipalities do not issue written occupancy permits. If work exterior to the Dwelling Unit, such as fencing and acoustical barriers, remains incomplete and the Municipality will not grant occupancy unless it is in receipt of an Indemnity, or any other document as may be required by the Municipality, from the Purchaser with respect to such incomplete work, the Purchaser shall execute and deliver to the Vendor forthwith upon request an Indemnity, or any other document as may be required by the Municipality, in the form required by the Municipality. Failure to comply herewith is a FBOC. The Purchaser agrees to forthwith upon request to do all acts and execute and deliver all documents, both before and after the Closing Date, as may be required by the Vendor or the relevant Municipality in connection with the acceptance of the subdivision as a whole by the Municipality.
41. Provided the title is good and free from all encumbrances except as herein provided, and except as to building and other restrictions, Municipal Subdivision and other development agreements and to any easement or right-of-way granted or to be granted for installation and/or maintenance of any service such as, but not limited to, public or private utilities including water, sewage, storm water drainage, gas, or electricity, and any and all telecommunications or cable lines whether servicing this or neighbouring properties, transmitting and receiving systems, mutual driveways, and for maintenance of adjoining dwelling units, if applicable. The Purchaser covenants and agrees to execute and deliver, without cost or charge to the Vendor, any such easements or rights-of-way after the Closing Date, within seven (7) days after receipt of written request therefor from the Vendor and shall also obtain the postponement to any such easement or right-of-way for any mortgages registered by or on behalf of the Purchaser. Furthermore, title to the Property may be subject to encroachments by portions of the buildings located on abutting lands, including without limitation eaves, eavestroughing, or other attachments to the roofs, vents, pipes, wires or cables and the Purchaser further acknowledges that portions of the Dwelling Unit may encroach onto abutting lands. Purchasers of all semi-detached or townhouse Dwelling Units acknowledge and agree that owners of adjoining semi-detached and townhouse dwelling units shall be permitted to have unfettered access and use of portions of the roof of their Dwelling Unit for purposes of maintaining, repairing and/or replacing, the whole or any portion of exposed facades which extend above the roof line of their Dwelling Units. The Purchaser accepts legal access to the subject Property even though it may be restricted by .3 metre reserves owned by the Municipality and not yet dedicated as public highway. The Purchaser is not to call for the production of any title deeds, abstract or other evidence of title except as are in the possession of the Vendor. The Purchaser is to be allowed until sixty (60) days prior to the Closing Date, to examine the title at the Purchaser's own expense and if, within that time, any valid objection to title is made in writing to the Vendor which the Vendor shall be unable or unwilling to remove or to obtain title insurance to cover (with all related costs at the expense of the Purchaser) and which the Purchaser will not waive, this Agreement shall, (except for the Purchaser's obligations for extras or changes), notwithstanding any intermediate act or negotiations, be void and the deposit money shall be returned, without interest, and the Vendor and the Agent shall not be liable for any damages or costs whatsoever. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Property. Except where electronic registration of the documents is available, the Purchaser agrees to attend at the appropriate Registry Office at Twelve o'clock (noon) on the Closing Date to complete this transaction unless an alternate time has been specifically agreed upon between the Vendor and the Purchaser or their respective solicitors, in default of which attendance by the Purchaser, the Purchaser hereby waives tender by the Vendor and the Vendor need not thereafter establish that it could have effected a sufficient, good and valid tender upon the Purchaser. Any tender of documents or money or giving of notice herein may be made or given either upon or to the party hereto or the party's solicitor and money may be tendered by negotiable cheque certified by a Canadian Schedule "1" Chartered Bank. The balance due on the Closing Date shall be paid by certified cheque on the Closing Date drawn in favour of those parties as may be directed by the Vendor and/or its solicitors.
42. The Vendor may assign this Agreement and its covenants and obligations herein to a third party, provided following such assignment, the Vendor shall notify the Purchaser of such assignment.
43. The Purchaser acknowledges receipt of notice from the Vendor that the Vendor and/or the Subdivider may apply for a re-zoning with respect to blocks or lots not purchased hereunder as laid down by the Plan of Subdivision or with regard to the lands adjacent to or near the lands laid down by the Plan of Subdivision, and the Purchaser, the Purchaser's successors and assigns, shall consent to any such application and agrees that this paragraph may be pleaded as a bar to any

objection by the Purchaser to such re-zoning. The Purchaser covenants to include this clause in any conveyance, mortgage or disposition of the Property and to assign the benefit of such covenant to the Vendor.

44. This Agreement is conditional and shall be effective to create an interest in the Property only if the subdivision control provisions of the Planning Act are complied with by the Vendor on or before the Closing Date. This Agreement shall be construed and interpreted in accordance with the laws of the Province of Ontario as such laws from time to time shall be in effect.
45. The Vendor will provide the Purchaser with a survey of the Property prepared by an Ontario Land Surveyor, showing the Dwelling Unit under construction, within seven (7) days of the Purchaser requesting same, provided that the Purchaser shall not request the survey more than twenty-one (21) days before the Closing Date.
46. The Purchaser acknowledges and agrees that in the event the Dwelling Unit being purchased herein is a semi-detached Dwelling Unit the subject lot will not necessarily be divided equally but may instead be divided in unequal proportions. The Purchaser agrees to accept any such unequal division of the lot.
47. In the event that the electronic registration system (hereinafter referred to as the "Electronic System" or ERS) is operative in the applicable Land Registry Office in which the Property is registered, then at the option of the Vendor's solicitor, the following provisions shall prevail, namely:
- a) the Purchaser shall be obliged to retain a solicitor in good standing with the Law Society of Upper Canada (LSUC) no later than thirty (30) days following acceptance of this Agreement and shall inform the Vendor with respect to same, to represent the Purchaser in connection with the completion of the transaction, and shall authorize such solicitor to enter into an escrow closing agreement with the Vendor's solicitor on the latter's standard form (hereinafter referred to as the "**Escrow Document Registration Agreement**"), establishing the procedures and timing for completing this transaction. The Escrow Agreement shall be consistent with the requirements of LSUC. The Purchaser shall reimburse the Vendor as an adjustment on the Closing Date for any additional legal costs that the Vendor may incur to complete this transaction under the ERS. Should the Purchaser fail to retain a solicitor and maintain such retainer until successful completion herein or fail to inform the Vendor of the solicitor's identity as hereinbefore required, such omission shall be an anticipatory breach of this transaction entitling the Vendor to pursue all of its rights and remedies with respect to same;
 - b) the delivery and exchange of documents and monies for the Property and the release thereof to the Vendor and the Purchaser, as the case may be:
 - I. shall not occur contemporaneously with the registration of the transfer/deed (and other registerable documentation); and
 - II. shall be governed by the Escrow Document Registration Agreement, pursuant to which the solicitor receiving the documents and/or certified funds will be required to hold same in escrow, and will not be entitled to release same except in strict accordance with the provision of the Escrow Document Registration Agreement.
 - c) if the Purchaser's solicitor is unwilling or unable to complete this transaction via ERS, in accordance with the provisions contemplated under the Escrow Document Registration Agreement, then said solicitor (or the authorized agent thereof) shall be obliged to personally attend at the office of the Vendor's solicitor at time of the scheduled Closing Date as may be directed by the Vendor's solicitor or as mutually agreed upon, in order to complete this transaction via ERS utilizing the computer facilities in the Vendor's solicitor's office;
 - d) the Purchaser expressly acknowledges and agrees that he or she will not be entitled to receive the transfer/deed to the Property for registration until the balance of funds due on closing, in accordance with the statement of adjustments, are either remitted by certified cheque via personal delivery or if agreed to by the Vendor's solicitor, by electronic funds transfer to the Vendor's solicitor (or in such other manner as the latter may direct) prior to the release of the transfer/deed for registration;
 - e) each of the parties hereto agrees that the delivery of any documents not intended for registration on title to the Property shall be delivered to the other party hereto on or before the Closing Date; and
 - f) notwithstanding anything contained in this Agreement to the contrary, it is expressly understood and agreed by the parties hereto that an effective tender shall be deemed to have been validly made by the Vendor upon the Purchaser when the Vendor's solicitor has:
 - I. delivered all closing documents and/or funds (if applicable) to the Purchaser's solicitor in accordance with the provisions of the Escrow Document Registration Agreement
 - II. has completed all steps required by ERS in order to complete this transaction that can be performed or undertaken by the Vendor's solicitor without the cooperation or participation of the Purchaser's solicitor; without the necessity of personally attending upon the Purchaser or the Purchaser's solicitor with the aforementioned documents and/or funds and without any requirement to have an independent witness evidencing the foregoing;
 - g) If the Purchaser or their respective solicitor fails to deliver closing funds or documents to the Vendor's solicitor by 4:30 p.m. on the Closing Date, the Purchaser hereby waives tender and the Vendor shall need not thereafter establish that it could have effected tender upon the Purchaser. The parties agree that the delivery of documents (other than documents to be registered) on the Closing Date may occur by facsimile transmission or similar system reproducing them, provided that all documents have been properly executed by the appropriate parties, save and except for such documents as may be specified by the Vendor's solicitors as required original copies to be delivered on the Closing Date. The person transmitting the documents shall also provide original documents to the recipient within seven (7) business days of the later of (i) facsimile transmission of the documents, or (ii) a request for the original documents by the recipient;
 - h) Pursuant to subsection 3(1) of the Electronic Commerce Act of Ontario (the "**ECAO**"), as amended (or any successor or similar legislation) the Purchaser consents to use and accept any information and/or document to be provided by the Vendor and/or its solicitors in respect of this transaction in an electronic form if, when and in the form provided by the Vendor and/or its solicitors. The Vendor acknowledges and confirms that the Vendor has authorized its solicitors noted herein to transmit all information and documents executed by the Vendor in an electronic format with a "trued up" or copy of the signature(s) of an authorized signing officer(s) of the Vendor and that such "trued up" or copy of the signature(s) shall satisfy the signature requirements of the ECAO as an electronic signature unless otherwise prescribed by the ECAO wherein such other prescribed signature format shall be incorporated herein. The Vendor agrees that it shall be bound by all such information and documents when so transmitted and shall continue to be bound from and after the Closing Date as therein provided.

EXTENSIONS:

48. The Vendor has the right to extend the Closing Date herein in accordance with the Addendum attached hereto, including without limitation the right for a one-time unilateral extension in its sole and absolute discretion, to extend the Closing Date for one (1) business day (as defined in the Addendum) to avoid the necessity of tender, where the Purchaser is not ready to close on the Closing Date. In such a case, delayed closing compensation will not be payable to the Purchaser as set out

in the Addendum. If the Dwelling Unit type cannot be sited or built on the Property in accordance with the requirements of the Municipality, subject to the right of the Vendor to make such changes to the Dwelling Unit as herein setout, this Agreement shall be considered as frustrated and the Purchaser shall be entitled to a refund of the deposit monies, with interest, but in no event shall the Vendor or the Real Estate Broker or any of its agents be liable for any damages or costs whatsoever.

ADJUSTMENTS ON CLOSING:

49. In the event the Municipality requires the installation of air conditioning in the subject Dwelling Unit, the Purchaser covenants and agrees to pay the cost therefore as an adjustment on the Closing Date, unless the provision of such air conditioning is included on a Purchaser's Extra sheet, such cost to be absolutely determined by Statutory Declaration on the part of the Vendor.
50. Utilities, including fuel, water rates, and hydro, to be apportioned and allowed to the Closing Date. Where, by the Closing Date, the Vendor is in receipt of a final tax bill for the property for the year of closing, taxes will be adjusted based upon such final tax bill with the Vendor to receive a credit on the statement of adjustments for the Purchaser's proportionate share of the entire year's taxes whether or not paid, and the Purchaser shall close on the Vendor's undertaking to pay such realty taxes as they fall due. Otherwise, taxes shall be adjusted based upon the Vendor's reasonable estimate of such year's taxes with the Vendor to receive a credit on the statement of adjustments for the Purchaser's proportionate share of the entire year's taxes, so estimated, and without further readjustment, and the Purchaser shall close on the Vendor's undertaking to pay such realty taxes as and when the final tax bill for the property is received. Municipal Realty Tax reassessment and supplementary tax bills relating to the Dwelling Unit constructed on the Property shall be the sole responsibility of the Purchaser.
51. The Purchaser covenants and agrees to reimburse the Vendor on the Closing Date for the enrollment fee paid by the Vendor for the Dwelling Unit with regard to Tarion.
52. The Purchaser agrees to take all necessary steps to immediately assume, charges for hydro, gas, water and other services, and the Vendor may recover any payments therefore from the Purchaser. The Vendor may enter into an Equipment Rental Agreement ("ERA") for a water heating system (which may be a tank or tankless system and related equipment). Purchaser will assume the ERA on the Closing Date without any further documentation being required. If the Vendor, or rental equipment supplier, requires any further information, or documentation to be signed by the Purchaser in relation to the ERA; the Purchaser is obligated to deliver same forthwith upon written request. If the water heating system is not a rental, the Purchaser shall reimburse the Vendor on the Closing Date the cost of the water heating system, such cost to be determined by Statutory Declaration sworn on the part of the Vendor. The water meter is not included in the Purchase Price. The Purchaser shall pay on the Closing Date the sum of Four Hundred and Fifty Dollars (\$450.00) (plus HST) for the cost of, or the charge made for, water service or installation of the water meter.
53. The Purchaser shall provide a refundable deposit on the Closing Date (the "**Security Deposit**") to secure compliance with the Purchaser's obligations hereunder including, without limitation, the Purchaser's grading and subdivision damage covenants. Such Security Deposit shall be equal to Two Thousand Five Hundred Dollars (\$2,500.00) for Townhouse or Semi-Detached Dwellings, or Three Thousand Five Hundred Dollars (\$3,500.00) for all Fully Detached Dwellings, all readjustments, without interest, to be made upon written request following Municipal Assumption of Subdivision Services, and after confirmation from the Vendor's project managers as to compliance with the Purchaser's obligations, as aforesaid
54. Unless otherwise provided for on a separate schedule or schedules, if the Vendor agrees to take back a mortgage(s), the Purchaser acknowledges that the Vendor's solicitors shall act for the Vendor in respect of the mortgage(s). The Purchaser shall pay on the Closing Date as an adjustment the mortgagee's legal fees and registration expenses in the sum of Four Hundred Dollars (\$400.00) (plus HST) plus disbursements per mortgage with respect to such mortgage(s), plus the levy of the Law Society of Upper Canada with respect to each such mortgage(s) registration.
55. Any other charge or cost provided for in Schedule "ST" or elsewhere in this Agreement, the Schedules attached hereto or any amendment or modification thereof. The amount charged or to be charged by the Vendor's solicitors to the Vendor representing the transaction levy imposed by the Law Society of Upper Canada or any similar authority with respect to the within transaction.
56. All proper readjustments shall be made after the Closing Date, if necessary, forthwith upon request. Any monies owing to the Vendor pursuant to such readjustments or as a result of any expenses incurred by the Vendor arising from a breach by the Purchaser of any of the Purchaser's obligations described in this Agreement shall be payable upon written demand by the Vendor and shall bear interest from the date of written demand at the rate of 1.25% (one and one quarter percent) per month, or 15% (fifteen percent) per annum, not in advance and shall be a charge on the Property until paid and such charge shall be enforceable in the same manner as a mortgage in default.

VENDOR'S RIGHTS AFTER CLOSING:

57. At any time prior to assumption of the subdivision by the Municipality, the Vendor may, following seven (7) days written notice to the Purchaser enter upon the Property and relocate or remove any improvements made or installed by the Purchaser to the Dwelling Unit or the Property (which without limiting the generality of the foregoing includes air conditioning units, garden sheds, patios, porches, fences, plantings and driveway widenings, alterations in curbs or curb cuts) which do not conform or comply with the applicable By-Laws, Site Plan or Subdivision Agreement or which were installed without the requisite permits or approvals or which the Municipality or other lawful authority requires to be removed or rectified before assumption of the subdivision by the Municipality, and the Vendor shall not be liable to the Purchaser for such removal or relocation nor shall the entry by the Vendor its servants or agents be considered a trespass. The Purchaser shall indemnify and save the Vendor harmless from any cost, charge, expense, penalty or outlay which arises from delay in Subdivision Assumption and forthwith reimburse the Vendor for any and all costs, charges and expenses including overhead and supervision with respect to any work undertaken or performed by it.
58. The Purchaser agrees that the Vendor, the Subdivider or their servants or agents may, for such period after the Closing Date as is designated by the Vendor and/or Subdivider have the right to enter upon the Property; (a) after completion of the transaction in order to complete such items as are included in the Certificate of Completion and Possession; and (b) at all reasonable hours to inspect, repair, complete or rectify construction or grading and undertake modifications to the surface drainage, including installation of catch basins, without liability therefore, and the Transfer/Deed may contain such a provision. Further, the Vendor shall have the right after the Closing Date, to enter upon the Property at all reasonable hours to permit access to complete construction, grading or any matter required by the Subdivision Agreement or Site Plan, on this or other properties in the subdivision or to complete the Dwelling Unit on this or any abutting lands, provided however, the Vendor shall be responsible for all repairs to any damages caused by its entry as aforesaid to the Dwelling

Unit constructed upon the Property by the Vendor. The Purchaser acknowledges that the Dwelling Unit is being constructed in a subdivision, which is, and may for some substantial period of time, be under construction and which will require the Vendor to enter upon the Property after the Closing Date. As such the Purchaser hereby indemnifies the Vendor and releases the Vendor from any liability caused by the Vendor or its trades and arising from damage to, destruction or removal of Purchaser's improvements or additions to the Property including, without limiting the generality of the foregoing, underground sprinklers, paving, interlocking stone or brick, fencing, air conditioning units, landscaping or decorative features, installed by the Purchaser on or after the Closing Date and prior to Assumption of the subdivision by the Municipality.

59. The Vendor may reserve a Vendor's lien which may be registered on or after the Closing Date, following the Vendor's usual form, for unpaid purchase monies or adjustments or claims herein, including without limitation the HST Rebate, provided together with the applicable or relevant interest thereon as set forth elsewhere in this Agreement, and that the Vendor will upon request deliver to the Purchaser (for registration at the Purchaser's expense) a release of the Vendor's lien after such monies have been received by the Vendor.

MISCELLANEOUS:

60. The Purchaser acknowledges that the Dwelling Unit has been purchased on the basis of plans, or brochure material, which the Purchaser has viewed and not necessarily from a model. Notwithstanding anything herein written, if at the time that this Agreement is executed, the Dwelling Unit constructed on the Property has already been substantially completed, the Purchaser shall purchase the Property in an "as built" condition rather than in accordance with any other representations herein contained.
61. The Purchaser acknowledges that the model homes, if any, are for display purposes only, and that some or all of the features contained therein, such as but not limited to furniture and appliances, may not be included in the Dwelling Unit unless the same is specifically provided for in any schedule forming part of this Agreement.
62. The Vendor shall have the option to collect and remit the retail sales tax, if any, payable by the Purchaser on any adjustments set out in this Agreement on chattels which are purchased in this transaction as a charge on the Closing Date and the allocation of such chattels to be estimated, if necessary, by the Vendor.
63. The deposit monies and further deposit monies are expressly deemed to be deposit monies only and not partial payments. Default in payment of any amount payable pursuant to this Agreement on the date or within the time specified, shall constitute substantial default hereunder, and the Vendor shall have the right to terminate this Agreement and forfeit all deposit monies in full. Without prejudice to the Vendor's rights as to forfeiture of deposit monies as aforesaid, and in addition thereto, the Vendor shall have the right to recover from the Purchaser all additional costs, losses and damages arising out of default on the part of the Purchaser pursuant to any provisions contained in this Agreement, including interest thereon from the date of demand for payment at the rate of 1.25% (one and one quarter percent) per month, or 15% (fifteen percent) per annum, not in advance until paid.
64. If the Purchaser has received a credit or reduction against the Purchase Price in order to induce the completion of this transaction, accelerate the Closing Date of this transaction or to change or alter the construction specification of the Dwelling Unit and thereafter the Purchaser fails to complete this transaction, all damages shall be assessed as if such credit or reduction had not been granted.
65. The Purchaser acknowledges and agrees that a two hundred and fifty dollar (\$250.00) administrative fee, plus taxes, shall be charged to the Purchaser for any cheque paid with respect to any deposit payable pursuant to this Agreement or any extras or upgrades which is returned "N.S.F." or upon which a "Stop Payment" has been ordered and such administrative fee shall be paid within five (5) days of written demand therefore. In addition, the Purchaser shall pay any legal fees and disbursements charged by the Vendor's solicitors, as well as any administrative fees charged by the Vendor, plus applicable taxes, in connection with the Purchaser's failure or delay in complying with the terms of this Agreement, or in connection with any changes to adjustments or documentation necessitated by the Purchaser or their solicitors providing incorrect information or amending information previously provided, which fees shall be paid within five (5) days of written demand by the Vendor or its solicitors, or such earlier date as required by the Vendor or its solicitors. A two hundred and fifty dollar (\$250.00) plus applicable taxes, administrative fee shall be charged to the Purchaser for each wire transfer or direct deposit of funds to the Vendor's solicitors; and for each deposit cheque in the possession of the Vendor's solicitors that the Vendor permits to be: (i) exchanged for a replacement cheque; or (ii) deposited on a later date than the date indicated on the face of the said cheque; where such exchange or late deposit is at the request of the Purchaser.
66. In the event any one or more of the provisions of this Agreement or any portion or portions thereof are invalid or unenforceable, the same shall be deemed to be deleted herefrom and shall not be deemed to affect the enforceability or validity of the balance of this Agreement. The Purchaser, if required by the Vendor, shall execute and deliver on the Closing Date one or more covenants incorporating the terms hereof.
67. The Purchaser acknowledges that the new home industry is multi-faceted and complex and that while sales agents are knowledgeable about most issues regarding the purchase and construction of a new home, they cannot be expected to know all aspects in detail. Accordingly, the Purchaser acknowledges that no representations have been made to the Purchaser, upon which the Purchaser relies, and which were essential to the Purchaser's decision to purchase this Property, except as are set forth herein in writing. There is no representation, warranty, collateral agreement or condition affecting this Agreement or the Property, or supported hereby, except as set forth herein in writing. The Purchaser is encouraged to have this Agreement reviewed by the Purchaser's solicitor prior to signing same. In the event there is a conflict between any term(s) in this Agreement, the Vendor shall determine which conflicting term(s) prevail(s). The Purchaser acknowledges and agrees that the covenants and obligations of the Vendor contained in this Agreement shall be those of the Vendor only and should the Vendor represent or act as trustee or agent on behalf of a beneficiary or principal (whether disclosed or undisclosed) in executing this Agreement, such beneficiary or principal shall have no liability under this Agreement, such liability being restricted to the Vendor only.
68. All buildings and equipment shall be and remain at the Vendor's risk until the Closing Date. In the event of any damage to the Dwelling Unit, howsoever caused, the Vendor shall be entitled to the insurance proceeds payable under any insurance policy coverage on the Dwelling Unit. The deed is to be prepared at the Vendor's expense, and shall be executed by the Purchaser if required by the Vendor and shall be registered forthwith on the Closing Date at the Purchaser's expense.
69. In the event that more than one party comprises the Purchaser herein, the obligations of such parties under this Agreement shall be joint and several. After execution of this Agreement, and save as to any agreement to terminate this

Agreement, execution of any supplementary document (including without limiting the generality of the foregoing, amendments, extra sheets and colour charts) signed by one of the Purchasers shall be sufficient to bind all Purchasers and each such Purchaser expressly grants the other Purchaser(s) a power of attorney to so execute such documents. Provision of credit card information and verbal authorization to process charges to the Purchaser's credit card shall be good and sufficient authority to do so without signature. The Purchaser hereby consents to the Vendor conducting enquiries or exchanging credit information with the credit agencies concerning this Agreement or the Purchaser at any time. The Purchaser consents to the Vendor's collection and use of the Purchaser's personal information pursuant to this Agreement (the "**Personal Information**") as may be required to complete the construction and sale of the Dwelling to the Purchaser. In addition the Purchaser consents to the distribution of Personal Information to any other trade, businesses, bodies or agencies as deemed appropriate by the Vendor which shall include but not be limited to (i) financial institutions or private lenders; (ii) insurance companies; (iii) any of the Vendor's trades or suppliers or any sub-trades and sub-suppliers; (iv) providers of telephone, television, telecommunication, security and utility services; and (v) any taxing authorities, whether Federal, Provincial or Municipal. The Purchaser covenants and agrees to provide to the Vendor, forthwith upon request by the Vendor, all identity and other information required by the Vendor in order to comply with the Proceeds of Crime (Money Laundering) and Terrorist Financing Act, S.C. 2000 as amended, as well as the Financial Transaction and Reports Analysis Centre of Canada.

70. This Offer is irrevocable by the Purchaser until one minute before midnight on the irrevocable date as hereinbefore set out, after which time if not accepted, this Offer shall be void and the deposit monies returned to the Purchaser, without interest or deduction.
71. This transaction to be completed on the Closing Date subject to the Vendor's various rights of extension as hereinbefore set out, on which date vacant possession of the Dwelling Unit is to be given to the Purchaser.
72. This Offer is to be read with all changes of gender or number required by the context and when accepted, shall constitute a binding contract of Purchase and Sale, and time shall, in all respects, be of the essence.
73. Headings are for the ease of reference only and shall not be read as part of this Agreement nor limit or modify any of the obligations of either party hereto.
74. All notice required by Tarion, shall be delivered to Purchaser in accordance with the terms of the Addendum. Any other notice required to be given to the Vendor or Purchaser, prior to or on the Closing Date, shall be adequately given if given in writing to the party's solicitor, or to the party's contact information, if any, set out on the Addendum. Any change of contact information by the Purchaser shall not be effective unless given in writing to the Vendor at its head office.
75. In the event that this Agreement provides for any event to occur on a date, which is a Saturday, Sunday, or a Statutory Holiday, such event will occur on the first business day immediately thereafter unless the Tarion rules prescribe a different date in which case the Tarion rules shall prevail with regard to such date.
76. If, on or after registration of the Plan of Subdivision, the lot number of the Property is changed, the Purchaser agrees to accept such variation in lot number and this Agreement shall be read with all amendments required thereby.
77. If, prior to the Closing Date, the Purchaser fails to comply with any of the Purchaser's obligations herein or otherwise breaches any portion hereof, the Purchaser shall be deemed to be in default hereunder, and the Vendor may (in addition to any other remedy) terminate this Agreement whereupon the Purchaser's deposits shall be forfeited to the Vendor as liquidated damages and not as a penalty. The Vendor's non-enforcement of any default or remedy shall not be deemed to be a consent to any default or to be a waiver of any continuing or subsequent default.
78. The Purchaser acknowledges receiving one complete executed copy of This Agreement. The Purchaser is responsible for providing a copy of same to its solicitor. If the Purchaser requires any additional copies of this Agreement, for any reason whatsoever, and the Vendor agrees in its sole and unfettered discretion to provide a further copy; the Purchaser agrees to pay the fee for the additional copy, such fee determined by the Vendor.

HST:

79. The parties acknowledge and agree that the Purchase Price stipulated in the within Agreement is inclusive of any applicable Goods and Services Tax and the Harmonized Sales Tax ("GST/HST") levied pursuant to Part IX of the Excise Tax Act (Canada) (the "GST/HST Legislation") and that the actual consideration for the property, exclusive of any extras, requested changes or adjustments as herein provided, is the amount derived by subtracting the GST/HST payable with respect to the within transaction of Purchase and Sale (net all refunds, credits and rebates available to the Purchaser and assigned to the Vendor pursuant to the GST/HST Legislation and any regulations made thereunder) from the Purchase Price (the "Consideration"). The Purchaser acknowledges and agrees that the Vendor shall insert the Consideration in Box 4 of the Transfer/Deed of Land of the property that the Vendor delivers to the Purchaser on the Closing Date.
80. In consideration of the Purchase Price being inclusive of any applicable GST/HST, the Purchaser hereby irrevocably assigns to and in favour of the Vendor (or any other party as may be directed by the Vendor) any and all rights he may have on Closing or thereafter to any refunds, credits, rebates (the "Rebates") available with respect to the within transaction of Purchase and Sale pursuant to the GST/HST Legislation and any regulations made thereunder.
81. Subject to Paragraph 83 below, the Purchaser covenants, warrants and represents that the Purchaser is an individual whom is acquiring the property for use as their primary place of residence (or the primary place of residence of a "relation" as defined in the GST/HST Legislation) and that the Purchaser shall forthwith following the Closing Date personally occupy the property or cause one or more of their relations (as defined in the GST/HST Legislation) to occupy the property as his or their primary place of residence (as defined in the GST/HST Legislation) for such period of time as shall then be required in order to entitle the Purchaser to the Rebates. Ownership and title to the property shall be transferred to the Purchaser and not to any third party.
82. Subject to Paragraph 83 below, the Purchaser covenants and agrees to deliver to the Vendor, on the Closing Date any and all assignments, directions, applications, consents, declarations, undertakings and other documents required by the Vendor to enable the Vendor (or any other party as may be directed by the Vendor) to apply for and receive the Rebates. The Vendor shall have the right to credit the Rebates to the Purchaser and/or Vendor, as applicable pursuant to the provisions hereof on the Closing Date, as determined by the Vendor in its sole discretion. The Purchaser hereby irrevocably nominates, constitutes and appoints any officer of the Vendor (or any other party as may be directed by the Vendor) with full power of substitution, as the Purchaser's true and lawful attorney and agent pursuant to the provisions of the Powers of Attorney Act, R.S.O. 1990, with full power and authority in the Purchaser's name, place and stead, to

execute, swear to and record any and all documents that may be required in order to have the Rebates paid and/or credited to the Vendor, or as the Vendor may direct, as well as making any minor changes, amendments, deletions or insertions to any documents previously executed by the Purchaser in connection with the Rebates. The Power of Attorney hereby granted is granted in accordance with the Powers of Attorney Act of Ontario and is irrevocable, shall survive the Closing, and will extend to and be binding upon the heirs, executors, administrators, successors and assigns of the Purchaser.

83. In the event that the Purchaser shall, for any reason, fail to qualify for the Rebates, the Purchaser shall indemnify the Vendor in the amount that the Purchaser would have been entitled to had the Purchaser so qualified for the said Rebates, and in the event that such failure to qualify is known on or before the Closing Date, the Vendor shall be credited in the statement of adjustments with the amount of the Rebates.
84. The Purchaser acknowledges that where a credit or credits against the Purchase Price are to be given to the Purchaser on Closing, any or all of such credit or credits, as determined by the Vendor in its sole discretion, shall be reflected as a reduction in the Purchase Price for the purposes of calculation of GST/HST, so as to minimize the amount of GST/HST payable.
85. Notwithstanding that the Purchase Price stipulated in the within Agreement is inclusive of any GST/HST payable, the Purchaser shall, at his own cost and expense, be responsible for payment of GST/HST on all adjustments and amounts payable for extras and any increase in the rate of GST/HST after the date hereof up to and including the Closing Date.
86. The parties acknowledge and agree that as part of and included in the Purchase Price stipulated in the within Agreement, the Vendor has paid as agent for and on behalf of the Purchaser, for certain taxes, levies, imposts, building permit fees and certain development charges including education development charges and park surcharges applicable to the property. The parties acknowledge and agree that these amounts may be shown separately in the Statement of Adjustments and subject to the GST/HST.
87. Notwithstanding anything contained in this Agreement to the contrary, the Vendor, in its sole and unfettered discretion, may require that the Purchaser apply directly for the Rebates after Closing and in such event the Purchaser shall pay to the Vendor by certified cheque or bank draft on the Closing Date, the amount of the Rebates, in addition to the balance due on Closing and the Rebates shall not be assigned by the Purchaser to the Vendor on the Closing Date.
88. The Purchaser acknowledges that the purchase of any extras or upgrades from the Vendor may result in the reduction of the Rebates otherwise payable to the Vendor. In such event, the Purchaser shall pay to the Vendor the amount of such reduction as an adjustment on the Closing Date, as determined by the Vendor.

ONTARIO NEW HOME WARRANTY:

89. The Purchaser shall not be entitled to examine the Dwelling Unit except when accompanied by a representative of the Vendor. Breach of this provision constitutes a trespass, and the Vendor in addition to any other remedy it may have at law, shall be entitled to terminate this agreement and forfeit the Purchaser's deposit. The Purchaser agrees to comply with all regulations under the Occupational Health & Safety Act, including the wearing of head and foot protection and such other safety apparel as designated by the Vendor. The Purchaser further agrees to, and does hereby, indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, fines, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of the Purchaser's friends, relatives, workmen or agents who have entered on the Property or any part of the subdivision of which the Property forms a part whether with or without permission, express or implied, of the Vendor.
90. The Vendor agrees to make available, and the Purchaser (which term shall include the Purchaser's designate authorized in writing in the form specified by the Tarion Warranty Corporation) agrees to meet a representative of the Vendor during the Vendor's usual business hours during the seven (7) business days immediately prior to the Closing Date to perform a Pre-Delivery Inspection ("PDI") of the Dwelling Unit and verify that the Dwelling Unit has been completed in accordance with the provisions of this Agreement. The Purchaser is to arrange the PDI with a representative of the Vendor and is to give the representative of the Vendor at least three (3) days prior notice of the said PDI. In the event of any items remaining uncompleted, at the time of such PDI, only such uncompleted items shall be listed by the Vendor on the approved forms required to be complete pursuant to the provisions of the Tarion Warranty Corporation (the "**Tarion Forms**"), which the Purchaser covenants to execute. This Agreement constitutes the Vendor's undertaking to complete the Dwelling Unit in accordance with its obligations herein and the Tarion Warranty Corporation, and no separate undertaking or acknowledgement will be delivered on the Closing Date.
91. The Vendor shall complete such warrantable items as are contained within the Tarion Forms within a reasonable time after the Closing Date, subject to weather conditions, and the availability of supplies and trades. The warranties given under the Ontario New Home Warranties Plan Act, as amended, replace any warranties at law or otherwise.
92. The Purchaser acknowledges that a Homeowner Information Package is available from Tarion and the Vendor will deliver the package to the Purchaser at or before the PDI required under the provisions of Tarion. The Purchaser agrees that in no event shall the Purchaser be entitled to obtain possession of the Dwelling Unit until and unless the Purchaser has executed the Tarion Forms. In the event the Purchaser fails to attend to an inspection and/or has not executed the Tarion Forms prior to the Closing Date, such failure shall be deemed a FBOC and this Agreement shall, at the Vendor's sole option, be at an end and the Purchaser agrees that the deposit monies paid by the Purchaser hereunder shall be forfeited to the Vendor in addition to and without prejudice to any other remedy available to the Vendor arising out of such default.
93. The Purchaser acknowledges that failure by the Vendor to provide any Notice required by Tarion to be given, does not give the Purchaser any right to terminate this Agreement, save and except for any express and specific rights of termination as in the Addendum set out, but may give rise to rights to compensation only.

The federal government has enacted legislation that requires we obtain your consent to send you electronic communications, which may include correspondence, requests, announcements, updates or other information that may be of interest to you.

By initialing below you agree to receive electronic communications from the Vendor, as well as from our affiliated corporations and/or related entities. In addition, the undersigned Purchaser consents to

receiving electronic commercial messages from the Vendor's trades, businesses, bodies or agencies which shall include but not be limited to (i) financial institutions or private lenders; (ii) insurance companies; (iii) any of the Vendor's trades or suppliers or any sub-trades and sub-suppliers; and (iv) providers of telephone, television, telecommunication, security and utility services.
 You can withdraw your consent to receiving electronic communications at any time by contacting communications@starlanehomes.com.

Purchaser acknowledges receipt of pages 1-10, inclusive, of Schedule "X"

Purchaser Initials _____

Purchaser Initials _____

Purchaser Initials _____

Purchaser Initials _____

WEBSITE VERSION



AGREEMENT OF PURCHASE AND SALE

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to purchase "the Property" described below on the following terms:

Purchaser: SAMPLE PERSON DOB:

Vendor: Sesvenna Mews Home Corp. c.o.b. Starlane Homes

Real Estate Broker: Spectrum Realty Services Inc. Site Staff:

Lot No: 1 Left Plan No:

Street:

in the Town of Milton

Model Type: Sutton 1 Elev 1

Model Description 2 Storey Semi-Detached

Purchase Price: NINE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND XX / 100 Dollars \$999,999.00

Deposit: 31-Oct-2016 TWENTY-FIVE THOUSAND AND XX / 100 Dollars \$25,000.00

Further Deposit Due: 30-Nov-2016 THIRTY-FIVE THOUSAND AND XX / 100 Dollars \$35,000.00

Further Deposit Due: 30-Dec-2016 THIRTY-FIVE THOUSAND AND XX / 100 Dollars \$35,000.00

Balance Due on Closing (subject to adjustment) : NINE HUNDRED FOUR THOUSAND NINE HUNDRED NINETY-NINE AND XX / 100 \$904,999.00

The following Schedules are appended hereto and form part hereof:

Date of Offer: Monday the 31st day of October 2016.

Irrevocable Date: Monday the 7th day of November 2016.

First Tentative Closing Date: Thursday the 5th day of July 2018.

(subject to Tarion Addendum)

Purchaser's Address: 2101 SAMPLE LANE EAST GWILLIMBURY ONTARIO K4M 1E4

Telephone: (Cel) 1: -(905) 111-1111

SIGNED, SEALED AND DELIVERED in the Presence of

Witness

Purchaser - SAMPLE PERSON Seal

Purchaser's Solicitor: Complete Solicitor Information to be provided within 30 days of execution.

The undersigned hereby accepts the Offer and its terms and covenants, promises and agrees to and with the above named Purchaser duly to carry out the same on the terms and conditions above-mentioned and hereby accepts the said deposit.

ACCEPTED this _____ day of October 2016.

Vendor's Solicitors: GOLDMAN, SPRING, KICHLER & SANDERS LLP Suite 700, 40 Sheppard Avenue West, North York, Ontario M2N 6K9 Tel. (416) 225-9400 Fax. (416) 225-4805

Sesvenna Mews Home Corp. c.o.b. Starlane Homes

Per: Authorized Signing Officer

SPECTRUM REALTY SERVICES INC.

PURCHASER'S AGENCY DISCLOSURE ACKNOWLEDGEMENT

The Purchaser(s) herein acknowledge SPECTRUM REALTY SERVICES INC. has an agency relationship with the Vendor: **Sesvenna Mews Home Corp.** and will be compensated through the Vendor. This compensation is usually called commission and usually takes the form of a fee of payment from the Vendor of the real property upon successful completion of the real estate transaction.

An agency relationship is created where one person, known as the principal asks another person, known as the agent, to act for and on behalf of the principal. The principal will define the nature and extent of the agency relationship, in other words, what the agent is being asked to do. In real estate transactions, agency relationships are created when vendors or purchasers ask Realtors to act on their behalf in real estate transactions.

An agent who represents a principal (vendor) owes that principal (vendor) the highest duty of "utmost faith", the agent must represent the principals (vendors) best interests at all times. The agent owes his principal (vendor) a duty of confidentiality regarding information about the principal (vendor). However, the purchaser can expect the Realtor to disclose all pertinent information about the property, not to misrepresent any facts, and to honestly answer all questions about the property. This has been a usual form of relationship for many years in the real estate industry.

As Purchaser, I/we confirm and acknowledge being advised that, and consent to the fact that SPECTRUM REALTY SERVICES INC. acts as agent only for the Vendor and it will be compensated only by the Vendor.

DATED at Milton, Ontario Monday the 31st day of October 2016

Witness

Purchaser - SAMPLE PERSON

Lot No.:1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

SCHEDULE "ASF-NC"

PURCHASERS' ACKNOWLEDGEMENT OF SELECTION AND FINISHES

- 1 **CHANGES TO PLANS:** Changes to plans will not be permitted. Verbal representations of the Sales Agent do not form part of this Agreement.

- 2 **COLOUR CHART SELECTIONS:** The Vendor gives Purchasers the ability to select colours and finishes for their home. The Purchasers acknowledge being informed that those selections must be made in a timely fashion in order for the Vendor to accommodate those requests. The Purchasers understand that they **MUST** attend at the Décor Centre when requested and that it may be necessary for them to re-attend on one or more occasions. If the Purchasers delay in making their selections, there is the possibility that the items selected may not be able to be installed if the processing of the permit application or the stage of construction of the home has progressed to a point where such installation is no longer feasible.

It is the obligation of the Purchaser to contact the Décor Centre to make any inquires concerning the above matters.

DATED at Milton, Ontario Monday this 31st day of October 2016

Purchaser - SAMPLE PERSON

**SCHEDULE "PE"
PURCHASER'S EXTRA**

Vendor: Sesvenna Mews Home Corp. c.o.b. Starlane Homes	Purchaser: <u>SAMPLE PERSON</u>
	Telephone Number: <u>Cell: (905) 111-1111</u>

Lot Number 1 Left	House Type Sutton 1 Elev 1	Reg. Plan #	Closing Date 05-Jul-18	Date Ordered 31-Oct-16
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IN ACCORDANCE WITH THE PROVISIONS OF SCHEDULE "X" OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

DESCRIPTION

All of the above mentioned items shall be from the Vendor's selection of standard samples unless otherwise noted. Where applicable: Purchaser acknowledges being advised that the stain of pre-finished wood flooring and the stain of the stairs, railings, spindles and stair landing may vary, despite both having the same descriptive name and or code. All of the above mentioned items to be included in the purchase price inclusive of HST.

Paid: Included in the purchase price



Purchaser - SAMPLE PERSON

Vendor: Sesvenna Mews Home Corp.

Construction Scheduling Approval
Per: _____
Date: _____

Starlane
 Spectrum
 Purchaser
 Construction
 Site Office
 Purchaser's Sol.
 Starlane Sol.
 Decor

Lot No.: 1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

SESVENNA MEWS HOME CORP.
JASPER SERIES - REAR LANE TOWNHOUSES
SCHEDULE "ST"

Lot No.:1 Left Plan No.:

EXTERIOR

- Poured concrete basement. Basement is unfinished except as may be shown on sales brochure.
- Front porch concrete, as per model and where applicable, as per plan.
- Rear patio and walkway to front door are concrete precast slabs where applicable, as per plan.
- All windows and outside door frames caulked.
- Windows to be vinyl casement all around, with grills for front only. All openable windows to be screened. For corner lots only, casement windows with grills all around.
- Insulated metal front door with glass insert.
- Aluminum soffit, fascia, eavestrough and downpipes.
- Roll up garage door, as per plan.
- Fully sodded lot, where applicable.
- Paved driveway. Vendor will provide base coat as well as second coat on driveway apron, the cost of which is included in the Purchase Price. The Purchaser shall pay \$300.00 plus H.S.T. as a non-refundable adjustment on closing, for the second coat of asphalt on the lot portion of the driveway. The Vendor will not be responsible for repairing any tire marks after the second coat. Purchaser acknowledges and agrees that the second coat may not be completed for up to, but not more than, thirty-six (36) months after the Closing Date.
- Hydro meter connection and installation fee of \$400.00 plus H.S.T., which is to be an adjustment on closing and is non-refundable.
- All outside colour and materials pre-selected by the Vendor and architecturally controlled
- Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts same.

INTERIOR

- Inside doors and trim painted one colour (Birch or Oyster). Inside doors to be 800 Series, Classic Series or Clermont Series. Heavy Colonial trim and baseboard.
- Inside stairs, railing and spindles to be oak with natural finish from first floor to second floor. Basement stairs to be painted.
- All main floor archways to be flat (unless otherwise noted) and trimmed, where applicable.
- Ceiling height to be 9 feet for the first and 8 feet for the second floor.
- Stipple ceiling throughout except kitchen and washrooms.
- Quality finished kitchen and vanity cabinets. Kitchen cabinets to have extended upper cabinets with standard bulkhead above.
- Arborite countertops in kitchen and washrooms.
- One plate mirror in all washrooms, and shower door for master ensuite shower stall only, where applicable as per plan.
- Ceramic accessories in all washrooms.
- Laundry-room layout and stairs may be altered or eliminated in order to accommodate municipally approved grading and drainage requirements.
- The Purchaser acknowledges that the broadloom, furniture, electrical fixtures, drapes, ceramic flooring, wood flooring, upgrade kitchen cabinets, stained floor, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc. in the model home(s) or sales office, may be for display purposes only and may not be of the same grade or type or not necessarily be included in the dwelling unit purchased herein.

FLOORING

- 12"x12" or 13"x13" ceramic floor tiles on main floor according to brochure.
- 8"x10" ceramic wall tiles on bathtub enclosures including ceiling (except deck tub layout). Ceramic tile on all bathroom floors, upstairs only.
- Builder's Upgrade One broadloom throughout first and second floor, except those areas covered with ceramic tile, as per brochure.
- The Purchaser acknowledges that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

PLUMBING

- Double stainless steel ledgeback sink in kitchen with single lever faucet and vegetable sprayer.
- One exterior water tap at the front of the house and one at the rear of the house.
- Shut off valve for all sinks.
- White plumbing fixtures. Plastic laundry tub according to plan.
- Pressure balance shower faucets in upstairs washrooms, where applicable as per plan (except deck tub layout).
- Single lever faucets for all bathroom vanities.
- Rough-in basement bathroom as per plan.
- Sump pump to be installed as per Municipal requirements.

ELECTRICAL & HEATING

- 100 amp circuit breaker panel to utility authority standards.
- High efficiency forced air furnace. High Efficiency natural gas water heater (on rental basis) and Heat Recovery Ventilator.
- Direct vent gas fireplace with marble surround (no hearth) where applicable as per plans and brochures.
- All electrical wiring to be copper.
- One exterior electrical outlet at rear of house and one at the front porch (plus one located in the garage).
- Electrical outlet(s) in garage for future garage door opener(s).
- Builder's standard electrical smoke detectors and carbon monoxide detectors according to Ontario Building Code.
- White hood fan in kitchen vented to the outside (6" pipe).
- Rough in provisions for future central air-conditioning.
- Rough-in dishwasher, plumbing and electrical only.
- Rough-in central vacuum.
- Rough-in telephone wiring - one in kitchen and one in all bedrooms.
- Rough-in cable t.v. wiring in family room and all bedrooms.
- Recessed light in shower stall in master ensuite, where applicable, as per plan.
- All bathrooms to have exhaust fan vented to the outside.
- Vendor's standard light fixtures and door chimes.
- Standard plugs and switches, white.
- The Purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a rental or lease to own basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for further documentation unless requested by the supplier.

Purchaser - SAMPLE PERSON

Lot No.:1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

Property Lot: 1 Left Phase: 1
Municipal Address: (If Applicable)

Statement Of Critical Dates

Delayed Closing Warranty

This Statement of Critical Dates forms part of the Addendum to which it is attached, which in turn forms part of the agreement of purchase and sale between the Vendor and the Purchaser relating to the Property. **The Vendor must complete all blanks set out below. Both the Vendor and Purchaser must sign this page.**

NOTE TO HOME BUYERS: Please visit Tarion's website: www.tarion.com for important information about all of Tarion's warranties including the Delayed Closing Warranty, the Pre-Delivery Inspection and other matters of interest to new home buyers. You can also obtain a copy of the Homeowner Information Package which is strongly recommended as essential reading for all home buyers. The website features a calculator which will assist you in confirming the various Critical Dates related to the Closing of your purchase.

VENDOR **Sesvenna Mews Home Corp.**

PURCHASER **SAMPLE PERSON**

1. Critical Dates

The **First Tentative Closing Date**, which is the date that the Vendor anticipates the home will be completed and ready to move in, is: the 5th day of July, 2018.

A **Second Tentative Closing Date** can subsequently be set by the Vendor by giving proper written notice at least 90 days before the First Tentative Closing Date. The Second Tentative Closing Date can be up to 120 days after the First Tentative Closing Date, and so could be as late as: the 2nd day of November, 2018.*

The Vendor must set a **Firm Closing Date** by giving proper written notice at least 90 days before the Second Tentative Closing Date. The Firm Closing Date can be up to 120 days after the Second Tentative Closing Date, and so could be as late as: the 4th day of March, 2019.*

If the Vendor cannot close by the Firm Closing Date, then the Purchaser is entitled to delayed closing compensation (see section 7 of the Addendum) and the Vendor must set a Delayed Closing Date.

The Vendor can set a Delayed Closing Date that is up to 365 days after the earlier of the Second Tentative Closing Date and the Firm Closing Date: This **Outside Closing Date** could be as late as: the 4th day of November, 2019.*

2. Notice Period for a Closing Delay

Changing a Closing date requires proper written notice. The Vendor, without the Purchaser's consent, may delay Closing twice by up to 120 days each time by setting a Second Tentative Closing Date and then a Firm Closing Date in accordance with section 1 of the Addendum but no later than the Outside Closing Date.

Notice of a delay beyond the First Tentative Closing Date must be given no later than: (i.e., at least **90 days** before the First Tentative Closing Date), or else the First Tentative Closing Date automatically becomes the Firm Closing Date. the 6th day of April, 2018.

Notice of a second delay in Closing must be given no later than: (i.e., at least **90 days** before the Second Tentative Closing Date), or else the Second Tentative Closing Date becomes the Firm Closing Date. the 3rd day of August, 2018.

3. Purchaser's Termination Period

If the purchase of the home is not completed by the Outside Closing Date, then the Purchaser can terminate the transaction during a period of **30 days** thereafter (the "**Purchaser's Termination Period**"), which period, unless extended by mutual agreement, will end on: the 4th day of December, 2019.*

If the Purchaser terminates the transaction during the Purchaser's Termination Period, then the Purchaser is entitled to delayed closing compensation and to a full refund of all monies paid plus interest (see sections 7, 10 and 11 of the Addendum).

Note: Any time a Critical Date is set or changed as permitted in the Addendum, other Critical Dates may change as well. At any given time the parties must refer to: the most recent revised Statement of Critical Dates; or agreement or written notice that sets a Critical Date, and calculate revised Critical Dates using the formulas contained in the Addendum. Critical Dates can also change if there are unavoidable delays (see section 5 of the Addendum).

Acknowledged this 31st day of October, 2016.

PURCHASER : _____

VENDOR : _____

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.

FEE	AMOUNT OR DESCRIPTION (HST PAYABLE IN ADDITION TO ALL FEES SET OUT BELOW)	SCHEDULE REFERENCE, IF APPLICABLE	REFERENCE NUMBER, IF APPLICABLE
WATER METER FEE	not to exceed \$450	SCHEDULE "X"	PARAGRAPH 52
HYDRO CONNECTION FEE	not to exceed \$450	SCHEDULE "ST"	
DRIVEWAY PAVING FEE	not to exceed \$1000	SCHEDULE "ST"	
ELECTRONIC REGISTRATION SYSTEM FEE	not to exceed \$200	SCHEDULE "X"	PARAGRAPH 47(a)
TRANSACTION LEVY IMPOSED BY LAW SOCIETY OF UPPER CANADA (LSUC)	not to exceed \$100 per levy	SCHEDULE "X"	PARAGRAPH 55
REGISTRATION OF TRANSFER DEED	not to exceed \$100 per deed	SCHEDULE "X"	PARAGRAPH 68

PART 2 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, the dollar value of which will be determined after signing the Purchase Agreement, all in accordance with the term of the Purchase Agreement

TARION ENROLLMENT FEE	as per tarion guidelines	SCHEDULE "X"	PARAGRAPH 51
SECURITY DEPOSIT	\$2,500 for each Townhouse or Semi-Detached Dwelling Unit, \$3,500 for each Single Detached Unit	SCHEDULE "X"	PARAGRAPH 53
MISSED DÉCOR CENTRE APPOINTMENT FEE	\$300 per occurrence	SCHEDULE "X"	PARAGRAPH 2
NSF/DISHONoured CHEQUE FEE	\$250 per occurrence	SCHEDULE "X"	PARAGRAPH 65
MUNICIPALLY REQUIRED AIR CONDITIONER NOT INCLUDED IN PURCHASE PRICE AT OFFER	by statutory declaration	SCHEDULE "X"	PARAGRAPH 49
UTILITIES, INCLUDING FUEL, WATER RATES AND HYDRO	to be apportioned and allowed to the Closing Date.	SCHEDULE "X"	PARAGRAPH 50
LAND REALTY TAXES ACTUAL OR ESTIMATED	to be apportioned and allowed to the Closing Date.	SCHEDULE "X"	PARAGRAPH 50
HOT WATER TANK, HEATER AND PROGRAMMABLE THERMOSTAT, IF NOT RENTAL	by statutory declaration	SCHEDULE "X"	PARAGRAPH 52
LEGAL FEES FOR VENDOR TAKE BACK MORTGAGE(S), IF ANY, AS DETERMINED BY VENDOR IN ITS SOLE DISCRETION	\$400 permortgage plus LSUC fees	SCHEDULE "X"	PARAGRAPH 54
WALK OUT BASEMENT	\$10,000 per semi-detached dwelling, or townhouse unit, \$20,000 per single detached dwelling unit	SCHEDULE "X"	PARAGRAPH 7
UNAUTHORIZED WORK REMEDIATION AND DELAY FEES		SCHEDULE "X"	PARAGRAPHS 10, 11
INCREASE IN OR NEW DEVELOPMENT LEVIES	as sworn by statutory declaration	SCHEDULE "X"	PARAGRAPH 16
HST. REBATE AND HST. ON ALL ADJUSTMENTS	pursuant to HST legislation	SCHEDULE "X"	PARAGRAPHS 79-88, INCLUSIVE
LEGAL AND ADMINISTRATION FEES ARISING FROM DEFAULT, EXTENSIONS, RE-INSTATEMENT, ASSIGNMENT OR ANY OTHER ALTERATIONS TO AGREEMENT REQUESTED BY THE PURCHASER	by occurrence, at the vendor's sole discretion		
AMENDMENTS TO THE PURCHASE PRICE FOR UPGRADES, EXTRAS SELECTED BY THE PURCHASER	priced by selection		
ADJUSTMENT TO THE PURCHASE PRICE FOR ADMINISTRATION CHARGES FOR ANY MODIFICATIONS, EXTRAS, DELETIONS REQUESTED BY THE PURCHASER TO THE SPECIFICATION OF THE DWELLING UNIT.	by occurrence, at the vendor's sole discretion		PARAGRAPH 2, OR AS THE PARTIES MAY AGREE
RETAIL SALES TAX	by amount, or vendor's reasonable estimate	SCHEDULE "X"	PARAGRAPH 62
PRE-ESTIMATE OF DAMAGE FOR PURCHASER POSTING DWELLING FOR SALE / LEASE WITHOUT VENDOR'S CONSENT	\$3,000 per occurrence	SCHEDULE "X"	PARAGRAPH 24
FEE TO REGISTER A VENDOR'S LIEN	per occurrence at the Vendor's sole discretion	SCHEDULE "X"	PARAGRAPH 59
ADDITIONAL COPIES OF THE AGREEMENT	per occurrence at the Vendor's sole discretion	SCHEDULE "X"	PARAGRAPH 78
LEGAL FEES AND ADMINISTRATION FEE TO REMOVE ANY UNAUTHORIZED DOCUMENT FROM TITLE	by occurrence, at the vendor's sole discretion	SCHEDULE "X"	PARAGRAPH 27

SCHEDULE "X"

CONSTRUCTION:

1. The Vendor will construct (if not already constructed) and complete upon the Property a Dwelling Unit of the type hereinbefore indicated, in accordance with the plans and specifications filed or to be filed with and approved by the Municipality.
2. The Purchaser covenants to attend, during the Vendor's regular business hours and as scheduled by the Vendor, within seven (7) days of notification to make colour and other selections from the Vendor's standard samples, such selections to be noted on the Vendor's standard form and when completed shall constitute part of this Agreement (the "**Colour Chart**"). In the event that any item(s) selected by the Purchaser on the Colour Chart including any extras or upgrades are unavailable or will not be available in a timely fashion (as determined by the Vendor in its sole discretion) the Purchaser shall attend within 7 days of written notification from the Vendor to re-select an alternate, for the unavailable item(s) only. In the event that the Purchaser does not, or refuses to, select or reselect within the times noted herein such failure shall be deemed to be a Fundamental Breach of Contract (hereinafter in this Agreement referred to as "**FBOC**") entitling the Vendor to terminate this Agreement and all monies paid by the Purchaser pursuant to this Agreement shall be forfeited to the Vendor in addition and without prejudice to any other remedies available to the Vendor arising out of such default. If the Purchaser's failure to select or reselect in a timely manner results in or contributes to the delay of the Closing Date, as determined by the Vendor in its sole discretion, the Vendor may add as an adjustment on the Statement of Adjustments an amount equal to the compensation payable by the Vendor to the Purchaser under Tarion together with interest on the outstanding balance of the Purchase Price calculated at the rate of TD-Canada Trust Bank Prime plus 5% per annum, pro-rated for the period of time that the Closing Date was delayed. The Vendor may charge an administrative fee of Three Hundred (\$300.00) Dollars plus HST for missed or cancelled appointments or for second re-booking or more of appointments to complete a Colour Chart, without 2 business days' notice, such amount to be added as an adjustment on the Statement of Adjustments. In the event that the Purchaser requests any amendment to the Colour Chart after the date on which the Colour Chart is finalized and executed by Purchaser, the Purchaser agrees to pay all costs associated with such amendment plus an administration fee of seven hundred and fifty (\$750) Dollars plus HST each time the Colour Chart is modified at the request of the Purchaser. For greater certainty, the Purchaser acknowledges and agrees that the Vendor shall have no obligation to accommodate any requested amendment to the Colour Chart, which shall be in the Vendor's sole and absolute discretion.
3. The Purchaser specifically acknowledges that colour or shade variances sometimes occur in finishes due to manufacturing or ordinary variation within natural products. The Purchaser shall accept any such colour/shade resulting from the manufacturing process without any right of abatement of the Purchase Price and in full satisfaction of the Vendor's obligations herein. No changes shall be permitted for those selections which the Purchaser is entitled to make, without the prior written consent of the Vendor (which consent may be arbitrarily withheld), and in the event any item for which the Purchaser has a selection right has been previously installed or completed, then the Purchaser shall be deemed to have accepted the installed/completed item. Notwithstanding anything herein contained, non-installation of such selections by the Closing Date shall not entitle the Purchaser to extend the Closing Date or to an abatement in the Purchase Price.
4. All amounts paid for extras shall be non-refundable in the event that this transaction is not completed for any reason whatsoever save for the default of the Vendor or as required by the Ontario New Home Warranties Plan Act ("**Tarion**"). If any of the extras ordered by the Purchaser are not supplied, the Vendor shall refund to the Purchaser on or after the Closing Date the amount paid by the Purchaser in connection with such extras, and the amount so paid by the Purchaser (or for which at the Vendor's option, the Purchaser is to receive a credit on the Statement of Adjustments) shall be accepted by the Purchaser as a full and final settlement of any claims by the Purchaser with respect to such extras and the Purchaser acknowledges that the Vendor's liability with respect to any and all such extras shall be limited to the return of the amounts referred to, as aforesaid, and upon such payment being made or credit being given, the Vendor shall be released from any and all obligations with regard to such extras.
5. The Dwelling Unit shall be deemed to be completed when all interior work has been substantially completed as determined by the Vendor, and the Purchaser agrees in such case, provided the Municipality has approved the Dwelling Unit for occupancy and the Vendor has provided the evidence required by Tarion, to close this transaction, without holdback of any part of the Purchase Price, on the Vendor's undertaking to complete the Dwelling Unit. The Purchaser hereby agrees, provided that there are no liens under the Construction Lien Act (the "**CLA**") registered on title to the Property at the Closing Date, to accept the Vendor's covenant of indemnity regarding unregistered lien claims which are the responsibility of the Vendor, its trades and/or suppliers in full satisfaction of the Purchaser's rights under the CLA, and will not claim any lien holdback on the Closing Date. If there are any such liens registered against title to the Property on the Closing Date, then in such event the Purchaser shall accept the Vendor's undertaking to obtain, and register, a discharge of such lien and an Order vacating any Certificates of Action registered on title to the Property arising from the Vendor's work and to close on the Closing Date without holdback of any part of the Purchase Price.
6. The Vendor shall have the right to substitute materials for those designated in the plans and/or specifications provided the quality is equal or better, and also to make minor changes in plans, siting and specifications, provided there is no objection from the Municipality or to comply with specifications in or modifications to the Ontario Building Code or any other applicable legislation. Notwithstanding the Purchaser's right to select finishes, in the event the Vendor through inadvertence installs an incorrect item or omits to install an item selected, then in either of such case the provisions of paragraph 4 above shall apply as if such item were an extra.
7. The Purchaser hereby acknowledges that complete engineering data in respect of the Municipally approved final grading of the Property may not, as yet, be complete and accordingly, it may not be possible to construct a Dwelling Unit with a walk-out basement, or rear deck where so indicated in this Agreement, or vice versa. In the event that this home is described on the first page of this Agreement as having a "walkout", and such walkout is not appropriate, as determined by the Vendor in its sole and unfettered discretion, then the Purchase Price herein shall be reduced by Ten Thousand (\$10,000) Dollars for a semi-detached home or a town home or Twenty Thousand (\$20,000) Dollars for a fully detached home. In the event that this home is not described on the first page of this Agreement as having a "walkout" and pursuant to final approved grading and engineering plan the deck off of the main floor kitchen, the Vendor in its sole and unfettered discretion determines that a walkout is appropriate then the Purchase Price herein shall be increased by Ten Thousand (\$10,000) Dollars for a semi-detached home or a town home or Twenty Thousand (\$20,000) Dollars for a fully detached home. Any credit or additional charge shall be made by way of adjustment on the Statement of Adjustments and shall be paid or credited on the Closing Date, which amount above includes HST.
8. The Purchaser acknowledges and agrees that architectural control of external elevations, driveway construction, boulevard tree planting, landscaping, acoustical barriers and corner lot fencing (including the location of such acoustical barriers or corner lot fencing), exterior colour schemes, or any other matter external to the Dwelling Unit, may be imposed

R.D Starlane- September 15, 2016

Notes: The Vendor reserves the right to make any modifications and changes to the terms of this Schedule, at any time, at its sole and unfettered discretion. The Purchaser is responsible to review the actual Agreement of Purchase and Sale with their solicitor. Schedule "X" that forms part of actual Agreement of Purchase and Sale may be different from the Schedule "X" posted on the website.

by either or both of the Municipality or the Subdivider. In the event the Vendor is required, in compliance with such architectural control requirements, to construct an external elevation for this Dwelling Unit other than as specified in this Agreement, or amend the driveway construction, boulevard tree planting or landscaping plan for this Dwelling Unit (all of which is hereinafter referred to as the "**Amended Elevation**"), the Purchaser hereby irrevocably authorizes the Vendor to complete the Dwelling Unit herein including the required Amended Elevation, and the Purchaser hereby irrevocably agrees to accept such Amended Elevation in lieu of the elevation specified in this Agreement.

9. The Vendor shall have the right, in its sole discretion, to construct the hereinbefore described Dwelling Unit either as shown on the sales brochures, renderings and other plans and specifications therefore, or to construct such Dwelling Unit on a reverse mirror image plan, including reversal of garage siting and reversal of interior floor plan layout, or to rotate same for corner lot units. Construction of a reverse mirror image plan, or rotated plan, of the Dwelling Unit is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligations as to construction of the Dwelling Unit type hereinbefore described. Further, in the event the Vendor determines, in its sole discretion, to construct the Dwelling Unit at a grade level different than that depicted in the sales brochures, renderings and other plan and specifications therefore, or for any other reason as determined by the Vendor, necessitating the addition or elimination, rotation or re-orientation of a step or series of steps at any door to the Dwelling Unit, or any door from the garage to the interior of the Dwelling Unit, the Purchaser hereby irrevocably agrees to accept such change without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation as to construction of the Dwelling Unit type hereinbefore described. The Purchaser further agrees to accept the Property subject to any retaining walls, catch basins, sump pumps (whether required before or after Closing Date) fencing or landscaping required pursuant to the Municipally approved plans.
10. In the event the Purchaser performs any work in or about the Dwelling Unit, or fails to deliver any document or acknowledgement, or takes or omits to take any action which causes delay in the Vendor's construction operations (each or any of which the Vendor may consider a FBOC) or in the Closing Date resulting in the Vendor being required, in accordance with the Tarion Addendum (hereinafter the "**Addendum**") to set a Delayed Closing Date, the Vendor shall have the right, in addition to any other right the Vendor has herein, to require that all adjustments shall be as of the date set for closing prior to the required extension and to add as an adjustment on the Closing Date the sum of \$150.00 per day for each day of extension together with an amount equal to interest on the unpaid balance of the purchase price at the prime rate of interest charged by the Vendor's bank plus 5% per annum, pro-rated for the period of time that the Closing Date was delayed by reason of any or all of the foregoing.
11. Unless specifically agreed to by the Vendor in writing, no work shall be done by, or for the Purchaser in or to the Dwelling Unit prior to the Closing Date ("**Unauthorized Work**"). The Purchaser acknowledges that a breach of this condition constitutes a trespass and entitles the Vendor, at its sole option, to take any of the following actions: i) declare such action to be a FBOC entitling the Vendor to terminate this Agreement whereby the Purchaser's deposit shall be forfeited to the Vendor; ii) finish the Dwelling Unit to the extent possible, as determined by the Vendor in its sole discretion, without regard to possible damage to the Unauthorized Work and without incurring any additional expense as a result of the Unauthorized Work. iii) remove and/or repair the Unauthorized Work, and any other portion of the Dwelling Unit thereby affected, and to receive compensation therefore as an adjustment on the Closing Date in an amount to be determined by the Vendor in its sole discretion. Further, the Purchaser acknowledges that the Vendor's warranty of workmanship is rendered invalid insofar as it relates to matters affected by the Unauthorized Work. If the Closing Date is delayed due to the Unauthorized Work or the Vendor's removal or modification thereof, then the Vendor shall be entitled to a credit on the Statement of Adjustments equal to any and all compensation payable for such delay pursuant to Tarion requirements.
12. The Purchaser acknowledges that it is anticipated that settlement will occur due to soil disturbances around the Dwelling Unit, the walkways, driveways and sodded areas and all ordinary and minor settlements, as determined by the Vendor's project manager, and rectification thereof, shall be the responsibility of the Purchaser. The Vendor shall be responsible to rectify only major settlement, once only, and such major settlement work will, unless of an emergency nature, be corrected when seasonably feasible and according to the Vendor's work program and availability of materials and tradesmen.
13. The Purchaser hereby acknowledges that the Vendor is not responsible for any damages to interior household improvements or décor caused by material shrinkage, twisting or warpage. In addition the Vendor shall not be responsible for any secondary or consequent damage whatsoever which may result from any defective material, design or workmanship and the Vendor's only obligation shall be to rectify the defect pursuant to the terms of this Agreement.
14. The Purchaser acknowledges that grading and sodding is normally done between June and October of any year. The Purchaser agrees that the Purchaser shall be solely responsible for watering and general maintenance of sod from the Closing Date or from the date that sod is laid, whichever shall be the later, and the Vendor shall have no obligation in that regard. If grass dies due to lack of watering, or other abuse, and is required to be replaced by the Vendor, then the Purchaser will be responsible for the cost of such new sod and labour, and the Vendor may deduct same from the Security Deposit, in addition to any other right or remedy. Notwithstanding the Tarion requirements concerning the timing of completion of Special Seasonal items, which include but are not limited to paving, grading and sodding, the Vendor is permitted to schedule same up to twenty-four (24) months from the Closing Date.
15. The Purchaser shall not pave or finish the driveway without the prior written consent of the Vendor, and prior written consent of the Developer and the Municipality if required by the Subdivision Agreement or any other municipal agreement.
16. The Purchase Price includes all Municipal, Regional, educational or other governmental Development Charges, that are in effect as of the date of acceptance of this Agreement. The Purchaser shall pay to the Vendor, as an adjustment on the Closing Date, the amount of any increases in any fees, charges, taxes, assessments, levies, development charges, education development charges or other levy or similar charge assessed against or attributable to the Property or construction of the Dwelling Unit after the date of the Purchaser's execution of this Agreement and any new fees, charges, taxes, assessments, levies, development charges, education development charges of any nature or kind assessed or imposed against or attributable to the Property or construction of the dwelling after the date of the Purchaser's execution of this Agreement (any such increase or such new fees, charges, etc. collectively referred to as the "**Increase**"). The amount of the Increase shall be determined by Statutory Declaration sworn on the part of the Vendor, which the Purchaser agrees to accept as the sole and absolute proof thereof and to which the Purchaser agrees to be bound.
17. The Vendor shall have no liability whatsoever for work done by a third party trade at the behest of the Purchaser, either before or after the Closing Date, whether or not such third party trade was referred to the Purchaser by the Vendor.

PURCHASER'S COVENANTS:

R.D Starlane- September 15, 2016

Notes: The Vendor reserves the right to make any modifications and changes to the terms of this Schedule, at any time, at its sole and unfettered discretion. The Purchaser is responsible to review the actual Agreement of Purchase and Sale with their solicitor. Schedule "X" that forms part of actual Agreement of Purchase and Sale may be different from the Schedule "X" posted on the website.

18. Notwithstanding the completion of this transaction, the Purchaser's and the Vendor's covenants, warranties and agreements in this Agreement shall not merge and the Purchaser shall provide the Vendor with any further written assurances as may be required by the Vendor to give effect to this covenant either before or after the Closing Date.
19. Acceptance of construction, siting and grading by the Municipality shall conclusively constitute acceptance by the Purchaser.
20. The Purchaser will not alter the grading or interfere with the drainage of the Property contrary to the Municipally approved drainage pattern, and provided that lot grading has been completed in accordance with Municipally approved grading control plan, which may be modified or varied from time to time, the Purchaser is estopped both from objecting thereto and from requiring any amendments thereto. The Purchaser shall ensure that any lifting of sod and/or trenching for alternate utility suppliers, underground sprinkler systems, or otherwise, is properly compacted and reinstated to original final lot grading levels, in default of which, the Vendor shall have recourse to the Security Deposit, in addition to any other right or remedy, to effect the necessary repairs. Purchasers are advised that storm water management infrastructure, namely infiltration trenches which includes tile drainage and underground piping (collectively the "Drainage Infrastructure") may be located on their Property. Purchasers are advised that it is their responsibility to maintain, clean and repair said Drainage Infrastructure to ensure that proper drainage is maintained. Purchasers are not permitted to alter the grading or drainage on their Property and are not permitted to alter or cover any swales. No structures are permitted on the Drainage Infrastructure and no modification, alteration or excavation of the Drainage Infrastructure is permitted. Should the Purchasers alter, interfere and/or damage the Drainage Infrastructure the Vendor shall be permitted to enter the Purchaser's Property to reinstate the Drainage Infrastructure to municipal requirements, at the sole cost and expense of the Purchaser.
21. The Purchaser covenants and agrees not to damage, interfere or alter any subdivision service, and shall be liable for the cost of rectification of any such damage or alteration and in the event same is not paid upon demand, the Vendor shall have the right to register a lien on title to secure such payment, to deduct same from the Security Deposit, and in addition thereto to pursue any other right or remedy.
22. The Purchaser agrees that neither the Purchaser nor the Purchaser's successors or assigns shall construct any fences, hedges, garden shed, patio or swimming pool, television antenna/dish or other structure on the Property until the Municipality has assumed all Subdivision Services.
23. The Purchaser represents to the Vendor upon which representations the Vendor has relied in accepting this Offer that the Property is being purchased for the Purchaser's own personal use and not for speculative or investment purposes.
24. Prior to the Closing Date, the Purchaser covenants and agrees not to post any signs for sale, or list the Property for sale, or advise others that the Property is or may be available for sale, offer for sale or sell, the Property or to enter into any agreement, conditional or otherwise, to sell the Property, or any interest therein, nor to assign this Agreement or any interest therein, or the benefit thereof, either directly or indirectly, to any person without the prior written consent of the Vendor which may be arbitrarily withheld or delayed. Any offering for sale, sale, assignment or attempted assignment of this Agreement prior to the Closing Date, shall constitute a breach of this covenant which shall, at the Vendor's sole option, the Vendor shall have the right to charge as a genuine pre-estimate of its damages arising from such default a fee of \$3,000 plus Applicable Taxes for each violation as an Adjustment item on the Closing Date, or alternatively entitle the Vendor to terminate this Agreement whereupon the deposit monies paid by the Purchaser hereunder shall be forfeited to the Vendor in addition to and without prejudice to any other remedy available to the Vendor arising out of such default.
25. The Purchaser agrees not to install any planting within six feet of the external walls of the home or finish the whole or any part of the basement of the Dwelling Unit for a period of twenty-four (24) months after the Closing Date. The Purchaser hereby releases the Vendor from any liability whatsoever in respect of water damage to basement improvements and chattels stored in the basement resulting from water seepage, including any consequential damages arising therefrom.

TITLE AND CLOSING:

26. The Purchaser acknowledges and agrees that The Purchaser shall not have the right to direct title into the name of any other person or entity who is not also contractually bound as a Purchaser pursuant to this Agreement. The Purchaser shall advise the Vendor at least 60 days prior to the Closing Date, of any typos or mistakes in the Purchaser(s) name as noted on the Agreement of Purchase and Sale and if the Purchaser will be taking title as Tenants in Common or as Joint Tenants, failing which the Vendor will convey title to the Purchaser set forth and named in this Agreement, and that the Purchasers will hold title as Tenants in Common.
27. Prior to the Closing Date, the Purchaser covenants not to register this Agreement or any other document on title. In the event of a breach of this provision by the Purchaser, the Vendor is hereby granted a Power of Attorney to authorize deletion of any such document from title, all at the Purchaser's sole cost and expense, and in addition to any other remedy as may be available to the Vendor.
28. Keys will be released to the Purchaser at the construction site or the sales office of the Vendor, as the Vendor in its absolute discretion determines, upon completion of this transaction, unless otherwise specifically agreed in writing between the Vendor and the Purchaser. The Purchaser agrees that the Vendor's advice that keys are available for release to the Purchaser constitutes a valid tender of keys on the Purchaser. Upon completion of this transaction, if the Purchaser fails to attend to pick up the keys by Five Thirty (5:30) P.M. on that day, the Vendor may retain the keys and release same to the Purchaser on the next business day.
29. The Purchaser agrees to accept the Property, subject to the building and other restrictions registered on title, including provisions in the Subdivider's deed to the Vendor or Purchaser, provided there is no breach of such restrictions on the Closing Date, and they do not materially and adversely restrict the use of the Dwelling Unit for residential purposes, and to execute and grant, without any cost to the Vendor, any easements or rights-of-way for installation and/or maintenance of services as may be required, both before and after the Closing Date, by any governmental authority, utility, or other body, including easements for catch basins and leads related thereto. In addition to the foregoing in the event the maintenance and/or private drainage easements have not been created on or before the Closing Date, the Purchaser shall execute and deliver to the Vendor on the Closing Date an Acknowledgement permitting the Vendor to register after the Closing Date any such easements on behalf of the Purchaser.
30. The Purchaser acknowledges that the real property dimensions as set out in this Agreement, the Sales Brochure, or the Site Plan, are approximate only. In the event the frontage or depth of the real property or the square footage of the Dwelling Unit as a whole are varied by up to and including five (5%) percent from those specified in this Agreement, the

Sales Brochure, or the Site Plan, or any or all of the foregoing, the Purchaser agrees to accept all such variations without claim for compensation or abatement in the Purchase Price and this Agreement shall be read with all amendments required thereby. If any such variation exceeds five (5%) percent, the Purchaser, may terminate this Agreement and the Purchaser shall be entitled to a refund of the deposit monies only, without interest, and the Vendor, Vendor's agent and the Purchaser shall be relieved of all further obligations and liabilities. If the Purchaser does not elect to terminate this Agreement, as aforesaid, then the Purchaser by closing the transaction herein waives their right to make any claim against the Vendor or agent arising from the discrepancy in the size of any dimension as hereinbefore referred to or provided.

31. The location of mechanical installations may not be as shown on the sales brochures and will be located in accordance with approved plans and/or good construction practice and may result in room size or garage size reduction commensurate with the mechanicals being installed. Ceiling height of the Dwelling Unit is measured from the upper surface of the concrete floor slab, or subfloor, to the underside of the joists. Floor finishing, ceiling details, lighting and HVAC equipment may affect the actual finished floor to ceiling heights of the Dwelling Unit. In addition, where ceiling bulkheads are installed within the Dwelling Unit, and/or where dropped ceilings are required in accordance with approved plans and/or good construction practice, and/or where other plumbing, mechanical systems, electrical or HVAC equipment is located in the ceiling, then the ceiling height of the Dwelling Unit will be less than that represented, and the Purchaser shall be obliged to accept the same without any abatement or claim for compensation whatsoever. The Purchaser acknowledges being advised by the Vendor that the Vendor has experienced a high rate of theft of air-conditioning units when they are installed prior to the Closing Date. Accordingly, the Purchaser acknowledges that if this Agreement herein calls for the Vendor to install an air-conditioning unit, the Vendor has the right to install that unit, in accordance with this Agreement, within seven (7) days after the Closing Date. The Purchaser shall not be entitled to any holdback on account of the Purchase Price notwithstanding that the air-conditioning unit is not installed at the Closing Date. Notwithstanding the foregoing, in the event that the Purchaser requires the air-conditioning unit to be installed prior to the Closing Date, the Purchaser shall make written request therefor, such request to be received no later than thirty (30) days prior to the Closing Date by way of separate written request addressed to the Vendor's solicitor. The Purchaser acknowledges that the Purchaser shall assume all liability for the air-conditioning unit in the event that it is stolen after its installation prior to the Closing Date and the Vendor shall not be obliged to replace same nor shall there be any adjustment in the Purchase Price with respect thereto.
32. Where any portion of any fence is within fifteen (15) centimeters of the property line, such fence shall be deemed not to be an encroachment at that point (the "**Permitted Encroachment**") and the Purchaser agrees to accept title to the Property and to complete the sale contemplated herein, without abatement of the Purchase Price and without objection thereto. If any portion of any fence is located more than 15 centimeters within the property line (an "**Unpermitted Encroachment**"), then the Purchaser shall complete the transaction herein either upon the Vendor's undertaking to take all reasonable lawful steps to remove the Unpermitted Encroachment or, at the Vendor's sole option, upon an abatement in the Purchase Price, such abatement to be calculated by multiplying the Purchase Price of the lot only without a Dwelling Unit (or the fair market value of the lot only without a Dwelling Unit as determined by the Vendor in its sole discretion) by the ratio of the area of the Unpermitted Encroachment to the total area of the Property. Despite anything hereinbefore set out, the whole of any fence, or acoustic barrier, erected by any governmental authority, utility or railway or pursuant to any Subdivision, Site Plan or Development Agreement shall be deemed to be a Permitted Encroachment.
33. The Vendor shall have the right to store topsoil on the rear of the Property after the Closing Date, which topsoil shall remain the property of the Vendor, to be used by the Vendor to complete the final grading of the subdivision. The Vendor shall have the right, after the Closing Date, to enter and remove same.
34. In the event the Property borders land owned by any government, utility, or railway such authority may require fences, entrance gates or other structures to be located within the property line and the Purchaser agrees to accept same and agrees to maintain same, if required by such authority.
35. The Purchaser acknowledges that the Subdivision Agreement entered into between the Subdivider and the Municipality may require the Vendor to provide the Purchaser with certain notices ("**Subdivision Agreement Notices**"), including, but not limited to, land usage, maintenance of Municipal fencing and acoustic barriers, school transportation, noise levels from adjacent roadways, noise and/or vibration levels from nearby railway lines, the absence of door-to-door mail delivery, the location of "super mailboxes", and in general, any other matter that may be deemed by the Municipality to inhibit the enjoyment by the Purchaser of this Property. In the event the Subdivision Agreement is not registered as of the date of acceptance of this Agreement, and therefore the Subdivision Agreement Notices are not yet available, or if after they are available, they are amended by the Municipality, or are inadvertently omitted or misquoted by the Vendor herein, and if the Municipality requires the Purchaser to receive a copy of the Subdivision Agreement Notices, then a copy of the Subdivision Agreement Notices as revised as necessary, shall be sent to the Purchaser's address as shown on this Agreement or to the Purchaser's solicitor and such communication (whether by mail, fax or e-mail) shall be deemed to constitute appropriate notification. In any event the Vendor shall have no liability for failure to deliver any such warning clauses or notices to the Purchaser or if such warning clauses fail to come to the attention of the Purchaser. The Purchaser agrees to be bound by the contents of any such notice and covenants to execute forthwith upon request, an acknowledgment containing such notice if and when requested to do so by the Vendor. The Purchaser further acknowledges that the height, style, location, paint or stain colour, or even the prohibition of fencing may be regulated by the Subdivision Agreement, Site Plan Agreement, Municipal by-laws, Architectural control guidelines or Fire Department regulations. The Purchaser acknowledges and agrees that easements over the property may be required to allow access to the rear yards of internal townhouse units and the Purchaser agrees to grant such easements after the Closing Date if necessary. The Purchaser agrees to abide by any such requirement and acknowledges that breach of this covenant or any such regulation or agreement may entitle the Vendor, the Subdivider, or the Municipality to enter upon the Purchaser's property without notice to repair, rectify, or demolish contravening fences or other structures or improvements, all at the Purchaser's expense. The Purchaser further agrees that any fencing, decks or decking, will only be erected by the Purchaser in accordance with Paragraph 22 and shall ensure that access by gate or otherwise of at least 1.25 meters in width is available to permit access and effect repairs to grade and sod. The Purchaser further acknowledges that some Municipally required subdivision features, including but not limited to fencing and acoustic barriers, might be entirely and well within the property line and that it may be the Purchaser's responsibility to repair and maintain such subdivision features.
36. The Purchaser agrees that title may on the Closing Date be subject to one or more Subdivision or other Development Agreements and that the Subdivider has agreed at its own expense to construct, install and pay for roads, sanitary sewers, watermains and all other services in accordance with the requirements of the Municipality, which the Vendor herein is not responsible to construct, install or pay for. The Purchaser agrees that the Vendor shall not be obligated on the Closing Date or thereafter to obtain releases of such Subdivision or other Development Agreements provided that the same have been complied with as of the Closing Date and the Purchaser shall make such inquiries as are necessary to be satisfied as to such compliance.

37. The Vendor has agreed to acquire registered title to the Property from the Subdivider on terms set forth in a separate agreement. In the event of default by the Subdivider in compliance with the requirements therein contained, or in the event the Subdivider exercises its right, by reason of adverse soil conditions affecting the Property, to terminate the agreement as it relates to the Property, or if the Vendor fails to acquire title through no fault of the Vendor, this Agreement shall be deemed to be frustrated and this Agreement shall be terminated, all deposit monies shall be repaid to the Purchaser without interest or deduction (except as may be required by Tarion), and all parties hereto shall be relieved of any liability or obligation hereunder. The Purchaser acknowledges that all matters external to the lot are the responsibility of the Subdivider from whom the Vendor has acquired the lot upon which the Dwelling Unit is to be built and that any information shown or provided for on any sketch, schedule or plan, relating to matters external to the Lot, whether attached to this Agreement, contained in any Sales Office or promotional literature, shall be considered to be preliminary only. The Purchaser agrees to accept any variation or change with respect to any and all information external to the Lot being acquired including: the location of sidewalks, transformers, poles or lights, telephone or cable services, hydrants, curb cuts, landscape features, community amenities, and street configuration, direction or name, without abatement in the Purchase Price and the Vendor shall have no liability or obligation with respect to such change or variation to any matters which are external to the Lot.
38. The Purchaser acknowledges that title may be conveyed directly from the Subdivider of the lands, or a third party owner of the lands and not the Vendor herein, and the Purchaser hereby releases the Subdivider, or third party owner of the lands, from all obligation, liability and responsibility whatsoever arising out of or associated with the construction of the Dwelling Unit and installation of all other improvements within the lot boundaries and the Purchaser agrees to execute and deliver on the Closing Date a separate acknowledgment and release in favour of the Subdivider, or third party owner of the lands, to this effect.
39. In the event any mortgages are outstanding on the Closing Date the discharge of which is the Vendor's obligation, the Purchaser agrees to accept the Vendor's solicitor's undertaking to obtain and register discharge of same within a reasonable period of time after the Closing Date in full satisfaction of the Vendor's obligation in that regard. In the event that, on the Closing Date, a charge is registered on title to the Property in favour of a Chargee other than a bank, insurance company, trust company or other like institutional Chargee (hereinafter the "**Private Mortgage**"), which Private Mortgage is to be discharged on or before the Closing Date, and if the Purchaser does not wish to accept the Vendor's solicitors' undertaking in that regard, then the Purchaser's solicitor shall provide notice in writing to the Vendor's solicitor, at least ten (10) days prior to the Closing Date requiring it to be discharged on the Closing Date.
40. The Vendor warrants that, on the Closing Date, all conditions in the Subdivision or other Development Agreements, which restrict occupancy, will have been complied with, and the Municipality will have approved the Dwelling Unit for occupancy. The Purchaser shall not call for the production on the Closing Date of an occupancy permit issued by the Municipality but shall accept the prescribed Tarion evidence as to availability of occupancy without the necessity of an occupancy permit. The Purchaser acknowledges that some Municipalities do not issue written occupancy permits. If work exterior to the Dwelling Unit, such as fencing and acoustical barriers, remains incomplete and the Municipality will not grant occupancy unless it is in receipt of an Indemnity, or any other document as may be required by the Municipality, from the Purchaser with respect to such incomplete work, the Purchaser shall execute and deliver to the Vendor forthwith upon request an Indemnity, or any other document as may be required by the Municipality, in the form required by the Municipality. Failure to comply herewith is a FBOC. The Purchaser agrees to forthwith upon request to do all acts and execute and deliver all documents, both before and after the Closing Date, as may be required by the Vendor or the relevant Municipality in connection with the acceptance of the subdivision as a whole by the Municipality.
41. Provided the title is good and free from all encumbrances except as herein provided, and except as to building and other restrictions, Municipal Subdivision and other development agreements and to any easement or right-of-way granted or to be granted for installation and/or maintenance of any service such as, but not limited to, public or private utilities including water, sewage, storm water drainage, gas, or electricity, and any and all telecommunications or cable lines whether servicing this or neighbouring properties, transmitting and receiving systems, mutual driveways, and for maintenance of adjoining dwelling units, if applicable. The Purchaser covenants and agrees to execute and deliver, without cost or charge to the Vendor, any such easements or rights-of-way after the Closing Date, within seven (7) days after receipt of written request therefor from the Vendor and shall also obtain the postponement to any such easement or right-of-way for any mortgages registered by or on behalf of the Purchaser. Furthermore, title to the Property may be subject to encroachments by portions of the buildings located on abutting lands, including without limitation eaves, eavestroughing, or other attachments to the roofs, vents, pipes, wires or cables and the Purchaser further acknowledges that portions of the Dwelling Unit may encroach onto abutting lands. Purchasers of all semi-detached or townhouse Dwelling Units acknowledge and agree that owners of adjoining semi-detached and townhouse dwelling units shall be permitted to have unfettered access and use of portions of the roof of their Dwelling Unit for purposes of maintaining, repairing and/or replacing, the whole or any portion of exposed facades which extend above the roof line of their Dwelling Units. The Purchaser accepts legal access to the subject Property even though it may be restricted by .3 metre reserves owned by the Municipality and not yet dedicated as public highway. The Purchaser is not to call for the production of any title deeds, abstract or other evidence of title except as are in the possession of the Vendor. The Purchaser is to be allowed until sixty (60) days prior to the Closing Date, to examine the title at the Purchaser's own expense and if, within that time, any valid objection to title is made in writing to the Vendor which the Vendor shall be unable or unwilling to remove or to obtain title insurance to cover (with all related costs at the expense of the Purchaser) and which the Purchaser will not waive, this Agreement shall, (except for the Purchaser's obligations for extras or changes), notwithstanding any intermediate act or negotiations, be void and the deposit money shall be returned, without interest, and the Vendor and the Agent shall not be liable for any damages or costs whatsoever. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Property. Except where electronic registration of the documents is available, the Purchaser agrees to attend at the appropriate Registry Office at Twelve o'clock (noon) on the Closing Date to complete this transaction unless an alternate time has been specifically agreed upon between the Vendor and the Purchaser or their respective solicitors, in default of which attendance by the Purchaser, the Purchaser hereby waives tender by the Vendor and the Vendor need not thereafter establish that it could have effected a sufficient, good and valid tender upon the Purchaser. Any tender of documents or money or giving of notice herein may be made or given either upon or to the party hereto or the party's solicitor and money may be tendered by negotiable cheque certified by a Canadian Schedule "1" Chartered Bank. The balance due on the Closing Date shall be paid by certified cheque on the Closing Date drawn in favour of those parties as may be directed by the Vendor and/or its solicitors.
42. The Vendor may assign this Agreement and its covenants and obligations herein to a third party, provided following such assignment, the Vendor shall notify the Purchaser of such assignment.
43. The Purchaser acknowledges receipt of notice from the Vendor that the Vendor and/or the Subdivider may apply for a re-zoning with respect to blocks or lots not purchased hereunder as laid down by the Plan of Subdivision or with regard to the lands adjacent to or near the lands laid down by the Plan of Subdivision, and the Purchaser, the Purchaser's successors and assigns, shall consent to any such application and agrees that this paragraph may be pleaded as a bar to any

objection by the Purchaser to such re-zoning. The Purchaser covenants to include this clause in any conveyance, mortgage or disposition of the Property and to assign the benefit of such covenant to the Vendor.

44. This Agreement is conditional and shall be effective to create an interest in the Property only if the subdivision control provisions of the Planning Act are complied with by the Vendor on or before the Closing Date. This Agreement shall be construed and interpreted in accordance with the laws of the Province of Ontario as such laws from time to time shall be in effect.
45. The Vendor will provide the Purchaser with a survey of the Property prepared by an Ontario Land Surveyor, showing the Dwelling Unit under construction, within seven (7) days of the Purchaser requesting same, provided that the Purchaser shall not request the survey more than twenty-one (21) days before the Closing Date.
46. The Purchaser acknowledges and agrees that in the event the Dwelling Unit being purchased herein is a semi-detached Dwelling Unit the subject lot will not necessarily be divided equally but may instead be divided in unequal proportions. The Purchaser agrees to accept any such unequal division of the lot.
47. In the event that the electronic registration system (hereinafter referred to as the "Electronic System" or ERS) is operative in the applicable Land Registry Office in which the Property is registered, then at the option of the Vendor's solicitor, the following provisions shall prevail, namely:
- a) the Purchaser shall be obliged to retain a solicitor in good standing with the Law Society of Upper Canada (LSUC) no later than thirty (30) days following acceptance of this Agreement and shall inform the Vendor with respect to same, to represent the Purchaser in connection with the completion of the transaction, and shall authorize such solicitor to enter into an escrow closing agreement with the Vendor's solicitor on the latter's standard form (hereinafter referred to as the "**Escrow Document Registration Agreement**"), establishing the procedures and timing for completing this transaction. The Escrow Agreement shall be consistent with the requirements of LSUC. The Purchaser shall reimburse the Vendor as an adjustment on the Closing Date for any additional legal costs that the Vendor may incur to complete this transaction under the ERS. Should the Purchaser fail to retain a solicitor and maintain such retainer until successful completion herein or fail to inform the Vendor of the solicitor's identity as hereinbefore required, such omission shall be an anticipatory breach of this transaction entitling the Vendor to pursue all of its rights and remedies with respect to same;
 - b) the delivery and exchange of documents and monies for the Property and the release thereof to the Vendor and the Purchaser, as the case may be:
 - I. shall not occur contemporaneously with the registration of the transfer/deed (and other registerable documentation); and
 - II. shall be governed by the Escrow Document Registration Agreement, pursuant to which the solicitor receiving the documents and/or certified funds will be required to hold same in escrow, and will not be entitled to release same except in strict accordance with the provision of the Escrow Document Registration Agreement.
 - c) if the Purchaser's solicitor is unwilling or unable to complete this transaction via ERS, in accordance with the provisions contemplated under the Escrow Document Registration Agreement, then said solicitor (or the authorized agent thereof) shall be obliged to personally attend at the office of the Vendor's solicitor at time of the scheduled Closing Date as may be directed by the Vendor's solicitor or as mutually agreed upon, in order to complete this transaction via ERS utilizing the computer facilities in the Vendor's solicitor's office;
 - d) the Purchaser expressly acknowledges and agrees that he or she will not be entitled to receive the transfer/deed to the Property for registration until the balance of funds due on closing, in accordance with the statement of adjustments, are either remitted by certified cheque via personal delivery or if agreed to by the Vendor's solicitor, by electronic funds transfer to the Vendor's solicitor (or in such other manner as the latter may direct) prior to the release of the transfer/deed for registration;
 - e) each of the parties hereto agrees that the delivery of any documents not intended for registration on title to the Property shall be delivered to the other party hereto on or before the Closing Date; and
 - f) notwithstanding anything contained in this Agreement to the contrary, it is expressly understood and agreed by the parties hereto that an effective tender shall be deemed to have been validly made by the Vendor upon the Purchaser when the Vendor's solicitor has:
 - I. delivered all closing documents and/or funds (if applicable) to the Purchaser's solicitor in accordance with the provisions of the Escrow Document Registration Agreement
 - II. has completed all steps required by ERS in order to complete this transaction that can be performed or undertaken by the Vendor's solicitor without the cooperation or participation of the Purchaser's solicitor; without the necessity of personally attending upon the Purchaser or the Purchaser's solicitor with the aforementioned documents and/or funds and without any requirement to have an independent witness evidencing the foregoing;
 - g) If the Purchaser or their respective solicitor fails to deliver closing funds or documents to the Vendor's solicitor by 4:30 p.m. on the Closing Date, the Purchaser hereby waives tender and the Vendor shall need not thereafter establish that it could have effected tender upon the Purchaser. The parties agree that the delivery of documents (other than documents to be registered) on the Closing Date may occur by facsimile transmission or similar system reproducing them, provided that all documents have been properly executed by the appropriate parties, save and except for such documents as may be specified by the Vendor's solicitors as required original copies to be delivered on the Closing Date. The person transmitting the documents shall also provide original documents to the recipient within seven (7) business days of the later of (i) facsimile transmission of the documents, or (ii) a request for the original documents by the recipient;
 - h) Pursuant to subsection 3(1) of the Electronic Commerce Act of Ontario (the "**ECAO**"), as amended (or any successor or similar legislation) the Purchaser consents to use and accept any information and/or document to be provided by the Vendor and/or its solicitors in respect of this transaction in an electronic form if, when and in the form provided by the Vendor and/or its solicitors. The Vendor acknowledges and confirms that the Vendor has authorized its solicitors noted herein to transmit all information and documents executed by the Vendor in an electronic format with a "trued up" or copy of the signature(s) of an authorized signing officer(s) of the Vendor and that such "trued up" or copy of the signature(s) shall satisfy the signature requirements of the ECAO as an electronic signature unless otherwise prescribed by the ECAO wherein such other prescribed signature format shall be incorporated herein. The Vendor agrees that it shall be bound by all such information and documents when so transmitted and shall continue to be bound from and after the Closing Date as therein provided.

EXTENSIONS:

48. The Vendor has the right to extend the Closing Date herein in accordance with the Addendum attached hereto, including without limitation the right for a one-time unilateral extension in its sole and absolute discretion, to extend the Closing Date for one (1) business day (as defined in the Addendum) to avoid the necessity of tender, where the Purchaser is not ready to close on the Closing Date. In such a case, delayed closing compensation will not be payable to the Purchaser as set out

in the Addendum. If the Dwelling Unit type cannot be sited or built on the Property in accordance with the requirements of the Municipality, subject to the right of the Vendor to make such changes to the Dwelling Unit as herein setout, this Agreement shall be considered as frustrated and the Purchaser shall be entitled to a refund of the deposit monies, with interest, but in no event shall the Vendor or the Real Estate Broker or any of its agents be liable for any damages or costs whatsoever.

ADJUSTMENTS ON CLOSING:

49. In the event the Municipality requires the installation of air conditioning in the subject Dwelling Unit, the Purchaser covenants and agrees to pay the cost therefore as an adjustment on the Closing Date, unless the provision of such air conditioning is included on a Purchaser's Extra sheet, such cost to be absolutely determined by Statutory Declaration on the part of the Vendor.
50. Utilities, including fuel, water rates, and hydro, to be apportioned and allowed to the Closing Date. Where, by the Closing Date, the Vendor is in receipt of a final tax bill for the property for the year of closing, taxes will be adjusted based upon such final tax bill with the Vendor to receive a credit on the statement of adjustments for the Purchaser's proportionate share of the entire year's taxes whether or not paid, and the Purchaser shall close on the Vendor's undertaking to pay such realty taxes as they fall due. Otherwise, taxes shall be adjusted based upon the Vendor's reasonable estimate of such year's taxes with the Vendor to receive a credit on the statement of adjustments for the Purchaser's proportionate share of the entire year's taxes, so estimated, and without further readjustment, and the Purchaser shall close on the Vendor's undertaking to pay such realty taxes as and when the final tax bill for the property is received. Municipal Realty Tax reassessment and supplementary tax bills relating to the Dwelling Unit constructed on the Property shall be the sole responsibility of the Purchaser.
51. The Purchaser covenants and agrees to reimburse the Vendor on the Closing Date for the enrollment fee paid by the Vendor for the Dwelling Unit with regard to Tarion.
52. The Purchaser agrees to take all necessary steps to immediately assume, charges for hydro, gas, water and other services, and the Vendor may recover any payments therefore from the Purchaser. The Vendor may enter into an Equipment Rental Agreement ("ERA") for a water heating system (which may be a tank or tankless system and related equipment). Purchaser will assume the ERA on the Closing Date without any further documentation being required. If the Vendor, or rental equipment supplier, requires any further information, or documentation to be signed by the Purchaser in relation to the ERA; the Purchaser is obligated to deliver same forthwith upon written request. If the water heating system is not a rental, the Purchaser shall reimburse the Vendor on the Closing Date the cost of the water heating system, such cost to be determined by Statutory Declaration sworn on the part of the Vendor. The water meter is not included in the Purchase Price. The Purchaser shall pay on the Closing Date the sum of Four Hundred and Fifty Dollars (\$450.00) (plus HST) for the cost of, or the charge made for, water service or installation of the water meter.
53. The Purchaser shall provide a refundable deposit on the Closing Date (the "**Security Deposit**") to secure compliance with the Purchaser's obligations hereunder including, without limitation, the Purchaser's grading and subdivision damage covenants. Such Security Deposit shall be equal to Two Thousand Five Hundred Dollars (\$2,500.00) for Townhouse or Semi-Detached Dwellings, or Three Thousand Five Hundred Dollars (\$3,500.00) for all Fully Detached Dwellings, all readjustments, without interest, to be made upon written request following Municipal Assumption of Subdivision Services, and after confirmation from the Vendor's project managers as to compliance with the Purchaser's obligations, as aforesaid
54. Unless otherwise provided for on a separate schedule or schedules, if the Vendor agrees to take back a mortgage(s), the Purchaser acknowledges that the Vendor's solicitors shall act for the Vendor in respect of the mortgage(s). The Purchaser shall pay on the Closing Date as an adjustment the mortgagee's legal fees and registration expenses in the sum of Four Hundred Dollars (\$400.00) (plus HST) plus disbursements per mortgage with respect to such mortgage(s), plus the levy of the Law Society of Upper Canada with respect to each such mortgage(s) registration.
55. Any other charge or cost provided for in Schedule "ST" or elsewhere in this Agreement, the Schedules attached hereto or any amendment or modification thereof. The amount charged or to be charged by the Vendor's solicitors to the Vendor representing the transaction levy imposed by the Law Society of Upper Canada or any similar authority with respect to the within transaction.
56. All proper readjustments shall be made after the Closing Date, if necessary, forthwith upon request. Any monies owing to the Vendor pursuant to such readjustments or as a result of any expenses incurred by the Vendor arising from a breach by the Purchaser of any of the Purchaser's obligations described in this Agreement shall be payable upon written demand by the Vendor and shall bear interest from the date of written demand at the rate of 1.25% (one and one quarter percent) per month, or 15% (fifteen percent) per annum, not in advance and shall be a charge on the Property until paid and such charge shall be enforceable in the same manner as a mortgage in default.

VENDOR'S RIGHTS AFTER CLOSING:

57. At any time prior to assumption of the subdivision by the Municipality, the Vendor may, following seven (7) days written notice to the Purchaser enter upon the Property and relocate or remove any improvements made or installed by the Purchaser to the Dwelling Unit or the Property (which without limiting the generality of the foregoing includes air conditioning units, garden sheds, patios, porches, fences, plantings and driveway widenings, alterations in curbs or curb cuts) which do not conform or comply with the applicable By-Laws, Site Plan or Subdivision Agreement or which were installed without the requisite permits or approvals or which the Municipality or other lawful authority requires to be removed or rectified before assumption of the subdivision by the Municipality, and the Vendor shall not be liable to the Purchaser for such removal or relocation nor shall the entry by the Vendor its servants or agents be considered a trespass. The Purchaser shall indemnify and save the Vendor harmless from any cost, charge, expense, penalty or outlay which arises from delay in Subdivision Assumption and forthwith reimburse the Vendor for any and all costs, charges and expenses including overhead and supervision with respect to any work undertaken or performed by it.
58. The Purchaser agrees that the Vendor, the Subdivider or their servants or agents may, for such period after the Closing Date as is designated by the Vendor and/or Subdivider have the right to enter upon the Property; (a) after completion of the transaction in order to complete such items as are included in the Certificate of Completion and Possession; and (b) at all reasonable hours to inspect, repair, complete or rectify construction or grading and undertake modifications to the surface drainage, including installation of catch basins, without liability therefore, and the Transfer/Deed may contain such a provision. Further, the Vendor shall have the right after the Closing Date, to enter upon the Property at all reasonable hours to permit access to complete construction, grading or any matter required by the Subdivision Agreement or Site Plan, on this or other properties in the subdivision or to complete the Dwelling Unit on this or any abutting lands, provided however, the Vendor shall be responsible for all repairs to any damages caused by its entry as aforesaid to the Dwelling

Unit constructed upon the Property by the Vendor. The Purchaser acknowledges that the Dwelling Unit is being constructed in a subdivision, which is, and may for some substantial period of time, be under construction and which will require the Vendor to enter upon the Property after the Closing Date. As such the Purchaser hereby indemnifies the Vendor and releases the Vendor from any liability caused by the Vendor or its trades and arising from damage to, destruction or removal of Purchaser's improvements or additions to the Property including, without limiting the generality of the foregoing, underground sprinklers, paving, interlocking stone or brick, fencing, air conditioning units, landscaping or decorative features, installed by the Purchaser on or after the Closing Date and prior to Assumption of the subdivision by the Municipality.

59. The Vendor may reserve a Vendor's lien which may be registered on or after the Closing Date, following the Vendor's usual form, for unpaid purchase monies or adjustments or claims herein, including without limitation the HST Rebate, provided together with the applicable or relevant interest thereon as set forth elsewhere in this Agreement, and that the Vendor will upon request deliver to the Purchaser (for registration at the Purchaser's expense) a release of the Vendor's lien after such monies have been received by the Vendor.

MISCELLANEOUS:

60. The Purchaser acknowledges that the Dwelling Unit has been purchased on the basis of plans, or brochure material, which the Purchaser has viewed and not necessarily from a model. Notwithstanding anything herein written, if at the time that this Agreement is executed, the Dwelling Unit constructed on the Property has already been substantially completed, the Purchaser shall purchase the Property in an "as built" condition rather than in accordance with any other representations herein contained.
61. The Purchaser acknowledges that the model homes, if any, are for display purposes only, and that some or all of the features contained therein, such as but not limited to furniture and appliances, may not be included in the Dwelling Unit unless the same is specifically provided for in any schedule forming part of this Agreement.
62. The Vendor shall have the option to collect and remit the retail sales tax, if any, payable by the Purchaser on any adjustments set out in this Agreement on chattels which are purchased in this transaction as a charge on the Closing Date and the allocation of such chattels to be estimated, if necessary, by the Vendor.
63. The deposit monies and further deposit monies are expressly deemed to be deposit monies only and not partial payments. Default in payment of any amount payable pursuant to this Agreement on the date or within the time specified, shall constitute substantial default hereunder, and the Vendor shall have the right to terminate this Agreement and forfeit all deposit monies in full. Without prejudice to the Vendor's rights as to forfeiture of deposit monies as aforesaid, and in addition thereto, the Vendor shall have the right to recover from the Purchaser all additional costs, losses and damages arising out of default on the part of the Purchaser pursuant to any provisions contained in this Agreement, including interest thereon from the date of demand for payment at the rate of 1.25% (one and one quarter percent) per month, or 15% (fifteen percent) per annum, not in advance until paid.
64. If the Purchaser has received a credit or reduction against the Purchase Price in order to induce the completion of this transaction, accelerate the Closing Date of this transaction or to change or alter the construction specification of the Dwelling Unit and thereafter the Purchaser fails to complete this transaction, all damages shall be assessed as if such credit or reduction had not been granted.
65. The Purchaser acknowledges and agrees that a two hundred and fifty dollar (\$250.00) administrative fee, plus taxes, shall be charged to the Purchaser for any cheque paid with respect to any deposit payable pursuant to this Agreement or any extras or upgrades which is returned "N.S.F." or upon which a "Stop Payment" has been ordered and such administrative fee shall be paid within five (5) days of written demand therefore. In addition, the Purchaser shall pay any legal fees and disbursements charged by the Vendor's solicitors, as well as any administrative fees charged by the Vendor, plus applicable taxes, in connection with the Purchaser's failure or delay in complying with the terms of this Agreement, or in connection with any changes to adjustments or documentation necessitated by the Purchaser or their solicitors providing incorrect information or amending information previously provided, which fees shall be paid within five (5) days of written demand by the Vendor or its solicitors, or such earlier date as required by the Vendor or its solicitors. A two hundred and fifty dollar (\$250.00) plus applicable taxes, administrative fee shall be charged to the Purchaser for each wire transfer or direct deposit of funds to the Vendor's solicitors; and for each deposit cheque in the possession of the Vendor's solicitors that the Vendor permits to be: (i) exchanged for a replacement cheque; or (ii) deposited on a later date than the date indicated on the face of the said cheque; where such exchange or late deposit is at the request of the Purchaser.
66. In the event any one or more of the provisions of this Agreement or any portion or portions thereof are invalid or unenforceable, the same shall be deemed to be deleted herefrom and shall not be deemed to affect the enforceability or validity of the balance of this Agreement. The Purchaser, if required by the Vendor, shall execute and deliver on the Closing Date one or more covenants incorporating the terms hereof.
67. The Purchaser acknowledges that the new home industry is multi-faceted and complex and that while sales agents are knowledgeable about most issues regarding the purchase and construction of a new home, they cannot be expected to know all aspects in detail. Accordingly, the Purchaser acknowledges that no representations have been made to the Purchaser, upon which the Purchaser relies, and which were essential to the Purchaser's decision to purchase this Property, except as are set forth herein in writing. There is no representation, warranty, collateral agreement or condition affecting this Agreement or the Property, or supported hereby, except as set forth herein in writing. The Purchaser is encouraged to have this Agreement reviewed by the Purchaser's solicitor prior to signing same. In the event there is a conflict between any term(s) in this Agreement, the Vendor shall determine which conflicting term(s) prevail(s). The Purchaser acknowledges and agrees that the covenants and obligations of the Vendor contained in this Agreement shall be those of the Vendor only and should the Vendor represent or act as trustee or agent on behalf of a beneficiary or principal (whether disclosed or undisclosed) in executing this Agreement, such beneficiary or principal shall have no liability under this Agreement, such liability being restricted to the Vendor only.
68. All buildings and equipment shall be and remain at the Vendor's risk until the Closing Date. In the event of any damage to the Dwelling Unit, howsoever caused, the Vendor shall be entitled to the insurance proceeds payable under any insurance policy coverage on the Dwelling Unit. The deed is to be prepared at the Vendor's expense, and shall be executed by the Purchaser if required by the Vendor and shall be registered forthwith on the Closing Date at the Purchaser's expense.
69. In the event that more than one party comprises the Purchaser herein, the obligations of such parties under this Agreement shall be joint and several. After execution of this Agreement, and save as to any agreement to terminate this

Agreement, execution of any supplementary document (including without limiting the generality of the foregoing, amendments, extra sheets and colour charts) signed by one of the Purchasers shall be sufficient to bind all Purchasers and each such Purchaser expressly grants the other Purchaser(s) a power of attorney to so execute such documents. Provision of credit card information and verbal authorization to process charges to the Purchaser's credit card shall be good and sufficient authority to do so without signature. The Purchaser hereby consents to the Vendor conducting enquiries or exchanging credit information with the credit agencies concerning this Agreement or the Purchaser at any time. The Purchaser consents to the Vendor's collection and use of the Purchaser's personal information pursuant to this Agreement (the "**Personal Information**") as may be required to complete the construction and sale of the Dwelling to the Purchaser. In addition the Purchaser consents to the distribution of Personal Information to any other trade, businesses, bodies or agencies as deemed appropriate by the Vendor which shall include but not be limited to (i) financial institutions or private lenders; (ii) insurance companies; (iii) any of the Vendor's trades or suppliers or any sub-trades and sub-suppliers; (iv) providers of telephone, television, telecommunication, security and utility services; and (v) any taxing authorities, whether Federal, Provincial or Municipal. The Purchaser covenants and agrees to provide to the Vendor, forthwith upon request by the Vendor, all identity and other information required by the Vendor in order to comply with the Proceeds of Crime (Money Laundering) and Terrorist Financing Act, S.C. 2000 as amended, as well as the Financial Transaction and Reports Analysis Centre of Canada.

70. This Offer is irrevocable by the Purchaser until one minute before midnight on the irrevocable date as hereinbefore set out, after which time if not accepted, this Offer shall be void and the deposit monies returned to the Purchaser, without interest or deduction.
71. This transaction to be completed on the Closing Date subject to the Vendor's various rights of extension as hereinbefore set out, on which date vacant possession of the Dwelling Unit is to be given to the Purchaser.
72. This Offer is to be read with all changes of gender or number required by the context and when accepted, shall constitute a binding contract of Purchase and Sale, and time shall, in all respects, be of the essence.
73. Headings are for the ease of reference only and shall not be read as part of this Agreement nor limit or modify any of the obligations of either party hereto.
74. All notice required by Tarion, shall be delivered to Purchaser in accordance with the terms of the Addendum. Any other notice required to be given to the Vendor or Purchaser, prior to or on the Closing Date, shall be adequately given if given in writing to the party's solicitor, or to the party's contact information, if any, set out on the Addendum. Any change of contact information by the Purchaser shall not be effective unless given in writing to the Vendor at its head office.
75. In the event that this Agreement provides for any event to occur on a date, which is a Saturday, Sunday, or a Statutory Holiday, such event will occur on the first business day immediately thereafter unless the Tarion rules prescribe a different date in which case the Tarion rules shall prevail with regard to such date.
76. If, on or after registration of the Plan of Subdivision, the lot number of the Property is changed, the Purchaser agrees to accept such variation in lot number and this Agreement shall be read with all amendments required thereby.
77. If, prior to the Closing Date, the Purchaser fails to comply with any of the Purchaser's obligations herein or otherwise breaches any portion hereof, the Purchaser shall be deemed to be in default hereunder, and the Vendor may (in addition to any other remedy) terminate this Agreement whereupon the Purchaser's deposits shall be forfeited to the Vendor as liquidated damages and not as a penalty. The Vendor's non-enforcement of any default or remedy shall not be deemed to be a consent to any default or to be a waiver of any continuing or subsequent default.
78. The Purchaser acknowledges receiving one complete executed copy of This Agreement. The Purchaser is responsible for providing a copy of same to its solicitor. If the Purchaser requires any additional copies of this Agreement, for any reason whatsoever, and the Vendor agrees in its sole and unfettered discretion to provide a further copy; the Purchaser agrees to pay the fee for the additional copy, such fee determined by the Vendor.

HST:

79. The parties acknowledge and agree that the Purchase Price stipulated in the within Agreement is inclusive of any applicable Goods and Services Tax and the Harmonized Sales Tax ("GST/HST") levied pursuant to Part IX of the Excise Tax Act (Canada) (the "GST/HST Legislation") and that the actual consideration for the property, exclusive of any extras, requested changes or adjustments as herein provided, is the amount derived by subtracting the GST/HST payable with respect to the within transaction of Purchase and Sale (net all refunds, credits and rebates available to the Purchaser and assigned to the Vendor pursuant to the GST/HST Legislation and any regulations made thereunder) from the Purchase Price (the "Consideration"). The Purchaser acknowledges and agrees that the Vendor shall insert the Consideration in Box 4 of the Transfer/Deed of Land of the property that the Vendor delivers to the Purchaser on the Closing Date.
80. In consideration of the Purchase Price being inclusive of any applicable GST/HST, the Purchaser hereby irrevocably assigns to and in favour of the Vendor (or any other party as may be directed by the Vendor) any and all rights he may have on Closing or thereafter to any refunds, credits, rebates (the "Rebates") available with respect to the within transaction of Purchase and Sale pursuant to the GST/HST Legislation and any regulations made thereunder.
81. Subject to Paragraph 83 below, the Purchaser covenants, warrants and represents that the Purchaser is an individual whom is acquiring the property for use as their primary place of residence (or the primary place of residence of a "relation" as defined in the GST/HST Legislation) and that the Purchaser shall forthwith following the Closing Date personally occupy the property or cause one or more of their relations (as defined in the GST/HST Legislation) to occupy the property as his or their primary place of residence (as defined in the GST/HST Legislation) for such period of time as shall then be required in order to entitle the Purchaser to the Rebates. Ownership and title to the property shall be transferred to the Purchaser and not to any third party.
82. Subject to Paragraph 83 below, the Purchaser covenants and agrees to deliver to the Vendor, on the Closing Date any and all assignments, directions, applications, consents, declarations, undertakings and other documents required by the Vendor to enable the Vendor (or any other party as may be directed by the Vendor) to apply for and receive the Rebates. The Vendor shall have the right to credit the Rebates to the Purchaser and/or Vendor, as applicable pursuant to the provisions hereof on the Closing Date, as determined by the Vendor in its sole discretion. The Purchaser hereby irrevocably nominates, constitutes and appoints any officer of the Vendor (or any other party as may be directed by the Vendor) with full power of substitution, as the Purchaser's true and lawful attorney and agent pursuant to the provisions of the Powers of Attorney Act, R.S.O. 1990, with full power and authority in the Purchaser's name, place and stead, to

execute, swear to and record any and all documents that may be required in order to have the Rebates paid and/or credited to the Vendor, or as the Vendor may direct, as well as making any minor changes, amendments, deletions or insertions to any documents previously executed by the Purchaser in connection with the Rebates. The Power of Attorney hereby granted is granted in accordance with the Powers of Attorney Act of Ontario and is irrevocable, shall survive the Closing, and will extend to and be binding upon the heirs, executors, administrators, successors and assigns of the Purchaser.

83. In the event that the Purchaser shall, for any reason, fail to qualify for the Rebates, the Purchaser shall indemnify the Vendor in the amount that the Purchaser would have been entitled to had the Purchaser so qualified for the said Rebates, and in the event that such failure to qualify is known on or before the Closing Date, the Vendor shall be credited in the statement of adjustments with the amount of the Rebates.
84. The Purchaser acknowledges that where a credit or credits against the Purchase Price are to be given to the Purchaser on Closing, any or all of such credit or credits, as determined by the Vendor in its sole discretion, shall be reflected as a reduction in the Purchase Price for the purposes of calculation of GST/HST, so as to minimize the amount of GST/HST payable.
85. Notwithstanding that the Purchase Price stipulated in the within Agreement is inclusive of any GST/HST payable, the Purchaser shall, at his own cost and expense, be responsible for payment of GST/HST on all adjustments and amounts payable for extras and any increase in the rate of GST/HST after the date hereof up to and including the Closing Date.
86. The parties acknowledge and agree that as part of and included in the Purchase Price stipulated in the within Agreement, the Vendor has paid as agent for and on behalf of the Purchaser, for certain taxes, levies, imposts, building permit fees and certain development charges including education development charges and park surcharges applicable to the property. The parties acknowledge and agree that these amounts may be shown separately in the Statement of Adjustments and subject to the GST/HST.
87. Notwithstanding anything contained in this Agreement to the contrary, the Vendor, in its sole and unfettered discretion, may require that the Purchaser apply directly for the Rebates after Closing and in such event the Purchaser shall pay to the Vendor by certified cheque or bank draft on the Closing Date, the amount of the Rebates, in addition to the balance due on Closing and the Rebates shall not be assigned by the Purchaser to the Vendor on the Closing Date.
88. The Purchaser acknowledges that the purchase of any extras or upgrades from the Vendor may result in the reduction of the Rebates otherwise payable to the Vendor. In such event, the Purchaser shall pay to the Vendor the amount of such reduction as an adjustment on the Closing Date, as determined by the Vendor.

ONTARIO NEW HOME WARRANTY:

89. The Purchaser shall not be entitled to examine the Dwelling Unit except when accompanied by a representative of the Vendor. Breach of this provision constitutes a trespass, and the Vendor in addition to any other remedy it may have at law, shall be entitled to terminate this agreement and forfeit the Purchaser's deposit. The Purchaser agrees to comply with all regulations under the Occupational Health & Safety Act, including the wearing of head and foot protection and such other safety apparel as designated by the Vendor. The Purchaser further agrees to, and does hereby, indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, fines, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of the Purchaser's friends, relatives, workmen or agents who have entered on the Property or any part of the subdivision of which the Property forms a part whether with or without permission, express or implied, of the Vendor.
90. The Vendor agrees to make available, and the Purchaser (which term shall include the Purchaser's designate authorized in writing in the form specified by the Tarion Warranty Corporation) agrees to meet a representative of the Vendor during the Vendor's usual business hours during the seven (7) business days immediately prior to the Closing Date to perform a Pre-Delivery Inspection ("PDI") of the Dwelling Unit and verify that the Dwelling Unit has been completed in accordance with the provisions of this Agreement. The Purchaser is to arrange the PDI with a representative of the Vendor and is to give the representative of the Vendor at least three (3) days prior notice of the said PDI. In the event of any items remaining uncompleted, at the time of such PDI, only such uncompleted items shall be listed by the Vendor on the approved forms required to be complete pursuant to the provisions of the Tarion Warranty Corporation (the "**Tarion Forms**"), which the Purchaser covenants to execute. This Agreement constitutes the Vendor's undertaking to complete the Dwelling Unit in accordance with its obligations herein and the Tarion Warranty Corporation, and no separate undertaking or acknowledgement will be delivered on the Closing Date.
91. The Vendor shall complete such warrantable items as are contained within the Tarion Forms within a reasonable time after the Closing Date, subject to weather conditions, and the availability of supplies and trades. The warranties given under the Ontario New Home Warranties Plan Act, as amended, replace any warranties at law or otherwise.
92. The Purchaser acknowledges that a Homeowner Information Package is available from Tarion and the Vendor will deliver the package to the Purchaser at or before the PDI required under the provisions of Tarion. The Purchaser agrees that in no event shall the Purchaser be entitled to obtain possession of the Dwelling Unit until and unless the Purchaser has executed the Tarion Forms. In the event the Purchaser fails to attend to an inspection and/or has not executed the Tarion Forms prior to the Closing Date, such failure shall be deemed a FBOC and this Agreement shall, at the Vendor's sole option, be at an end and the Purchaser agrees that the deposit monies paid by the Purchaser hereunder shall be forfeited to the Vendor in addition to and without prejudice to any other remedy available to the Vendor arising out of such default.
93. The Purchaser acknowledges that failure by the Vendor to provide any Notice required by Tarion to be given, does not give the Purchaser any right to terminate this Agreement, save and except for any express and specific rights of termination as in the Addendum set out, but may give rise to rights to compensation only.

The federal government has enacted legislation that requires we obtain your consent to send you electronic communications, which may include correspondence, requests, announcements, updates or other information that may be of interest to you.

By initialing below you agree to receive electronic communications from the Vendor, as well as from our affiliated corporations and/or related entities. In addition, the undersigned Purchaser consents to

receiving electronic commercial messages from the Vendor's trades, businesses, bodies or agencies which shall include but not be limited to (i) financial institutions or private lenders; (ii) insurance companies; (iii) any of the Vendor's trades or suppliers or any sub-trades and sub-suppliers; and (iv) providers of telephone, television, telecommunication, security and utility services.
 You can withdraw your consent to receiving electronic communications at any time by contacting communications@starlanehomes.com.

Purchaser acknowledges receipt of pages 1-10, inclusive, of Schedule "X"

Purchaser Initials _____

Purchaser Initials _____

Purchaser Initials _____

Purchaser Initials _____

WEBSITE VERSION



AGREEMENT OF PURCHASE AND SALE

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to purchase "the Property" described below on the following terms:

Purchaser: SAMPLE PERSON DOB:

Vendor: Sesvenna Mews Home Corp. c.o.b. Starlane Homes

Real Estate Broker: Spectrum Realty Services Inc. Site Staff:

Lot No: 1 Left Plan No:

Street:

in the Town of Milton

Model Type: Sutton 1 Elev 1

Model Description 2 Storey Semi-Detached

Purchase Price: NINE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND XX / 100 Dollars \$999,999.00

Deposit: 31-Oct-2016 TWENTY-FIVE THOUSAND AND XX / 100 Dollars \$25,000.00

Further Deposit Due: 30-Nov-2016 THIRTY-FIVE THOUSAND AND XX / 100 Dollars \$35,000.00

Further Deposit Due: 30-Dec-2016 THIRTY-FIVE THOUSAND AND XX / 100 Dollars \$35,000.00

Balance Due on Closing (subject to adjustment) : NINE HUNDRED FOUR THOUSAND NINE HUNDRED NINETY-NINE AND XX / 100 \$904,999.00

The following Schedules are appended hereto and form part hereof:

Date of Offer: Monday the 31st day of October 2016.

Irrevocable Date: Monday the 7th day of November 2016.

First Tentative Closing Date: Thursday the 5th day of July 2018.

(subject to Tarion Addendum)

Purchaser's Address: 2101 SAMPLE LANE EAST GWILLIMBURY ONTARIO K4M 1E4

Telephone: (Cel) 1: -(905) 111-1111

SIGNED, SEALED AND DELIVERED in the Presence of

Witness

Purchaser - SAMPLE PERSON Seal

Purchaser's Solicitor: Complete Solicitor Information to be provided within 30 days of execution.

The undersigned hereby accepts the Offer and its terms and covenants, promises and agrees to and with the above named Purchaser duly to carry out the same on the terms and conditions above-mentioned and hereby accepts the said deposit.

ACCEPTED this _____ day of October 2016.

Vendor's Solicitors: GOLDMAN, SPRING, KICHLER & SANDERS LLP Suite 700, 40 Sheppard Avenue West, North York, Ontario M2N 6K9 Tel. (416) 225-9400 Fax. (416) 225-4805

Sesvenna Mews Home Corp. c.o.b. Starlane Homes

Per: Authorized Signing Officer

SPECTRUM REALTY SERVICES INC.

PURCHASER'S AGENCY DISCLOSURE ACKNOWLEDGEMENT

The Purchaser(s) herein acknowledge SPECTRUM REALTY SERVICES INC. has an agency relationship with the Vendor: **Sesvenna Mews Home Corp.** and will be compensated through the Vendor. This compensation is usually called commission and usually takes the form of a fee of payment from the Vendor of the real property upon successful completion of the real estate transaction.

An agency relationship is created where one person, known as the principal asks another person, known as the agent, to act for and on behalf of the principal. The principal will define the nature and extent of the agency relationship, in other words, what the agent is being asked to do. In real estate transactions, agency relationships are created when vendors or purchasers ask Realtors to act on their behalf in real estate transactions.

An agent who represents a principal (vendor) owes that principal (vendor) the highest duty of "utmost faith", the agent must represent the principals (vendors) best interests at all times. The agent owes his principal (vendor) a duty of confidentiality regarding information about the principal (vendor). However, the purchaser can expect the Realtor to disclose all pertinent information about the property, not to misrepresent any facts, and to honestly answer all questions about the property. This has been a usual form of relationship for many years in the real estate industry.

As Purchaser, I/we confirm and acknowledge being advised that, and consent to the fact that SPECTRUM REALTY SERVICES INC. acts as agent only for the Vendor and it will be compensated only by the Vendor.

DATED at Milton, Ontario Monday the 31st day of October 2016

Witness

Purchaser - SAMPLE PERSON

Lot No.:1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

SCHEDULE "ASF-NC"

PURCHASERS' ACKNOWLEDGEMENT OF SELECTION AND FINISHES

- 1 **CHANGES TO PLANS:** Changes to plans will not be permitted. Verbal representations of the Sales Agent do not form part of this Agreement.

- 2 **COLOUR CHART SELECTIONS:** The Vendor gives Purchasers the ability to select colours and finishes for their home. The Purchasers acknowledge being informed that those selections must be made in a timely fashion in order for the Vendor to accommodate those requests. The Purchasers understand that they **MUST** attend at the Décor Centre when requested and that it may be necessary for them to re-attend on one or more occasions. If the Purchasers delay in making their selections, there is the possibility that the items selected may not be able to be installed if the processing of the permit application or the stage of construction of the home has progressed to a point where such installation is no longer feasible.

It is the obligation of the Purchaser to contact the Décor Centre to make any inquires concerning the above matters.

DATED at Milton, Ontario Monday this 31st day of October 2016

Purchaser - SAMPLE PERSON

**SCHEDULE "PE"
PURCHASER'S EXTRA**

Vendor: Sesvenna Mews Home Corp. c.o.b. Starlane Homes	Purchaser: <u>SAMPLE PERSON</u>
	Telephone Number: <u>Cell: (905) 111-1111</u>

Lot Number 1 Left	House Type Sutton 1 Elev 1	Reg. Plan #	Closing Date 05-Jul-18	Date Ordered 31-Oct-16
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IN ACCORDANCE WITH THE PROVISIONS OF SCHEDULE "X" OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRAS:

DESCRIPTION

All of the above mentioned items shall be from the Vendor's selection of standard samples unless otherwise noted. Where applicable: Purchaser acknowledges being advised that the stain of pre-finished wood flooring and the stain of the stairs, railings, spindles and stair landing may vary, despite both having the same descriptive name and or code. All of the above mentioned items to be included in the purchase price inclusive of HST.

Paid: Included in the purchase price



Purchaser - SAMPLE PERSON

Vendor: Sesvenna Mews Home Corp.

Construction Scheduling Approval
Per: _____
Date: _____

Starlane
 Spectrum
 Purchaser
 Construction
 Site Office
 Purchaser's Sol.
 Starlane Sol.
 Decor

Lot No.: 1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

SESVENNA MEWS HOME CORP.
FOSTER SERIES - 40' SINGLE DETACHED
SCHEDULE "ST"

Lot No.:1 Left Plan No.:

EXTERIOR

- Poured concrete basement. Basement is unfinished except as may be shown on sales brochure.
- Front porch concrete, as per model and where applicable, as per plan.
- Rear patio and walkway to front door are concrete precast slabs where applicable, as per plan.
- All windows and outside door frames caulked.
- Windows to be vinyl casement all around with grills for front only. For corner lots only - grills all around. Basement windows to be vinyl sliders, without grills. All operable windows to be screened.
- Insulated metal front door with glass insert.
- Aluminum soffit, fascia, eavestrough and downpipes.
- Roll up garage door, as per plan.
- Fully sodded lot, where applicable.
- Paved driveway. Vendor will provide base coat as well as second coat on driveway apron, the cost of which is included in the Purchase Price. The Purchaser shall pay \$450.00 plus H.S.T. as a non-refundable adjustment on closing, for the second coat of asphalt on the lot portion of the driveway. The Vendor will not be responsible for repairing any tire marks after the second coat. Purchaser acknowledges and agrees, that the second coat may not be completed for up to, but no later than, thirty-six (36) months after the closing date.
- Hydro meter connection and installation fee of \$400.00 plus H.S.T., which is to be an adjustment on closing and is non-refundable.
- All outside colour and materials pre-selected by the Vendor and architecturally controlled
- Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts same.

INTERIOR

- Inside doors and trim painted one colour (Birch or Oyster). Inside doors to be 800 Series, Classic Series or Clermont Series. Upgraded Colonial trim, 3 " wide casing and 5 ¼" baseboard.
- Inside stairs, railing and spindles to be oak with natural finish from first floor to second floor. Basement stairs to be painted.
- All main floor archways to be flat (unless otherwise noted) and trimmed, where applicable.
- Ceiling height to be 9 feet for the first floor and 8 feet for the second floor.
- Stipple ceiling throughout except kitchen and washrooms.
- Quality finished Builder's standard kitchen cabinets and standard vanity cabinets. Kitchen cabinets to have extended upper cabinets with standard bulkhead above.
- Builder's standard arborite countertops in kitchen and arborite countertops in the washrooms.
- One plate mirror in all washrooms, and shower door for master ensuite shower stall only, where applicable as per plan.
- Ceramic accessories in all washrooms.
- Laundry-room layout and stairs may be altered or eliminated in order to accommodate municipally approved grading and drainage requirements.
- Direct vent gas fireplace with marble surround (no hearth), where applicable as per plan.
- The Purchaser acknowledges that the broadloom, furniture, electrical fixtures, drapes, ceramic flooring, wood flooring, upgrade kitchen cabinets, stained floor, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc. in the model home(s) or sales office, may be for display purposes only and may not be of the same grade or type or not necessarily be included in the dwelling unit purchased herein.

FLOORING

- 12"x12" or 13"x13" ceramic floor tiles on main floor, where applicable as per brochure.
- 8"x10" or 8"x16" ceramic wall tiles on bathtub enclosures including ceiling (except deck tub layout). Ceramic tile on all bathroom floors, upstairs only.
- 2¼" wide by ¾" thick natural oak strip flooring for main floor only (except for areas covered in ceramic tile as per brochure). Upgrade One broadloom standard for second floor, except those areas covered with ceramic tile (as per brochure) or oak strip flooring..
- The Purchaser acknowledges that hardwood flooring may shrink and expand as a result of changes in temperature and humidity in the house and accepts this as a natural characteristic of the flooring, and is advised to keep humidity level constant to reduce this tendency.

PLUMBING

- Double stainless steel ledgeback sink in kitchen, with single lever faucet and vegetable sprayer.
- One exterior water tap (plus one located in the garage).
- Shut off valve for all sinks.
- White plumbing fixtures. Plastic laundry tub according to plan.
- Pressure balance shower faucets in upstairs washrooms, where applicable as per plan (except deck tub layout).
- Single lever faucets for all bathroom vanities.
- Rough-in Washroom in the basement as per brochure.
- Sump pump to be installed as per Municipal requirements.

ELECTRICAL & HEATING

Purchaser - SAMPLE PERSON

Lot No.:1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

- 100 amp circuit breaker panel to utility authority standards.
- High efficiency forced air gas furnace. High Efficiency natural gas water heater (on a rental basis) and Heat Recovery Ventilator.
- All electrical wiring to be copper.
- One exterior electrical outlet at rear of house and one at the front porch (plus one located in the garage).
- Electrical outlet(s) in garage for future garage door opener(s).
- Builder's standard electrical smoke detectors and carbon monoxide detector according to Ontario Building Code.
- White hood fan in kitchen vented to the outside (6" pipe).
- Rough in provisions for future central air-conditioning.
- Rough-in dishwasher, plumbing and electrical only.
- Rough-in central vacuum.
- Rough-in telephone wiring - one in kitchen and one in all bedrooms.
- Rough-in cable t.v. wiring in family room and all bedrooms.
- Recessed light in shower stall in master ensuite, where applicable, as per plan.
- All bathrooms to have exhaust fan vented to the outside.
- Vendor's standard light fixtures and door chimes.
- Decora plugs and switches, white.
- The Purchaser acknowledges that the water heating system (which may be a tank or tankless system) will be installed on a rental or lease to o w n basis by a supplier designated by the Vendor, and the Purchaser shall assume such contract on the Closing Date without the need for f u r t h e r documentation unless requested by the supplier.

Purchaser - SAMPLE PERSON

Lot No.:1 Left Plan No.: Vendor: Sesvenna Mews Home Corp.

Property Lot: 1 Left Phase: 1
Municipal Address: (If Applicable)

Statement Of Critical Dates

Delayed Closing Warranty

This Statement of Critical Dates forms part of the Addendum to which it is attached, which in turn forms part of the agreement of purchase and sale between the Vendor and the Purchaser relating to the Property. **The Vendor must complete all blanks set out below. Both the Vendor and Purchaser must sign this page.**

NOTE TO HOME BUYERS: Please visit Tarion's website: www.tarion.com for important information about all of Tarion's warranties including the Delayed Closing Warranty, the Pre-Delivery Inspection and other matters of interest to new home buyers. You can also obtain a copy of the Homeowner Information Package which is strongly recommended as essential reading for all home buyers. The website features a calculator which will assist you in confirming the various Critical Dates related to the Closing of your purchase.

VENDOR **Sesvenna Mews Home Corp.**

PURCHASER **SAMPLE PERSON**

1. Critical Dates

The **First Tentative Closing Date**, which is the date that the Vendor anticipates the home will be completed and ready to move in, is: the 5th day of July, 2018.

A **Second Tentative Closing Date** can subsequently be set by the Vendor by giving proper written notice at least 90 days before the First Tentative Closing Date. The Second Tentative Closing Date can be up to 120 days after the First Tentative Closing Date, and so could be as late as: the 2nd day of November, 2018.*

The Vendor must set a **Firm Closing Date** by giving proper written notice at least 90 days before the Second Tentative Closing Date. The Firm Closing Date can be up to 120 days after the Second Tentative Closing Date, and so could be as late as: the 4th day of March, 2019.*

If the Vendor cannot close by the Firm Closing Date, then the Purchaser is entitled to delayed closing compensation (see section 7 of the Addendum) and the Vendor must set a Delayed Closing Date.

The Vendor can set a Delayed Closing Date that is up to 365 days after the earlier of the Second Tentative Closing Date and the Firm Closing Date: This **Outside Closing Date** could be as late as: the 4th day of November, 2019.*

2. Notice Period for a Closing Delay

Changing a Closing date requires proper written notice. The Vendor, without the Purchaser's consent, may delay Closing twice by up to 120 days each time by setting a Second Tentative Closing Date and then a Firm Closing Date in accordance with section 1 of the Addendum but no later than the Outside Closing Date.

Notice of a delay beyond the First Tentative Closing Date must be given no later than: (i.e., at least **90 days** before the First Tentative Closing Date), or else the First Tentative Closing Date automatically becomes the Firm Closing Date. the 6th day of April, 2018.

Notice of a second delay in Closing must be given no later than: (i.e., at least **90 days** before the Second Tentative Closing Date), or else the Second Tentative Closing Date becomes the Firm Closing Date. the 3rd day of August, 2018.

3. Purchaser's Termination Period

If the purchase of the home is not completed by the Outside Closing Date, then the Purchaser can terminate the transaction during a period of **30 days** thereafter (the "**Purchaser's Termination Period**"), which period, unless extended by mutual agreement, will end on: the 4th day of December, 2019.*

If the Purchaser terminates the transaction during the Purchaser's Termination Period, then the Purchaser is entitled to delayed closing compensation and to a full refund of all monies paid plus interest (see sections 7, 10 and 11 of the Addendum).

Note: Any time a Critical Date is set or changed as permitted in the Addendum, other Critical Dates may change as well. At any given time the parties must refer to: the most recent revised Statement of Critical Dates; or agreement or written notice that sets a Critical Date, and calculate revised Critical Dates using the formulas contained in the Addendum. Critical Dates can also change if there are unavoidable delays (see section 5 of the Addendum).

Acknowledged this 31st day of October, 2016.

PURCHASER : _____

VENDOR : _____

Addendum to Agreement of Purchase and Sale
Delayed Closing Warranty

This addendum, including the accompanying Statement of Critical Dates (the “**Addendum**”), forms part of the agreement of purchase and sale (the “**Purchase Agreement**”) between the Vendor and the Purchaser relating to the Property. This Addendum is to be used for a transaction where the home purchase is in substance a purchase of freehold land and residential dwelling. This Addendum contains important provisions that are part of the delayed closing warranty provided by the Vendor in accordance with the Ontario New Home Warranties Plan Act (the “ONHWP Act”). If there are any differences between the provisions in the Addendum and the Purchase Agreement, then the Addendum provisions shall prevail. **PRIOR TO SIGNING THE PURCHASE AGREEMENT OR ANY AMENDMENT TO IT, THE PURCHASER SHOULD SEEK ADVICE FROM A LAWYER WITH RESPECT TO THE PURCHASE AGREEMENT OR AMENDING AGREEMENT, THE ADDENDUM AND THE DELAYED CLOSING WARRANTY.**

Tarion recommends that Purchasers register on Tarion’s **MyHome** on-line portal and visit Tarion’s website - **tarion.com**, to better understand their rights and obligations under the statutory warranties.

The Vendor shall complete all blanks set out below.

VENDOR			
Sesvenna Mews Home Corp. <small>Full Name(s)</small>			
45530 <small>Tarion Registration Number</small>	8600 DUFFERIN STREET <small>Address</small>		
(416) 736-8854 <small>Phone</small>	CONCORD <small>City</small>	ONTARIO <small>Province</small>	L4K 5P5 <small>Postal</small>
(905) 660-7650 <small>Fax</small>	communications@starlanehomes.com <small>Email*</small>		
PURCHASER			
SAMPLE PERSON <small>Full Name(s)</small>			
2101 SAMPLE LANE <small>Address</small>			
(Cel) I: -(905) 111-1111 <small>Phone</small>	EAST GWILLIMBURY <small>City</small>	ONTARIO <small>Province</small>	K4M 1E4 <small>Postal</small>
 <small>Fax</small>	 <small>Email*</small>		
PROPERTY DESCRIPTION			
 <small>Municipal Address</small>			
Milton <small>City</small>	Ontario <small>Province</small>	 <small>Postal Code</small>	
Lot: 1 Left Plan: Region: Regional Municipality of Halton <small>Short Legal Description</small>			
 <small>Number of Homes in the Freehold Project _____ (if applicable - see Schedule A)</small>			
INFORMATION REGARDING THE PROPERTY			
The Vendor confirms that:			
(a) The Property is within a plan of subdivision or a proposed plan of subdivision.	Yes	No	
If yes, the plan of subdivision is registered.	Yes	No	
If the plan of subdivision is not registered, approval of the draft plan of subdivision has been given.	Yes	No	
(b) The Vendor has received confirmation from the relevant government authorities that there is sufficient:			
(i) water capacity, and (ii) sewage capacity to service the Property.	Yes	No	
If yes, the nature of the confirmation is as follows: Municipally serviced, per Developer and Consulting Engineer.			
If the availability of water and sewage capacity is uncertain, the issues to be resolved are as follows:			
(c) A building permit has been issued with respect to the Property.	Yes	No	
(d) Commencement of Construction: has occurred;or is expected to occur by November 09, 2017			
The Vendor shall give written notice to the Purchaser within 10 days after the actual date of Commencement of Construction.			
<small>*Note: Since important notices will be sent to this address, it is essential that you ensure that a reliable email address is provided and that your computer settings permit receipt of notices from the other party.</small>			

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.

FEE	AMOUNT OR DESCRIPTION (HST PAYABLE IN ADDITION TO ALL FEES SET OUT BELOW)	SCHEDULE REFERENCE, IF APPLICABLE	REFERENCE NUMBER, IF APPLICABLE
WATER METER FEE	not to exceed \$450	SCHEDULE "X"	PARAGRAPH 52
HYDRO CONNECTION FEE	not to exceed \$450	SCHEDULE "ST"	
DRIVEWAY PAVING FEE	not to exceed \$1000	SCHEDULE "ST"	
ELECTRONIC REGISTRATION SYSTEM FEE	not to exceed \$200	SCHEDULE "X"	PARAGRAPH 47(a)
TRANSACTION LEVY IMPOSED BY LAW SOCIETY OF UPPER CANADA (LSUC)	not to exceed \$100 per levy	SCHEDULE "X"	PARAGRAPH 55
REGISTRATION OF TRANSFER DEED	not to exceed \$100 per deed	SCHEDULE "X"	PARAGRAPH 68

PART 2 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, the dollar value of which will be determined after signing the Purchase Agreement, all in accordance with the term of the Purchase Agreement

TARION ENROLLMENT FEE	as per tarion guidelines	SCHEDULE "X"	PARAGRAPH 51
SECURITY DEPOSIT	\$2,500 for each Townhouse or Semi-Detached Dwelling Unit, \$3,500 for each Single Detached Unit	SCHEDULE "X"	PARAGRAPH 53
MISSED DÉCOR CENTRE APPOINTMENT FEE	\$300 per occurrence	SCHEDULE "X"	PARAGRAPH 2
NSF/DISHONoured CHEQUE FEE	\$250 per occurrence	SCHEDULE "X"	PARAGRAPH 65
MUNICIPALLY REQUIRED AIR CONDITIONER NOT INCLUDED IN PURCHASE PRICE AT OFFER	by statutory declaration	SCHEDULE "X"	PARAGRAPH 49
UTILITIES, INCLUDING FUEL, WATER RATES AND HYDRO	to be apportioned and allowed to the Closing Date.	SCHEDULE "X"	PARAGRAPH 50
LAND REALTY TAXES ACTUAL OR ESTIMATED	to be apportioned and allowed to the Closing Date.	SCHEDULE "X"	PARAGRAPH 50
HOT WATER TANK, HEATER AND PROGRAMMABLE THERMOSTAT, IF NOT RENTAL	by statutory declaration	SCHEDULE "X"	PARAGRAPH 52
LEGAL FEES FOR VENDOR TAKE BACK MORTGAGE(S), IF ANY, AS DETERMINED BY VENDOR IN ITS SOLE DISCRETION	\$400 permortgage plus LSUC fees	SCHEDULE "X"	PARAGRAPH 54
WALK OUT BASEMENT	\$10,000 per semi-detached dwelling, or townhouse unit, \$20,000 per single detached dwelling unit	SCHEDULE "X"	PARAGRAPH 7
UNAUTHORIZED WORK REMEDIATION AND DELAY FEES		SCHEDULE "X"	PARAGRAPHS 10, 11
INCREASE IN OR NEW DEVELOPMENT LEVIES	as sworn by statutory declaration	SCHEDULE "X"	PARAGRAPH 16
HST. REBATE AND HST. ON ALL ADJUSTMENTS	pursuant to HST legislation	SCHEDULE "X"	PARAGRAPHS 79-88, INCLUSIVE
LEGAL AND ADMINISTRATION FEES ARISING FROM DEFAULT, EXTENSIONS, RE-INSTATEMENT, ASSIGNMENT OR ANY OTHER ALTERATIONS TO AGREEMENT REQUESTED BY THE PURCHASER	by occurrence, at the vendor's sole discretion		
AMENDMENTS TO THE PURCHASE PRICE FOR UPGRADES, EXTRAS SELECTED BY THE PURCHASER	priced by selection		
ADJUSTMENT TO THE PURCHASE PRICE FOR ADMINISTRATION CHARGES FOR ANY MODIFICATIONS, EXTRAS, DELETIONS REQUESTED BY THE PURCHASER TO THE SPECIFICATION OF THE DWELLING UNIT.	by occurrence, at the vendor's sole discretion		PARAGRAPH 2, OR AS THE PARTIES MAY AGREE
RETAIL SALES TAX	by amount, or vendor's reasonable estimate	SCHEDULE "X"	PARAGRAPH 62
PRE-ESTIMATE OF DAMAGE FOR PURCHASER POSTING DWELLING FOR SALE / LEASE WITHOUT VENDOR'S CONSENT	\$3,000 per occurrence	SCHEDULE "X"	PARAGRAPH 24
FEE TO REGISTER A VENDOR'S LIEN	per occurrence at the Vendor's sole discretion	SCHEDULE "X"	PARAGRAPH 59
ADDITIONAL COPIES OF THE AGREEMENT	per occurrence at the Vendor's sole discretion	SCHEDULE "X"	PARAGRAPH 78
LEGAL FEES AND ADMINISTRATION FEE TO REMOVE ANY UNAUTHORIZED DOCUMENT FROM TITLE	by occurrence, at the vendor's sole discretion	SCHEDULE "X"	PARAGRAPH 27

SCHEDULE "X"

CONSTRUCTION:

1. The Vendor will construct (if not already constructed) and complete upon the Property a Dwelling Unit of the type hereinbefore indicated, in accordance with the plans and specifications filed or to be filed with and approved by the Municipality.
2. The Purchaser covenants to attend, during the Vendor's regular business hours and as scheduled by the Vendor, within seven (7) days of notification to make colour and other selections from the Vendor's standard samples, such selections to be noted on the Vendor's standard form and when completed shall constitute part of this Agreement (the "**Colour Chart**"). In the event that any item(s) selected by the Purchaser on the Colour Chart including any extras or upgrades are unavailable or will not be available in a timely fashion (as determined by the Vendor in its sole discretion) the Purchaser shall attend within 7 days of written notification from the Vendor to re-select an alternate, for the unavailable item(s) only. In the event that the Purchaser does not, or refuses to, select or reselect within the times noted herein such failure shall be deemed to be a Fundamental Breach of Contract (hereinafter in this Agreement referred to as "**FBOC**") entitling the Vendor to terminate this Agreement and all monies paid by the Purchaser pursuant to this Agreement shall be forfeited to the Vendor in addition and without prejudice to any other remedies available to the Vendor arising out of such default. If the Purchaser's failure to select or reselect in a timely manner results in or contributes to the delay of the Closing Date, as determined by the Vendor in its sole discretion, the Vendor may add as an adjustment on the Statement of Adjustments an amount equal to the compensation payable by the Vendor to the Purchaser under Tarion together with interest on the outstanding balance of the Purchase Price calculated at the rate of TD-Canada Trust Bank Prime plus 5% per annum, pro-rated for the period of time that the Closing Date was delayed. The Vendor may charge an administrative fee of Three Hundred (\$300.00) Dollars plus HST for missed or cancelled appointments or for second re-booking or more of appointments to complete a Colour Chart, without 2 business days' notice, such amount to be added as an adjustment on the Statement of Adjustments. In the event that the Purchaser requests any amendment to the Colour Chart after the date on which the Colour Chart is finalized and executed by Purchaser, the Purchaser agrees to pay all costs associated with such amendment plus an administration fee of seven hundred and fifty (\$750) Dollars plus HST each time the Colour Chart is modified at the request of the Purchaser. For greater certainty, the Purchaser acknowledges and agrees that the Vendor shall have no obligation to accommodate any requested amendment to the Colour Chart, which shall be in the Vendor's sole and absolute discretion.
3. The Purchaser specifically acknowledges that colour or shade variances sometimes occur in finishes due to manufacturing or ordinary variation within natural products. The Purchaser shall accept any such colour/shade resulting from the manufacturing process without any right of abatement of the Purchase Price and in full satisfaction of the Vendor's obligations herein. No changes shall be permitted for those selections which the Purchaser is entitled to make, without the prior written consent of the Vendor (which consent may be arbitrarily withheld), and in the event any item for which the Purchaser has a selection right has been previously installed or completed, then the Purchaser shall be deemed to have accepted the installed/completed item. Notwithstanding anything herein contained, non-installation of such selections by the Closing Date shall not entitle the Purchaser to extend the Closing Date or to an abatement in the Purchase Price.
4. All amounts paid for extras shall be non-refundable in the event that this transaction is not completed for any reason whatsoever save for the default of the Vendor or as required by the Ontario New Home Warranties Plan Act ("**Tarion**"). If any of the extras ordered by the Purchaser are not supplied, the Vendor shall refund to the Purchaser on or after the Closing Date the amount paid by the Purchaser in connection with such extras, and the amount so paid by the Purchaser (or for which at the Vendor's option, the Purchaser is to receive a credit on the Statement of Adjustments) shall be accepted by the Purchaser as a full and final settlement of any claims by the Purchaser with respect to such extras and the Purchaser acknowledges that the Vendor's liability with respect to any and all such extras shall be limited to the return of the amounts referred to, as aforesaid, and upon such payment being made or credit being given, the Vendor shall be released from any and all obligations with regard to such extras.
5. The Dwelling Unit shall be deemed to be completed when all interior work has been substantially completed as determined by the Vendor, and the Purchaser agrees in such case, provided the Municipality has approved the Dwelling Unit for occupancy and the Vendor has provided the evidence required by Tarion, to close this transaction, without holdback of any part of the Purchase Price, on the Vendor's undertaking to complete the Dwelling Unit. The Purchaser hereby agrees, provided that there are no liens under the Construction Lien Act (the "**CLA**") registered on title to the Property at the Closing Date, to accept the Vendor's covenant of indemnity regarding unregistered lien claims which are the responsibility of the Vendor, its trades and/or suppliers in full satisfaction of the Purchaser's rights under the CLA, and will not claim any lien holdback on the Closing Date. If there are any such liens registered against title to the Property on the Closing Date, then in such event the Purchaser shall accept the Vendor's undertaking to obtain, and register, a discharge of such lien and an Order vacating any Certificates of Action registered on title to the Property arising from the Vendor's work and to close on the Closing Date without holdback of any part of the Purchase Price.
6. The Vendor shall have the right to substitute materials for those designated in the plans and/or specifications provided the quality is equal or better, and also to make minor changes in plans, siting and specifications, provided there is no objection from the Municipality or to comply with specifications in or modifications to the Ontario Building Code or any other applicable legislation. Notwithstanding the Purchaser's right to select finishes, in the event the Vendor through inadvertence installs an incorrect item or omits to install an item selected, then in either of such case the provisions of paragraph 4 above shall apply as if such item were an extra.
7. The Purchaser hereby acknowledges that complete engineering data in respect of the Municipally approved final grading of the Property may not, as yet, be complete and accordingly, it may not be possible to construct a Dwelling Unit with a walk-out basement, or rear deck where so indicated in this Agreement, or vice versa. In the event that this home is described on the first page of this Agreement as having a "walkout", and such walkout is not appropriate, as determined by the Vendor in its sole and unfettered discretion, then the Purchase Price herein shall be reduced by Ten Thousand (\$10,000) Dollars for a semi-detached home or a town home or Twenty Thousand (\$20,000) Dollars for a fully detached home. In the event that this home is not described on the first page of this Agreement as having a "walkout" and pursuant to final approved grading and engineering plan the deck off of the main floor kitchen, the Vendor in its sole and unfettered discretion determines that a walkout is appropriate then the Purchase Price herein shall be increased by Ten Thousand (\$10,000) Dollars for a semi-detached home or a town home or Twenty Thousand (\$20,000) Dollars for a fully detached home. Any credit or additional charge shall be made by way of adjustment on the Statement of Adjustments and shall be paid or credited on the Closing Date, which amount above includes HST.
8. The Purchaser acknowledges and agrees that architectural control of external elevations, driveway construction, boulevard tree planting, landscaping, acoustical barriers and corner lot fencing (including the location of such acoustical barriers or corner lot fencing), exterior colour schemes, or any other matter external to the Dwelling Unit, may be imposed

R.D Starlane- September 15, 2016

Notes: The Vendor reserves the right to make any modifications and changes to the terms of this Schedule, at any time, at its sole and unfettered discretion. The Purchaser is responsible to review the actual Agreement of Purchase and Sale with their solicitor. Schedule "X" that forms part of actual Agreement of Purchase and Sale may be different from the Schedule "X" posted on the website.

by either or both of the Municipality or the Subdivider. In the event the Vendor is required, in compliance with such architectural control requirements, to construct an external elevation for this Dwelling Unit other than as specified in this Agreement, or amend the driveway construction, boulevard tree planting or landscaping plan for this Dwelling Unit (all of which is hereinafter referred to as the "**Amended Elevation**"), the Purchaser hereby irrevocably authorizes the Vendor to complete the Dwelling Unit herein including the required Amended Elevation, and the Purchaser hereby irrevocably agrees to accept such Amended Elevation in lieu of the elevation specified in this Agreement.

9. The Vendor shall have the right, in its sole discretion, to construct the hereinbefore described Dwelling Unit either as shown on the sales brochures, renderings and other plans and specifications therefore, or to construct such Dwelling Unit on a reverse mirror image plan, including reversal of garage siting and reversal of interior floor plan layout, or to rotate same for corner lot units. Construction of a reverse mirror image plan, or rotated plan, of the Dwelling Unit is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligations as to construction of the Dwelling Unit type hereinbefore described. Further, in the event the Vendor determines, in its sole discretion, to construct the Dwelling Unit at a grade level different than that depicted in the sales brochures, renderings and other plan and specifications therefore, or for any other reason as determined by the Vendor, necessitating the addition or elimination, rotation or re-orientation of a step or series of steps at any door to the Dwelling Unit, or any door from the garage to the interior of the Dwelling Unit, the Purchaser hereby irrevocably agrees to accept such change without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation as to construction of the Dwelling Unit type hereinbefore described. The Purchaser further agrees to accept the Property subject to any retaining walls, catch basins, sump pumps (whether required before or after Closing Date) fencing or landscaping required pursuant to the Municipally approved plans.
10. In the event the Purchaser performs any work in or about the Dwelling Unit, or fails to deliver any document or acknowledgement, or takes or omits to take any action which causes delay in the Vendor's construction operations (each or any of which the Vendor may consider a FBOC) or in the Closing Date resulting in the Vendor being required, in accordance with the Tarion Addendum (hereinafter the "**Addendum**") to set a Delayed Closing Date, the Vendor shall have the right, in addition to any other right the Vendor has herein, to require that all adjustments shall be as of the date set for closing prior to the required extension and to add as an adjustment on the Closing Date the sum of \$150.00 per day for each day of extension together with an amount equal to interest on the unpaid balance of the purchase price at the prime rate of interest charged by the Vendor's bank plus 5% per annum, pro-rated for the period of time that the Closing Date was delayed by reason of any or all of the foregoing.
11. Unless specifically agreed to by the Vendor in writing, no work shall be done by, or for the Purchaser in or to the Dwelling Unit prior to the Closing Date ("**Unauthorized Work**"). The Purchaser acknowledges that a breach of this condition constitutes a trespass and entitles the Vendor, at its sole option, to take any of the following actions: i) declare such action to be a FBOC entitling the Vendor to terminate this Agreement whereby the Purchaser's deposit shall be forfeited to the Vendor; ii) finish the Dwelling Unit to the extent possible, as determined by the Vendor in its sole discretion, without regard to possible damage to the Unauthorized Work and without incurring any additional expense as a result of the Unauthorized Work. iii) remove and/or repair the Unauthorized Work, and any other portion of the Dwelling Unit thereby affected, and to receive compensation therefore as an adjustment on the Closing Date in an amount to be determined by the Vendor in its sole discretion. Further, the Purchaser acknowledges that the Vendor's warranty of workmanship is rendered invalid insofar as it relates to matters affected by the Unauthorized Work. If the Closing Date is delayed due to the Unauthorized Work or the Vendor's removal or modification thereof, then the Vendor shall be entitled to a credit on the Statement of Adjustments equal to any and all compensation payable for such delay pursuant to Tarion requirements.
12. The Purchaser acknowledges that it is anticipated that settlement will occur due to soil disturbances around the Dwelling Unit, the walkways, driveways and sodded areas and all ordinary and minor settlements, as determined by the Vendor's project manager, and rectification thereof, shall be the responsibility of the Purchaser. The Vendor shall be responsible to rectify only major settlement, once only, and such major settlement work will, unless of an emergency nature, be corrected when seasonably feasible and according to the Vendor's work program and availability of materials and tradesmen.
13. The Purchaser hereby acknowledges that the Vendor is not responsible for any damages to interior household improvements or décor caused by material shrinkage, twisting or warpage. In addition the Vendor shall not be responsible for any secondary or consequent damage whatsoever which may result from any defective material, design or workmanship and the Vendor's only obligation shall be to rectify the defect pursuant to the terms of this Agreement.
14. The Purchaser acknowledges that grading and sodding is normally done between June and October of any year. The Purchaser agrees that the Purchaser shall be solely responsible for watering and general maintenance of sod from the Closing Date or from the date that sod is laid, whichever shall be the later, and the Vendor shall have no obligation in that regard. If grass dies due to lack of watering, or other abuse, and is required to be replaced by the Vendor, then the Purchaser will be responsible for the cost of such new sod and labour, and the Vendor may deduct same from the Security Deposit, in addition to any other right or remedy. Notwithstanding the Tarion requirements concerning the timing of completion of Special Seasonal items, which include but are not limited to paving, grading and sodding, the Vendor is permitted to schedule same up to twenty-four (24) months from the Closing Date.
15. The Purchaser shall not pave or finish the driveway without the prior written consent of the Vendor, and prior written consent of the Developer and the Municipality if required by the Subdivision Agreement or any other municipal agreement.
16. The Purchase Price includes all Municipal, Regional, educational or other governmental Development Charges, that are in effect as of the date of acceptance of this Agreement. The Purchaser shall pay to the Vendor, as an adjustment on the Closing Date, the amount of any increases in any fees, charges, taxes, assessments, levies, development charges, education development charges or other levy or similar charge assessed against or attributable to the Property or construction of the Dwelling Unit after the date of the Purchaser's execution of this Agreement and any new fees, charges, taxes, assessments, levies, development charges, education development charges of any nature or kind assessed or imposed against or attributable to the Property or construction of the dwelling after the date of the Purchaser's execution of this Agreement (any such increase or such new fees, charges, etc. collectively referred to as the "**Increase**"). The amount of the Increase shall be determined by Statutory Declaration sworn on the part of the Vendor, which the Purchaser agrees to accept as the sole and absolute proof thereof and to which the Purchaser agrees to be bound.
17. The Vendor shall have no liability whatsoever for work done by a third party trade at the behest of the Purchaser, either before or after the Closing Date, whether or not such third party trade was referred to the Purchaser by the Vendor.

PURCHASER'S COVENANTS:

R.D Starlane- September 15, 2016

Notes: The Vendor reserves the right to make any modifications and changes to the terms of this Schedule, at any time, at its sole and unfettered discretion. The Purchaser is responsible to review the actual Agreement of Purchase and Sale with their solicitor. Schedule "X" that forms part of actual Agreement of Purchase and Sale may be different from the Schedule "X" posted on the website.

18. Notwithstanding the completion of this transaction, the Purchaser's and the Vendor's covenants, warranties and agreements in this Agreement shall not merge and the Purchaser shall provide the Vendor with any further written assurances as may be required by the Vendor to give effect to this covenant either before or after the Closing Date.
19. Acceptance of construction, siting and grading by the Municipality shall conclusively constitute acceptance by the Purchaser.
20. The Purchaser will not alter the grading or interfere with the drainage of the Property contrary to the Municipally approved drainage pattern, and provided that lot grading has been completed in accordance with Municipally approved grading control plan, which may be modified or varied from time to time, the Purchaser is estopped both from objecting thereto and from requiring any amendments thereto. The Purchaser shall ensure that any lifting of sod and/or trenching for alternate utility suppliers, underground sprinkler systems, or otherwise, is properly compacted and reinstated to original final lot grading levels, in default of which, the Vendor shall have recourse to the Security Deposit, in addition to any other right or remedy, to effect the necessary repairs. Purchasers are advised that storm water management infrastructure, namely infiltration trenches which includes tile drainage and underground piping (collectively the "Drainage Infrastructure") may be located on their Property. Purchasers are advised that it is their responsibility to maintain, clean and repair said Drainage Infrastructure to ensure that proper drainage is maintained. Purchasers are not permitted to alter the grading or drainage on their Property and are not permitted to alter or cover any swales. No structures are permitted on the Drainage Infrastructure and no modification, alteration or excavation of the Drainage Infrastructure is permitted. Should the Purchasers alter, interfere and/or damage the Drainage Infrastructure the Vendor shall be permitted to enter the Purchaser's Property to reinstate the Drainage Infrastructure to municipal requirements, at the sole cost and expense of the Purchaser.
21. The Purchaser covenants and agrees not to damage, interfere or alter any subdivision service, and shall be liable for the cost of rectification of any such damage or alteration and in the event same is not paid upon demand, the Vendor shall have the right to register a lien on title to secure such payment, to deduct same from the Security Deposit, and in addition thereto to pursue any other right or remedy.
22. The Purchaser agrees that neither the Purchaser nor the Purchaser's successors or assigns shall construct any fences, hedges, garden shed, patio or swimming pool, television antenna/dish or other structure on the Property until the Municipality has assumed all Subdivision Services.
23. The Purchaser represents to the Vendor upon which representations the Vendor has relied in accepting this Offer that the Property is being purchased for the Purchaser's own personal use and not for speculative or investment purposes.
24. Prior to the Closing Date, the Purchaser covenants and agrees not to post any signs for sale, or list the Property for sale, or advise others that the Property is or may be available for sale, offer for sale or sell, the Property or to enter into any agreement, conditional or otherwise, to sell the Property, or any interest therein, nor to assign this Agreement or any interest therein, or the benefit thereof, either directly or indirectly, to any person without the prior written consent of the Vendor which may be arbitrarily withheld or delayed. Any offering for sale, sale, assignment or attempted assignment of this Agreement prior to the Closing Date, shall constitute a breach of this covenant which shall, at the Vendor's sole option, the Vendor shall have the right to charge as a genuine pre-estimate of its damages arising from such default a fee of \$3,000 plus Applicable Taxes for each violation as an Adjustment item on the Closing Date, or alternatively entitle the Vendor to terminate this Agreement whereupon the deposit monies paid by the Purchaser hereunder shall be forfeited to the Vendor in addition to and without prejudice to any other remedy available to the Vendor arising out of such default.
25. The Purchaser agrees not to install any planting within six feet of the external walls of the home or finish the whole or any part of the basement of the Dwelling Unit for a period of twenty-four (24) months after the Closing Date. The Purchaser hereby releases the Vendor from any liability whatsoever in respect of water damage to basement improvements and chattels stored in the basement resulting from water seepage, including any consequential damages arising therefrom.

TITLE AND CLOSING:

26. The Purchaser acknowledges and agrees that The Purchaser shall not have the right to direct title into the name of any other person or entity who is not also contractually bound as a Purchaser pursuant to this Agreement. The Purchaser shall advise the Vendor at least 60 days prior to the Closing Date, of any typos or mistakes in the Purchaser(s) name as noted on the Agreement of Purchase and Sale and if the Purchaser will be taking title as Tenants in Common or as Joint Tenants, failing which the Vendor will convey title to the Purchaser set forth and named in this Agreement, and that the Purchasers will hold title as Tenants in Common.
27. Prior to the Closing Date, the Purchaser covenants not to register this Agreement or any other document on title. In the event of a breach of this provision by the Purchaser, the Vendor is hereby granted a Power of Attorney to authorize deletion of any such document from title, all at the Purchaser's sole cost and expense, and in addition to any other remedy as may be available to the Vendor.
28. Keys will be released to the Purchaser at the construction site or the sales office of the Vendor, as the Vendor in its absolute discretion determines, upon completion of this transaction, unless otherwise specifically agreed in writing between the Vendor and the Purchaser. The Purchaser agrees that the Vendor's advice that keys are available for release to the Purchaser constitutes a valid tender of keys on the Purchaser. Upon completion of this transaction, if the Purchaser fails to attend to pick up the keys by Five Thirty (5:30) P.M. on that day, the Vendor may retain the keys and release same to the Purchaser on the next business day.
29. The Purchaser agrees to accept the Property, subject to the building and other restrictions registered on title, including provisions in the Subdivider's deed to the Vendor or Purchaser, provided there is no breach of such restrictions on the Closing Date, and they do not materially and adversely restrict the use of the Dwelling Unit for residential purposes, and to execute and grant, without any cost to the Vendor, any easements or rights-of-way for installation and/or maintenance of services as may be required, both before and after the Closing Date, by any governmental authority, utility, or other body, including easements for catch basins and leads related thereto. In addition to the foregoing in the event the maintenance and/or private drainage easements have not been created on or before the Closing Date, the Purchaser shall execute and deliver to the Vendor on the Closing Date an Acknowledgement permitting the Vendor to register after the Closing Date any such easements on behalf of the Purchaser.
30. The Purchaser acknowledges that the real property dimensions as set out in this Agreement, the Sales Brochure, or the Site Plan, are approximate only. In the event the frontage or depth of the real property or the square footage of the Dwelling Unit as a whole are varied by up to and including five (5%) percent from those specified in this Agreement, the

Sales Brochure, or the Site Plan, or any or all of the foregoing, the Purchaser agrees to accept all such variations without claim for compensation or abatement in the Purchase Price and this Agreement shall be read with all amendments required thereby. If any such variation exceeds five (5%) percent, the Purchaser, may terminate this Agreement and the Purchaser shall be entitled to a refund of the deposit monies only, without interest, and the Vendor, Vendor's agent and the Purchaser shall be relieved of all further obligations and liabilities. If the Purchaser does not elect to terminate this Agreement, as aforesaid, then the Purchaser by closing the transaction herein waives their right to make any claim against the Vendor or agent arising from the discrepancy in the size of any dimension as hereinbefore referred to or provided.

31. The location of mechanical installations may not be as shown on the sales brochures and will be located in accordance with approved plans and/or good construction practice and may result in room size or garage size reduction commensurate with the mechanicals being installed. Ceiling height of the Dwelling Unit is measured from the upper surface of the concrete floor slab, or subfloor, to the underside of the joists. Floor finishing, ceiling details, lighting and HVAC equipment may affect the actual finished floor to ceiling heights of the Dwelling Unit. In addition, where ceiling bulkheads are installed within the Dwelling Unit, and/or where dropped ceilings are required in accordance with approved plans and/or good construction practice, and/or where other plumbing, mechanical systems, electrical or HVAC equipment is located in the ceiling, then the ceiling height of the Dwelling Unit will be less than that represented, and the Purchaser shall be obliged to accept the same without any abatement or claim for compensation whatsoever. The Purchaser acknowledges being advised by the Vendor that the Vendor has experienced a high rate of theft of air-conditioning units when they are installed prior to the Closing Date. Accordingly, the Purchaser acknowledges that if this Agreement herein calls for the Vendor to install an air-conditioning unit, the Vendor has the right to install that unit, in accordance with this Agreement, within seven (7) days after the Closing Date. The Purchaser shall not be entitled to any holdback on account of the Purchase Price notwithstanding that the air-conditioning unit is not installed at the Closing Date. Notwithstanding the foregoing, in the event that the Purchaser requires the air-conditioning unit to be installed prior to the Closing Date, the Purchaser shall make written request therefor, such request to be received no later than thirty (30) days prior to the Closing Date by way of separate written request addressed to the Vendor's solicitor. The Purchaser acknowledges that the Purchaser shall assume all liability for the air-conditioning unit in the event that it is stolen after its installation prior to the Closing Date and the Vendor shall not be obliged to replace same nor shall there be any adjustment in the Purchase Price with respect thereto.
32. Where any portion of any fence is within fifteen (15) centimeters of the property line, such fence shall be deemed not to be an encroachment at that point (the "**Permitted Encroachment**") and the Purchaser agrees to accept title to the Property and to complete the sale contemplated herein, without abatement of the Purchase Price and without objection thereto. If any portion of any fence is located more than 15 centimeters within the property line (an "**Unpermitted Encroachment**"), then the Purchaser shall complete the transaction herein either upon the Vendor's undertaking to take all reasonable lawful steps to remove the Unpermitted Encroachment or, at the Vendor's sole option, upon an abatement in the Purchase Price, such abatement to be calculated by multiplying the Purchase Price of the lot only without a Dwelling Unit (or the fair market value of the lot only without a Dwelling Unit as determined by the Vendor in its sole discretion) by the ratio of the area of the Unpermitted Encroachment to the total area of the Property. Despite anything hereinbefore set out, the whole of any fence, or acoustic barrier, erected by any governmental authority, utility or railway or pursuant to any Subdivision, Site Plan or Development Agreement shall be deemed to be a Permitted Encroachment.
33. The Vendor shall have the right to store topsoil on the rear of the Property after the Closing Date, which topsoil shall remain the property of the Vendor, to be used by the Vendor to complete the final grading of the subdivision. The Vendor shall have the right, after the Closing Date, to enter and remove same.
34. In the event the Property borders land owned by any government, utility, or railway such authority may require fences, entrance gates or other structures to be located within the property line and the Purchaser agrees to accept same and agrees to maintain same, if required by such authority.
35. The Purchaser acknowledges that the Subdivision Agreement entered into between the Subdivider and the Municipality may require the Vendor to provide the Purchaser with certain notices ("**Subdivision Agreement Notices**"), including, but not limited to, land usage, maintenance of Municipal fencing and acoustic barriers, school transportation, noise levels from adjacent roadways, noise and/or vibration levels from nearby railway lines, the absence of door-to-door mail delivery, the location of "super mailboxes", and in general, any other matter that may be deemed by the Municipality to inhibit the enjoyment by the Purchaser of this Property. In the event the Subdivision Agreement is not registered as of the date of acceptance of this Agreement, and therefore the Subdivision Agreement Notices are not yet available, or if after they are available, they are amended by the Municipality, or are inadvertently omitted or misquoted by the Vendor herein, and if the Municipality requires the Purchaser to receive a copy of the Subdivision Agreement Notices, then a copy of the Subdivision Agreement Notices as revised as necessary, shall be sent to the Purchaser's address as shown on this Agreement or to the Purchaser's solicitor and such communication (whether by mail, fax or e-mail) shall be deemed to constitute appropriate notification. In any event the Vendor shall have no liability for failure to deliver any such warning clauses or notices to the Purchaser or if such warning clauses fail to come to the attention of the Purchaser. The Purchaser agrees to be bound by the contents of any such notice and covenants to execute forthwith upon request, an acknowledgment containing such notice if and when requested to do so by the Vendor. The Purchaser further acknowledges that the height, style, location, paint or stain colour, or even the prohibition of fencing may be regulated by the Subdivision Agreement, Site Plan Agreement, Municipal by-laws, Architectural control guidelines or Fire Department regulations. The Purchaser acknowledges and agrees that easements over the property may be required to allow access to the rear yards of internal townhouse units and the Purchaser agrees to grant such easements after the Closing Date if necessary. The Purchaser agrees to abide by any such requirement and acknowledges that breach of this covenant or any such regulation or agreement may entitle the Vendor, the Subdivider, or the Municipality to enter upon the Purchaser's property without notice to repair, rectify, or demolish contravening fences or other structures or improvements, all at the Purchaser's expense. The Purchaser further agrees that any fencing, decks or decking, will only be erected by the Purchaser in accordance with Paragraph 22 and shall ensure that access by gate or otherwise of at least 1.25 meters in width is available to permit access and effect repairs to grade and sod. The Purchaser further acknowledges that some Municipally required subdivision features, including but not limited to fencing and acoustic barriers, might be entirely and well within the property line and that it may be the Purchaser's responsibility to repair and maintain such subdivision features.
36. The Purchaser agrees that title may on the Closing Date be subject to one or more Subdivision or other Development Agreements and that the Subdivider has agreed at its own expense to construct, install and pay for roads, sanitary sewers, watermains and all other services in accordance with the requirements of the Municipality, which the Vendor herein is not responsible to construct, install or pay for. The Purchaser agrees that the Vendor shall not be obligated on the Closing Date or thereafter to obtain releases of such Subdivision or other Development Agreements provided that the same have been complied with as of the Closing Date and the Purchaser shall make such inquiries as are necessary to be satisfied as to such compliance.

37. The Vendor has agreed to acquire registered title to the Property from the Subdivider on terms set forth in a separate agreement. In the event of default by the Subdivider in compliance with the requirements therein contained, or in the event the Subdivider exercises its right, by reason of adverse soil conditions affecting the Property, to terminate the agreement as it relates to the Property, or if the Vendor fails to acquire title through no fault of the Vendor, this Agreement shall be deemed to be frustrated and this Agreement shall be terminated, all deposit monies shall be repaid to the Purchaser without interest or deduction (except as may be required by Tarion), and all parties hereto shall be relieved of any liability or obligation hereunder. The Purchaser acknowledges that all matters external to the lot are the responsibility of the Subdivider from whom the Vendor has acquired the lot upon which the Dwelling Unit is to be built and that any information shown or provided for on any sketch, schedule or plan, relating to matters external to the Lot, whether attached to this Agreement, contained in any Sales Office or promotional literature, shall be considered to be preliminary only. The Purchaser agrees to accept any variation or change with respect to any and all information external to the Lot being acquired including: the location of sidewalks, transformers, poles or lights, telephone or cable services, hydrants, curb cuts, landscape features, community amenities, and street configuration, direction or name, without abatement in the Purchase Price and the Vendor shall have no liability or obligation with respect to such change or variation to any matters which are external to the Lot.
38. The Purchaser acknowledges that title may be conveyed directly from the Subdivider of the lands, or a third party owner of the lands and not the Vendor herein, and the Purchaser hereby releases the Subdivider, or third party owner of the lands, from all obligation, liability and responsibility whatsoever arising out of or associated with the construction of the Dwelling Unit and installation of all other improvements within the lot boundaries and the Purchaser agrees to execute and deliver on the Closing Date a separate acknowledgment and release in favour of the Subdivider, or third party owner of the lands, to this effect.
39. In the event any mortgages are outstanding on the Closing Date the discharge of which is the Vendor's obligation, the Purchaser agrees to accept the Vendor's solicitor's undertaking to obtain and register discharge of same within a reasonable period of time after the Closing Date in full satisfaction of the Vendor's obligation in that regard. In the event that, on the Closing Date, a charge is registered on title to the Property in favour of a Chargee other than a bank, insurance company, trust company or other like institutional Chargee (hereinafter the "**Private Mortgage**"), which Private Mortgage is to be discharged on or before the Closing Date, and if the Purchaser does not wish to accept the Vendor's solicitors' undertaking in that regard, then the Purchaser's solicitor shall provide notice in writing to the Vendor's solicitor, at least ten (10) days prior to the Closing Date requiring it to be discharged on the Closing Date.
40. The Vendor warrants that, on the Closing Date, all conditions in the Subdivision or other Development Agreements, which restrict occupancy, will have been complied with, and the Municipality will have approved the Dwelling Unit for occupancy. The Purchaser shall not call for the production on the Closing Date of an occupancy permit issued by the Municipality but shall accept the prescribed Tarion evidence as to availability of occupancy without the necessity of an occupancy permit. The Purchaser acknowledges that some Municipalities do not issue written occupancy permits. If work exterior to the Dwelling Unit, such as fencing and acoustical barriers, remains incomplete and the Municipality will not grant occupancy unless it is in receipt of an Indemnity, or any other document as may be required by the Municipality, from the Purchaser with respect to such incomplete work, the Purchaser shall execute and deliver to the Vendor forthwith upon request an Indemnity, or any other document as may be required by the Municipality, in the form required by the Municipality. Failure to comply herewith is a FBOC. The Purchaser agrees to forthwith upon request to do all acts and execute and deliver all documents, both before and after the Closing Date, as may be required by the Vendor or the relevant Municipality in connection with the acceptance of the subdivision as a whole by the Municipality.
41. Provided the title is good and free from all encumbrances except as herein provided, and except as to building and other restrictions, Municipal Subdivision and other development agreements and to any easement or right-of-way granted or to be granted for installation and/or maintenance of any service such as, but not limited to, public or private utilities including water, sewage, storm water drainage, gas, or electricity, and any and all telecommunications or cable lines whether servicing this or neighbouring properties, transmitting and receiving systems, mutual driveways, and for maintenance of adjoining dwelling units, if applicable. The Purchaser covenants and agrees to execute and deliver, without cost or charge to the Vendor, any such easements or rights-of-way after the Closing Date, within seven (7) days after receipt of written request therefor from the Vendor and shall also obtain the postponement to any such easement or right-of-way for any mortgages registered by or on behalf of the Purchaser. Furthermore, title to the Property may be subject to encroachments by portions of the buildings located on abutting lands, including without limitation eaves, eavestroughing, or other attachments to the roofs, vents, pipes, wires or cables and the Purchaser further acknowledges that portions of the Dwelling Unit may encroach onto abutting lands. Purchasers of all semi-detached or townhouse Dwelling Units acknowledge and agree that owners of adjoining semi-detached and townhouse dwelling units shall be permitted to have unfettered access and use of portions of the roof of their Dwelling Unit for purposes of maintaining, repairing and/or replacing, the whole or any portion of exposed facades which extend above the roof line of their Dwelling Units. The Purchaser accepts legal access to the subject Property even though it may be restricted by .3 metre reserves owned by the Municipality and not yet dedicated as public highway. The Purchaser is not to call for the production of any title deeds, abstract or other evidence of title except as are in the possession of the Vendor. The Purchaser is to be allowed until sixty (60) days prior to the Closing Date, to examine the title at the Purchaser's own expense and if, within that time, any valid objection to title is made in writing to the Vendor which the Vendor shall be unable or unwilling to remove or to obtain title insurance to cover (with all related costs at the expense of the Purchaser) and which the Purchaser will not waive, this Agreement shall, (except for the Purchaser's obligations for extras or changes), notwithstanding any intermediate act or negotiations, be void and the deposit money shall be returned, without interest, and the Vendor and the Agent shall not be liable for any damages or costs whatsoever. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Property. Except where electronic registration of the documents is available, the Purchaser agrees to attend at the appropriate Registry Office at Twelve o'clock (noon) on the Closing Date to complete this transaction unless an alternate time has been specifically agreed upon between the Vendor and the Purchaser or their respective solicitors, in default of which attendance by the Purchaser, the Purchaser hereby waives tender by the Vendor and the Vendor need not thereafter establish that it could have effected a sufficient, good and valid tender upon the Purchaser. Any tender of documents or money or giving of notice herein may be made or given either upon or to the party hereto or the party's solicitor and money may be tendered by negotiable cheque certified by a Canadian Schedule "1" Chartered Bank. The balance due on the Closing Date shall be paid by certified cheque on the Closing Date drawn in favour of those parties as may be directed by the Vendor and/or its solicitors.
42. The Vendor may assign this Agreement and its covenants and obligations herein to a third party, provided following such assignment, the Vendor shall notify the Purchaser of such assignment.
43. The Purchaser acknowledges receipt of notice from the Vendor that the Vendor and/or the Subdivider may apply for a re-zoning with respect to blocks or lots not purchased hereunder as laid down by the Plan of Subdivision or with regard to the lands adjacent to or near the lands laid down by the Plan of Subdivision, and the Purchaser, the Purchaser's successors and assigns, shall consent to any such application and agrees that this paragraph may be pleaded as a bar to any

objection by the Purchaser to such re-zoning. The Purchaser covenants to include this clause in any conveyance, mortgage or disposition of the Property and to assign the benefit of such covenant to the Vendor.

44. This Agreement is conditional and shall be effective to create an interest in the Property only if the subdivision control provisions of the Planning Act are complied with by the Vendor on or before the Closing Date. This Agreement shall be construed and interpreted in accordance with the laws of the Province of Ontario as such laws from time to time shall be in effect.
45. The Vendor will provide the Purchaser with a survey of the Property prepared by an Ontario Land Surveyor, showing the Dwelling Unit under construction, within seven (7) days of the Purchaser requesting same, provided that the Purchaser shall not request the survey more than twenty-one (21) days before the Closing Date.
46. The Purchaser acknowledges and agrees that in the event the Dwelling Unit being purchased herein is a semi-detached Dwelling Unit the subject lot will not necessarily be divided equally but may instead be divided in unequal proportions. The Purchaser agrees to accept any such unequal division of the lot.
47. In the event that the electronic registration system (hereinafter referred to as the "Electronic System" or ERS) is operative in the applicable Land Registry Office in which the Property is registered, then at the option of the Vendor's solicitor, the following provisions shall prevail, namely:
- a) the Purchaser shall be obliged to retain a solicitor in good standing with the Law Society of Upper Canada (LSUC) no later than thirty (30) days following acceptance of this Agreement and shall inform the Vendor with respect to same, to represent the Purchaser in connection with the completion of the transaction, and shall authorize such solicitor to enter into an escrow closing agreement with the Vendor's solicitor on the latter's standard form (hereinafter referred to as the "**Escrow Document Registration Agreement**"), establishing the procedures and timing for completing this transaction. The Escrow Agreement shall be consistent with the requirements of LSUC. The Purchaser shall reimburse the Vendor as an adjustment on the Closing Date for any additional legal costs that the Vendor may incur to complete this transaction under the ERS. Should the Purchaser fail to retain a solicitor and maintain such retainer until successful completion herein or fail to inform the Vendor of the solicitor's identity as hereinbefore required, such omission shall be an anticipatory breach of this transaction entitling the Vendor to pursue all of its rights and remedies with respect to same;
 - b) the delivery and exchange of documents and monies for the Property and the release thereof to the Vendor and the Purchaser, as the case may be:
 - I. shall not occur contemporaneously with the registration of the transfer/deed (and other registerable documentation); and
 - II. shall be governed by the Escrow Document Registration Agreement, pursuant to which the solicitor receiving the documents and/or certified funds will be required to hold same in escrow, and will not be entitled to release same except in strict accordance with the provision of the Escrow Document Registration Agreement.
 - c) if the Purchaser's solicitor is unwilling or unable to complete this transaction via ERS, in accordance with the provisions contemplated under the Escrow Document Registration Agreement, then said solicitor (or the authorized agent thereof) shall be obliged to personally attend at the office of the Vendor's solicitor at time of the scheduled Closing Date as may be directed by the Vendor's solicitor or as mutually agreed upon, in order to complete this transaction via ERS utilizing the computer facilities in the Vendor's solicitor's office;
 - d) the Purchaser expressly acknowledges and agrees that he or she will not be entitled to receive the transfer/deed to the Property for registration until the balance of funds due on closing, in accordance with the statement of adjustments, are either remitted by certified cheque via personal delivery or if agreed to by the Vendor's solicitor, by electronic funds transfer to the Vendor's solicitor (or in such other manner as the latter may direct) prior to the release of the transfer/deed for registration;
 - e) each of the parties hereto agrees that the delivery of any documents not intended for registration on title to the Property shall be delivered to the other party hereto on or before the Closing Date; and
 - f) notwithstanding anything contained in this Agreement to the contrary, it is expressly understood and agreed by the parties hereto that an effective tender shall be deemed to have been validly made by the Vendor upon the Purchaser when the Vendor's solicitor has:
 - I. delivered all closing documents and/or funds (if applicable) to the Purchaser's solicitor in accordance with the provisions of the Escrow Document Registration Agreement
 - II. has completed all steps required by ERS in order to complete this transaction that can be performed or undertaken by the Vendor's solicitor without the cooperation or participation of the Purchaser's solicitor; without the necessity of personally attending upon the Purchaser or the Purchaser's solicitor with the aforementioned documents and/or funds and without any requirement to have an independent witness evidencing the foregoing;
 - g) If the Purchaser or their respective solicitor fails to deliver closing funds or documents to the Vendor's solicitor by 4:30 p.m. on the Closing Date, the Purchaser hereby waives tender and the Vendor shall need not thereafter establish that it could have effected tender upon the Purchaser. The parties agree that the delivery of documents (other than documents to be registered) on the Closing Date may occur by facsimile transmission or similar system reproducing them, provided that all documents have been properly executed by the appropriate parties, save and except for such documents as may be specified by the Vendor's solicitors as required original copies to be delivered on the Closing Date. The person transmitting the documents shall also provide original documents to the recipient within seven (7) business days of the later of (i) facsimile transmission of the documents, or (ii) a request for the original documents by the recipient;
 - h) Pursuant to subsection 3(1) of the Electronic Commerce Act of Ontario (the "**ECAO**"), as amended (or any successor or similar legislation) the Purchaser consents to use and accept any information and/or document to be provided by the Vendor and/or its solicitors in respect of this transaction in an electronic form if, when and in the form provided by the Vendor and/or its solicitors. The Vendor acknowledges and confirms that the Vendor has authorized its solicitors noted herein to transmit all information and documents executed by the Vendor in an electronic format with a "trued up" or copy of the signature(s) of an authorized signing officer(s) of the Vendor and that such "trued up" or copy of the signature(s) shall satisfy the signature requirements of the ECAO as an electronic signature unless otherwise prescribed by the ECAO wherein such other prescribed signature format shall be incorporated herein. The Vendor agrees that it shall be bound by all such information and documents when so transmitted and shall continue to be bound from and after the Closing Date as therein provided.

EXTENSIONS:

48. The Vendor has the right to extend the Closing Date herein in accordance with the Addendum attached hereto, including without limitation the right for a one-time unilateral extension in its sole and absolute discretion, to extend the Closing Date for one (1) business day (as defined in the Addendum) to avoid the necessity of tender, where the Purchaser is not ready to close on the Closing Date. In such a case, delayed closing compensation will not be payable to the Purchaser as set out

in the Addendum. If the Dwelling Unit type cannot be sited or built on the Property in accordance with the requirements of the Municipality, subject to the right of the Vendor to make such changes to the Dwelling Unit as herein setout, this Agreement shall be considered as frustrated and the Purchaser shall be entitled to a refund of the deposit monies, with interest, but in no event shall the Vendor or the Real Estate Broker or any of its agents be liable for any damages or costs whatsoever.

ADJUSTMENTS ON CLOSING:

49. In the event the Municipality requires the installation of air conditioning in the subject Dwelling Unit, the Purchaser covenants and agrees to pay the cost therefore as an adjustment on the Closing Date, unless the provision of such air conditioning is included on a Purchaser's Extra sheet, such cost to be absolutely determined by Statutory Declaration on the part of the Vendor.
50. Utilities, including fuel, water rates, and hydro, to be apportioned and allowed to the Closing Date. Where, by the Closing Date, the Vendor is in receipt of a final tax bill for the property for the year of closing, taxes will be adjusted based upon such final tax bill with the Vendor to receive a credit on the statement of adjustments for the Purchaser's proportionate share of the entire year's taxes whether or not paid, and the Purchaser shall close on the Vendor's undertaking to pay such realty taxes as they fall due. Otherwise, taxes shall be adjusted based upon the Vendor's reasonable estimate of such year's taxes with the Vendor to receive a credit on the statement of adjustments for the Purchaser's proportionate share of the entire year's taxes, so estimated, and without further readjustment, and the Purchaser shall close on the Vendor's undertaking to pay such realty taxes as and when the final tax bill for the property is received. Municipal Realty Tax reassessment and supplementary tax bills relating to the Dwelling Unit constructed on the Property shall be the sole responsibility of the Purchaser.
51. The Purchaser covenants and agrees to reimburse the Vendor on the Closing Date for the enrollment fee paid by the Vendor for the Dwelling Unit with regard to Tarion.
52. The Purchaser agrees to take all necessary steps to immediately assume, charges for hydro, gas, water and other services, and the Vendor may recover any payments therefore from the Purchaser. The Vendor may enter into an Equipment Rental Agreement ("ERA") for a water heating system (which may be a tank or tankless system and related equipment). Purchaser will assume the ERA on the Closing Date without any further documentation being required. If the Vendor, or rental equipment supplier, requires any further information, or documentation to be signed by the Purchaser in relation to the ERA; the Purchaser is obligated to deliver same forthwith upon written request. If the water heating system is not a rental, the Purchaser shall reimburse the Vendor on the Closing Date the cost of the water heating system, such cost to be determined by Statutory Declaration sworn on the part of the Vendor. The water meter is not included in the Purchase Price. The Purchaser shall pay on the Closing Date the sum of Four Hundred and Fifty Dollars (\$450.00) (plus HST) for the cost of, or the charge made for, water service or installation of the water meter.
53. The Purchaser shall provide a refundable deposit on the Closing Date (the "**Security Deposit**") to secure compliance with the Purchaser's obligations hereunder including, without limitation, the Purchaser's grading and subdivision damage covenants. Such Security Deposit shall be equal to Two Thousand Five Hundred Dollars (\$2,500.00) for Townhouse or Semi-Detached Dwellings, or Three Thousand Five Hundred Dollars (\$3,500.00) for all Fully Detached Dwellings, all readjustments, without interest, to be made upon written request following Municipal Assumption of Subdivision Services, and after confirmation from the Vendor's project managers as to compliance with the Purchaser's obligations, as aforesaid
54. Unless otherwise provided for on a separate schedule or schedules, if the Vendor agrees to take back a mortgage(s), the Purchaser acknowledges that the Vendor's solicitors shall act for the Vendor in respect of the mortgage(s). The Purchaser shall pay on the Closing Date as an adjustment the mortgagee's legal fees and registration expenses in the sum of Four Hundred Dollars (\$400.00) (plus HST) plus disbursements per mortgage with respect to such mortgage(s), plus the levy of the Law Society of Upper Canada with respect to each such mortgage(s) registration.
55. Any other charge or cost provided for in Schedule "ST" or elsewhere in this Agreement, the Schedules attached hereto or any amendment or modification thereof. The amount charged or to be charged by the Vendor's solicitors to the Vendor representing the transaction levy imposed by the Law Society of Upper Canada or any similar authority with respect to the within transaction.
56. All proper readjustments shall be made after the Closing Date, if necessary, forthwith upon request. Any monies owing to the Vendor pursuant to such readjustments or as a result of any expenses incurred by the Vendor arising from a breach by the Purchaser of any of the Purchaser's obligations described in this Agreement shall be payable upon written demand by the Vendor and shall bear interest from the date of written demand at the rate of 1.25% (one and one quarter percent) per month, or 15% (fifteen percent) per annum, not in advance and shall be a charge on the Property until paid and such charge shall be enforceable in the same manner as a mortgage in default.

VENDOR'S RIGHTS AFTER CLOSING:

57. At any time prior to assumption of the subdivision by the Municipality, the Vendor may, following seven (7) days written notice to the Purchaser enter upon the Property and relocate or remove any improvements made or installed by the Purchaser to the Dwelling Unit or the Property (which without limiting the generality of the foregoing includes air conditioning units, garden sheds, patios, porches, fences, plantings and driveway widenings, alterations in curbs or curb cuts) which do not conform or comply with the applicable By-Laws, Site Plan or Subdivision Agreement or which were installed without the requisite permits or approvals or which the Municipality or other lawful authority requires to be removed or rectified before assumption of the subdivision by the Municipality, and the Vendor shall not be liable to the Purchaser for such removal or relocation nor shall the entry by the Vendor its servants or agents be considered a trespass. The Purchaser shall indemnify and save the Vendor harmless from any cost, charge, expense, penalty or outlay which arises from delay in Subdivision Assumption and forthwith reimburse the Vendor for any and all costs, charges and expenses including overhead and supervision with respect to any work undertaken or performed by it.
58. The Purchaser agrees that the Vendor, the Subdivider or their servants or agents may, for such period after the Closing Date as is designated by the Vendor and/or Subdivider have the right to enter upon the Property; (a) after completion of the transaction in order to complete such items as are included in the Certificate of Completion and Possession; and (b) at all reasonable hours to inspect, repair, complete or rectify construction or grading and undertake modifications to the surface drainage, including installation of catch basins, without liability therefore, and the Transfer/Deed may contain such a provision. Further, the Vendor shall have the right after the Closing Date, to enter upon the Property at all reasonable hours to permit access to complete construction, grading or any matter required by the Subdivision Agreement or Site Plan, on this or other properties in the subdivision or to complete the Dwelling Unit on this or any abutting lands, provided however, the Vendor shall be responsible for all repairs to any damages caused by its entry as aforesaid to the Dwelling

Unit constructed upon the Property by the Vendor. The Purchaser acknowledges that the Dwelling Unit is being constructed in a subdivision, which is, and may for some substantial period of time, be under construction and which will require the Vendor to enter upon the Property after the Closing Date. As such the Purchaser hereby indemnifies the Vendor and releases the Vendor from any liability caused by the Vendor or its trades and arising from damage to, destruction or removal of Purchaser's improvements or additions to the Property including, without limiting the generality of the foregoing, underground sprinklers, paving, interlocking stone or brick, fencing, air conditioning units, landscaping or decorative features, installed by the Purchaser on or after the Closing Date and prior to Assumption of the subdivision by the Municipality.

59. The Vendor may reserve a Vendor's lien which may be registered on or after the Closing Date, following the Vendor's usual form, for unpaid purchase monies or adjustments or claims herein, including without limitation the HST Rebate, provided together with the applicable or relevant interest thereon as set forth elsewhere in this Agreement, and that the Vendor will upon request deliver to the Purchaser (for registration at the Purchaser's expense) a release of the Vendor's lien after such monies have been received by the Vendor.

MISCELLANEOUS:

60. The Purchaser acknowledges that the Dwelling Unit has been purchased on the basis of plans, or brochure material, which the Purchaser has viewed and not necessarily from a model. Notwithstanding anything herein written, if at the time that this Agreement is executed, the Dwelling Unit constructed on the Property has already been substantially completed, the Purchaser shall purchase the Property in an "as built" condition rather than in accordance with any other representations herein contained.
61. The Purchaser acknowledges that the model homes, if any, are for display purposes only, and that some or all of the features contained therein, such as but not limited to furniture and appliances, may not be included in the Dwelling Unit unless the same is specifically provided for in any schedule forming part of this Agreement.
62. The Vendor shall have the option to collect and remit the retail sales tax, if any, payable by the Purchaser on any adjustments set out in this Agreement on chattels which are purchased in this transaction as a charge on the Closing Date and the allocation of such chattels to be estimated, if necessary, by the Vendor.
63. The deposit monies and further deposit monies are expressly deemed to be deposit monies only and not partial payments. Default in payment of any amount payable pursuant to this Agreement on the date or within the time specified, shall constitute substantial default hereunder, and the Vendor shall have the right to terminate this Agreement and forfeit all deposit monies in full. Without prejudice to the Vendor's rights as to forfeiture of deposit monies as aforesaid, and in addition thereto, the Vendor shall have the right to recover from the Purchaser all additional costs, losses and damages arising out of default on the part of the Purchaser pursuant to any provisions contained in this Agreement, including interest thereon from the date of demand for payment at the rate of 1.25% (one and one quarter percent) per month, or 15% (fifteen percent) per annum, not in advance until paid.
64. If the Purchaser has received a credit or reduction against the Purchase Price in order to induce the completion of this transaction, accelerate the Closing Date of this transaction or to change or alter the construction specification of the Dwelling Unit and thereafter the Purchaser fails to complete this transaction, all damages shall be assessed as if such credit or reduction had not been granted.
65. The Purchaser acknowledges and agrees that a two hundred and fifty dollar (\$250.00) administrative fee, plus taxes, shall be charged to the Purchaser for any cheque paid with respect to any deposit payable pursuant to this Agreement or any extras or upgrades which is returned "N.S.F." or upon which a "Stop Payment" has been ordered and such administrative fee shall be paid within five (5) days of written demand therefore. In addition, the Purchaser shall pay any legal fees and disbursements charged by the Vendor's solicitors, as well as any administrative fees charged by the Vendor, plus applicable taxes, in connection with the Purchaser's failure or delay in complying with the terms of this Agreement, or in connection with any changes to adjustments or documentation necessitated by the Purchaser or their solicitors providing incorrect information or amending information previously provided, which fees shall be paid within five (5) days of written demand by the Vendor or its solicitors, or such earlier date as required by the Vendor or its solicitors. A two hundred and fifty dollar (\$250.00) plus applicable taxes, administrative fee shall be charged to the Purchaser for each wire transfer or direct deposit of funds to the Vendor's solicitors; and for each deposit cheque in the possession of the Vendor's solicitors that the Vendor permits to be: (i) exchanged for a replacement cheque; or (ii) deposited on a later date than the date indicated on the face of the said cheque; where such exchange or late deposit is at the request of the Purchaser.
66. In the event any one or more of the provisions of this Agreement or any portion or portions thereof are invalid or unenforceable, the same shall be deemed to be deleted herefrom and shall not be deemed to affect the enforceability or validity of the balance of this Agreement. The Purchaser, if required by the Vendor, shall execute and deliver on the Closing Date one or more covenants incorporating the terms hereof.
67. The Purchaser acknowledges that the new home industry is multi-faceted and complex and that while sales agents are knowledgeable about most issues regarding the purchase and construction of a new home, they cannot be expected to know all aspects in detail. Accordingly, the Purchaser acknowledges that no representations have been made to the Purchaser, upon which the Purchaser relies, and which were essential to the Purchaser's decision to purchase this Property, except as are set forth herein in writing. There is no representation, warranty, collateral agreement or condition affecting this Agreement or the Property, or supported hereby, except as set forth herein in writing. The Purchaser is encouraged to have this Agreement reviewed by the Purchaser's solicitor prior to signing same. In the event there is a conflict between any term(s) in this Agreement, the Vendor shall determine which conflicting term(s) prevail(s). The Purchaser acknowledges and agrees that the covenants and obligations of the Vendor contained in this Agreement shall be those of the Vendor only and should the Vendor represent or act as trustee or agent on behalf of a beneficiary or principal (whether disclosed or undisclosed) in executing this Agreement, such beneficiary or principal shall have no liability under this Agreement, such liability being restricted to the Vendor only.
68. All buildings and equipment shall be and remain at the Vendor's risk until the Closing Date. In the event of any damage to the Dwelling Unit, howsoever caused, the Vendor shall be entitled to the insurance proceeds payable under any insurance policy coverage on the Dwelling Unit. The deed is to be prepared at the Vendor's expense, and shall be executed by the Purchaser if required by the Vendor and shall be registered forthwith on the Closing Date at the Purchaser's expense.
69. In the event that more than one party comprises the Purchaser herein, the obligations of such parties under this Agreement shall be joint and several. After execution of this Agreement, and save as to any agreement to terminate this

Agreement, execution of any supplementary document (including without limiting the generality of the foregoing, amendments, extra sheets and colour charts) signed by one of the Purchasers shall be sufficient to bind all Purchasers and each such Purchaser expressly grants the other Purchaser(s) a power of attorney to so execute such documents. Provision of credit card information and verbal authorization to process charges to the Purchaser's credit card shall be good and sufficient authority to do so without signature. The Purchaser hereby consents to the Vendor conducting enquiries or exchanging credit information with the credit agencies concerning this Agreement or the Purchaser at any time. The Purchaser consents to the Vendor's collection and use of the Purchaser's personal information pursuant to this Agreement (the "**Personal Information**") as may be required to complete the construction and sale of the Dwelling to the Purchaser. In addition the Purchaser consents to the distribution of Personal Information to any other trade, businesses, bodies or agencies as deemed appropriate by the Vendor which shall include but not be limited to (i) financial institutions or private lenders; (ii) insurance companies; (iii) any of the Vendor's trades or suppliers or any sub-trades and sub-suppliers; (iv) providers of telephone, television, telecommunication, security and utility services; and (v) any taxing authorities, whether Federal, Provincial or Municipal. The Purchaser covenants and agrees to provide to the Vendor, forthwith upon request by the Vendor, all identity and other information required by the Vendor in order to comply with the Proceeds of Crime (Money Laundering) and Terrorist Financing Act, S.C. 2000 as amended, as well as the Financial Transaction and Reports Analysis Centre of Canada.

70. This Offer is irrevocable by the Purchaser until one minute before midnight on the irrevocable date as hereinbefore set out, after which time if not accepted, this Offer shall be void and the deposit monies returned to the Purchaser, without interest or deduction.
71. This transaction to be completed on the Closing Date subject to the Vendor's various rights of extension as hereinbefore set out, on which date vacant possession of the Dwelling Unit is to be given to the Purchaser.
72. This Offer is to be read with all changes of gender or number required by the context and when accepted, shall constitute a binding contract of Purchase and Sale, and time shall, in all respects, be of the essence.
73. Headings are for the ease of reference only and shall not be read as part of this Agreement nor limit or modify any of the obligations of either party hereto.
74. All notice required by Tarion, shall be delivered to Purchaser in accordance with the terms of the Addendum. Any other notice required to be given to the Vendor or Purchaser, prior to or on the Closing Date, shall be adequately given if given in writing to the party's solicitor, or to the party's contact information, if any, set out on the Addendum. Any change of contact information by the Purchaser shall not be effective unless given in writing to the Vendor at its head office.
75. In the event that this Agreement provides for any event to occur on a date, which is a Saturday, Sunday, or a Statutory Holiday, such event will occur on the first business day immediately thereafter unless the Tarion rules prescribe a different date in which case the Tarion rules shall prevail with regard to such date.
76. If, on or after registration of the Plan of Subdivision, the lot number of the Property is changed, the Purchaser agrees to accept such variation in lot number and this Agreement shall be read with all amendments required thereby.
77. If, prior to the Closing Date, the Purchaser fails to comply with any of the Purchaser's obligations herein or otherwise breaches any portion hereof, the Purchaser shall be deemed to be in default hereunder, and the Vendor may (in addition to any other remedy) terminate this Agreement whereupon the Purchaser's deposits shall be forfeited to the Vendor as liquidated damages and not as a penalty. The Vendor's non-enforcement of any default or remedy shall not be deemed to be a consent to any default or to be a waiver of any continuing or subsequent default.
78. The Purchaser acknowledges receiving one complete executed copy of This Agreement. The Purchaser is responsible for providing a copy of same to its solicitor. If the Purchaser requires any additional copies of this Agreement, for any reason whatsoever, and the Vendor agrees in its sole and unfettered discretion to provide a further copy; the Purchaser agrees to pay the fee for the additional copy, such fee determined by the Vendor.

HST:

79. The parties acknowledge and agree that the Purchase Price stipulated in the within Agreement is inclusive of any applicable Goods and Services Tax and the Harmonized Sales Tax ("GST/HST") levied pursuant to Part IX of the Excise Tax Act (Canada) (the "GST/HST Legislation") and that the actual consideration for the property, exclusive of any extras, requested changes or adjustments as herein provided, is the amount derived by subtracting the GST/HST payable with respect to the within transaction of Purchase and Sale (net all refunds, credits and rebates available to the Purchaser and assigned to the Vendor pursuant to the GST/HST Legislation and any regulations made thereunder) from the Purchase Price (the "Consideration"). The Purchaser acknowledges and agrees that the Vendor shall insert the Consideration in Box 4 of the Transfer/Deed of Land of the property that the Vendor delivers to the Purchaser on the Closing Date.
80. In consideration of the Purchase Price being inclusive of any applicable GST/HST, the Purchaser hereby irrevocably assigns to and in favour of the Vendor (or any other party as may be directed by the Vendor) any and all rights he may have on Closing or thereafter to any refunds, credits, rebates (the "Rebates") available with respect to the within transaction of Purchase and Sale pursuant to the GST/HST Legislation and any regulations made thereunder.
81. Subject to Paragraph 83 below, the Purchaser covenants, warrants and represents that the Purchaser is an individual whom is acquiring the property for use as their primary place of residence (or the primary place of residence of a "relation" as defined in the GST/HST Legislation) and that the Purchaser shall forthwith following the Closing Date personally occupy the property or cause one or more of their relations (as defined in the GST/HST Legislation) to occupy the property as his or their primary place of residence (as defined in the GST/HST Legislation) for such period of time as shall then be required in order to entitle the Purchaser to the Rebates. Ownership and title to the property shall be transferred to the Purchaser and not to any third party.
82. Subject to Paragraph 83 below, the Purchaser covenants and agrees to deliver to the Vendor, on the Closing Date any and all assignments, directions, applications, consents, declarations, undertakings and other documents required by the Vendor to enable the Vendor (or any other party as may be directed by the Vendor) to apply for and receive the Rebates. The Vendor shall have the right to credit the Rebates to the Purchaser and/or Vendor, as applicable pursuant to the provisions hereof on the Closing Date, as determined by the Vendor in its sole discretion. The Purchaser hereby irrevocably nominates, constitutes and appoints any officer of the Vendor (or any other party as may be directed by the Vendor) with full power of substitution, as the Purchaser's true and lawful attorney and agent pursuant to the provisions of the Powers of Attorney Act, R.S.O. 1990, with full power and authority in the Purchaser's name, place and stead, to

execute, swear to and record any and all documents that may be required in order to have the Rebates paid and/or credited to the Vendor, or as the Vendor may direct, as well as making any minor changes, amendments, deletions or insertions to any documents previously executed by the Purchaser in connection with the Rebates. The Power of Attorney hereby granted is granted in accordance with the Powers of Attorney Act of Ontario and is irrevocable, shall survive the Closing, and will extend to and be binding upon the heirs, executors, administrators, successors and assigns of the Purchaser.

83. In the event that the Purchaser shall, for any reason, fail to qualify for the Rebates, the Purchaser shall indemnify the Vendor in the amount that the Purchaser would have been entitled to had the Purchaser so qualified for the said Rebates, and in the event that such failure to qualify is known on or before the Closing Date, the Vendor shall be credited in the statement of adjustments with the amount of the Rebates.
84. The Purchaser acknowledges that where a credit or credits against the Purchase Price are to be given to the Purchaser on Closing, any or all of such credit or credits, as determined by the Vendor in its sole discretion, shall be reflected as a reduction in the Purchase Price for the purposes of calculation of GST/HST, so as to minimize the amount of GST/HST payable.
85. Notwithstanding that the Purchase Price stipulated in the within Agreement is inclusive of any GST/HST payable, the Purchaser shall, at his own cost and expense, be responsible for payment of GST/HST on all adjustments and amounts payable for extras and any increase in the rate of GST/HST after the date hereof up to and including the Closing Date.
86. The parties acknowledge and agree that as part of and included in the Purchase Price stipulated in the within Agreement, the Vendor has paid as agent for and on behalf of the Purchaser, for certain taxes, levies, imposts, building permit fees and certain development charges including education development charges and park surcharges applicable to the property. The parties acknowledge and agree that these amounts may be shown separately in the Statement of Adjustments and subject to the GST/HST.
87. Notwithstanding anything contained in this Agreement to the contrary, the Vendor, in its sole and unfettered discretion, may require that the Purchaser apply directly for the Rebates after Closing and in such event the Purchaser shall pay to the Vendor by certified cheque or bank draft on the Closing Date, the amount of the Rebates, in addition to the balance due on Closing and the Rebates shall not be assigned by the Purchaser to the Vendor on the Closing Date.
88. The Purchaser acknowledges that the purchase of any extras or upgrades from the Vendor may result in the reduction of the Rebates otherwise payable to the Vendor. In such event, the Purchaser shall pay to the Vendor the amount of such reduction as an adjustment on the Closing Date, as determined by the Vendor.

ONTARIO NEW HOME WARRANTY:

89. The Purchaser shall not be entitled to examine the Dwelling Unit except when accompanied by a representative of the Vendor. Breach of this provision constitutes a trespass, and the Vendor in addition to any other remedy it may have at law, shall be entitled to terminate this agreement and forfeit the Purchaser's deposit. The Purchaser agrees to comply with all regulations under the Occupational Health & Safety Act, including the wearing of head and foot protection and such other safety apparel as designated by the Vendor. The Purchaser further agrees to, and does hereby, indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, fines, claims and demands for, upon or by reason of any damage, loss or injury to person or property of the Purchaser, or any of the Purchaser's friends, relatives, workmen or agents who have entered on the Property or any part of the subdivision of which the Property forms a part whether with or without permission, express or implied, of the Vendor.
90. The Vendor agrees to make available, and the Purchaser (which term shall include the Purchaser's designate authorized in writing in the form specified by the Tarion Warranty Corporation) agrees to meet a representative of the Vendor during the Vendor's usual business hours during the seven (7) business days immediately prior to the Closing Date to perform a Pre-Delivery Inspection ("PDI") of the Dwelling Unit and verify that the Dwelling Unit has been completed in accordance with the provisions of this Agreement. The Purchaser is to arrange the PDI with a representative of the Vendor and is to give the representative of the Vendor at least three (3) days prior notice of the said PDI. In the event of any items remaining uncompleted, at the time of such PDI, only such uncompleted items shall be listed by the Vendor on the approved forms required to be complete pursuant to the provisions of the Tarion Warranty Corporation (the "**Tarion Forms**"), which the Purchaser covenants to execute. This Agreement constitutes the Vendor's undertaking to complete the Dwelling Unit in accordance with its obligations herein and the Tarion Warranty Corporation, and no separate undertaking or acknowledgement will be delivered on the Closing Date.
91. The Vendor shall complete such warrantable items as are contained within the Tarion Forms within a reasonable time after the Closing Date, subject to weather conditions, and the availability of supplies and trades. The warranties given under the Ontario New Home Warranties Plan Act, as amended, replace any warranties at law or otherwise.
92. The Purchaser acknowledges that a Homeowner Information Package is available from Tarion and the Vendor will deliver the package to the Purchaser at or before the PDI required under the provisions of Tarion. The Purchaser agrees that in no event shall the Purchaser be entitled to obtain possession of the Dwelling Unit until and unless the Purchaser has executed the Tarion Forms. In the event the Purchaser fails to attend to an inspection and/or has not executed the Tarion Forms prior to the Closing Date, such failure shall be deemed a FBOC and this Agreement shall, at the Vendor's sole option, be at an end and the Purchaser agrees that the deposit monies paid by the Purchaser hereunder shall be forfeited to the Vendor in addition to and without prejudice to any other remedy available to the Vendor arising out of such default.
93. The Purchaser acknowledges that failure by the Vendor to provide any Notice required by Tarion to be given, does not give the Purchaser any right to terminate this Agreement, save and except for any express and specific rights of termination as in the Addendum set out, but may give rise to rights to compensation only.

The federal government has enacted legislation that requires we obtain your consent to send you electronic communications, which may include correspondence, requests, announcements, updates or other information that may be of interest to you.

By initialing below you agree to receive electronic communications from the Vendor, as well as from our affiliated corporations and/or related entities. In addition, the undersigned Purchaser consents to

receiving electronic commercial messages from the Vendor's trades, businesses, bodies or agencies which shall include but not be limited to (i) financial institutions or private lenders; (ii) insurance companies; (iii) any of the Vendor's trades or suppliers or any sub-trades and sub-suppliers; and (iv) providers of telephone, television, telecommunication, security and utility services.
 You can withdraw your consent to receiving electronic communications at any time by contacting communications@starlanehomes.com.

Purchaser acknowledges receipt of pages 1-10, inclusive, of Schedule "X"

Purchaser Initials _____

Purchaser Initials _____

Purchaser Initials _____

Purchaser Initials _____

WEBSITE VERSION