





# VELLORE TRAILS

An Enclave Community

*By Arista Homes*

## SCHEDULE "A" EXCEPTIONAL STANDARD FEATURES ENERGY STAR™ CERTIFIED - TOWNHOMES

### Appealing Exterior Features & Structural Components

1. Advanced floor joist system utilizing upgraded "**Engineered Floor Joist Technology.**"
2. Tongue and groove sub-flooring with sanded joints, glued and fastened with screws for additional stability.
3. All exterior walls with **2" X 6"** framing.
4. Poured concrete basement floors and foundation walls with weeping tiles, damp proofing, and drainage membrane applied to exterior walls.
5. For added comfort and sustainability, homes will be constructed to current **ENERGY STAR™** requirements and will be rated and certified as an **ENERGY STAR™** Home. These requirements exceed current Ontario Building Code specifications.
6. For enhanced energy efficiency, minimized air leakage and economical heating, the home will be insulated in accordance with current **ENERGY STAR™** requirements including full height basement insulation, continuous exterior insulated sheathing, expanding foam insulation to all garage ceilings (where finished areas are above), around all windows and exterior doors, and **ENERGY STAR™** rated mechanical & electrical equipment.
7. Convenient cold cellars complete with an interior light and a weather-stripped solid core or steel insulated door (as per Builder's discretion) and floor drain, as per plan and only where grade permits.
8. Urban Towns feature **8'-0" ceilings on the ground floor (if applicable as per plan), with 9'-0" ceilings on the main and upper floors.** All other designs include **9'-0" ceilings on Ground (if applicable as per plan), Main and Upper Floors.** Except where boxes, bulkheads and mechanical piping/systems require that the ceilings be dropped. The location and size of ceiling drops remain at the discretion of the Builder or Builder's architects/consultants. The purchaser shall accept the same. Double height features vaulted and cathedral ceilings, as per plan.
9. Prominent usage of architecturally selected and controlled colour-coordinated clay brick, precast, stone, vinyl, aluminum and other unique materials. Masonry and Stonework as per applicable elevation. Colour, style, materials, and elevations are pre-selected and architecturally controlled by a delegate of the municipality or other 3<sup>rd</sup> party to achieve an architecturally pleasing streetscape.
10. Durable, pre-finished aluminum or vinyl soffits, fascia, eavestrough, downpipes, and siding – all colour coordinated.
11. **Limited lifetime manufacturer's warranty**, self-sealing asphalt shingles and accenting metal roof details, as per plan.
12. Prominent insulated front entry door with upgraded satin nickel grip set and deadbolt, featuring glass inserts to all front entry door features, as per plan. Complimenting granite exterior door sills to both front and rear doors.
13. Prefinished aluminum or vinyl exterior railing for porches, balconies, and decorative applications, as required by Building Code and as per plan. Urban Towns to receive metal railings with glass as per plan. All other designs, balconies and decks to have pre-finished aluminum or vinyl railings. Decks to be pressure treated if applicable and as per plan.
14. Distinguished insulated sectional garage door(s) with complementing glass inserts as per elevation.
15. **ENERGY STAR™** labelled vinyl Low-E Argon Thermopane casement windows throughout for improved interior temperature regulation, complete with screens on operable windows. Applicable designs to receive Garden Doors as per plan. All exterior doors include weather stripping. All windows and doors are colour-coordinated to match architecturally approved and controlled exterior colour packages.
16. Vinyl horizontal sliding basement windows approximately 30" x 16". Subject to grade. Window wells as required at the discretion of the Builder. Basement window colour may not match the colour of ground (if applicable), main and upper floor windows, the purchaser accepts the same.

17. Professionally graded and sodded lot with precast patio slab and steps at front walkway. Precast step(s) at rear door, as required by grade and as per plan.
18. Base coat paved asphalt driveway included. Topcoat driveway paving will be charged as an adjustment (plus applicable taxes) on closing as per applicable home type. See Schedule X for details.
19. **“Standard”** at-grade lots will receive precast step(s) at main or ground floor access doors to rear yard (as per plan). **“Look-Out”** or **“Deck Lot”** grade conditions will receive a deck (as per builder standard spec.) with steps to grade from main or ground floor rear yard access door (Lot premiums may apply). **“Walk-Out”** lot grade conditions will receive a deck at the main or ground floor rear access door (as per builder standard spec and as per plan) with no steps to grade (Lot premiums may apply).

## Kitchen & Baths

1. Quality designed cabinetry throughout with a choice of granite countertops in Kitchen. All selections are from the Builder's standard samples. 1 standard Granite edge profile will be provided.
2. Extended kitchen upper cabinets throughout all designs. Pantries, breakfast bars and serveries, as per plan.
3. Undermount double compartment, stainless steel sink with a chrome single lever faucet and an integrated pull-out vegetable sprayer, in kitchen.
4. Choice of post formed laminate countertops in all bathrooms, from the Builders standard samples.
5. Freestanding soaker tub with deck mounted dual lever faucet in Principal ensuite, as per plan and if applicable.
6. All stand-alone showers to receive a ceramic mosaic tile base. Ceramic tiles on shower walls up to and including ceilings as per plan and Builder standard samples.
7. Principal ensuite enclosed shower stall features **complimenting chrome framed glass shower**, as per plan and as per Builder standards.
8. Ceramic wall tiles are installed in combination tub and shower enclosures up to but not including ceiling.
9. All bathroom tub and shower enclosures to receive “mould resistant drywall.”
10. Mirrors over vanities in all bathrooms.
11. Pedestal sink and mirror in powder room.

## Design Conscious Interior Finishes

1. Sunken or raised foyer, mud room, laundry room, garage entrance landing as per plan (where permitted or dictated by grade). The purchaser accepts the same.
2. Smooth ceilings in kitchen, laundry, bathrooms, and dinette/breakfast area. Spray textured stippled ceilings with 4” smooth border throughout balance of home. Walk-in closets to be stippled only, no border.
3. All low walls are trimmed and painted.
4. Upgraded interior trim with approximately **4” baseboards and 2-1/2” casing** throughout.
5. Interior door styles to be smooth with two panels.
6. Interior hardware to be satin nickel levers with complimenting hinges.
7. All homes receive a **natural varnished oak staircase** (veneer risers and stringers) with **oak handrail, wood pickets and newel posts** (also varnished natural), where applicable, to finished areas, as per plan. All upper hallways receive oak nosing (natural).
8. Thoughtful storage considerations with well-appointed Linen, Pantries and Mud Room closets, as per plan.
9. All interior trim and doors are painted classic white. The interior walls are to be painted with your choice of one (1) low VOC paint colour throughout, from Builders' standard samples.
10. Professional home cleaning prior to occupancy, including windows and duct system.

## Floor Coverings

1. **Minimum 3” wide Engineered Oak hardwood flooring throughout Ground Floor (if applicable), and Main Floor**, excluding tiled areas, as per plan, from the Builders' standard samples.

2. 40 oz. broadloom, under pad and adhesive are Carpet Rug Institute (CRI) Green-Label Plus Certified and confirmed to be an environmentally responsible product with low emissions of Volatile Organic Compounds (VOCs).
3. Contemporary ceramic tile flooring in foyer, kitchen, breakfast/dinette, all bathrooms, and finished laundry areas from Builders' standard samples.

## **Mechanical & Plumbing Systems**

1. Flexible water pipe solution using PEX (polyethylene) to reduce noise and eliminate solder contaminants within plumbing system.
2. **Forced Air Hi-Efficiency ENERGY STAR™ heating system** complete with electronic (programmable) thermostat.
3. **ENERGY STAR™** rated hot water delivery system (on rental basis).
4. Ductwork, in basement, to be sealed for better air flow. All duct work is sized to allow for future central air conditioning.
5. **ENERGY STAR™ Heat Recovery Ventilator (HRV)** for fresh air exchange, energy efficiency and a healthier home.
6. **ENERGY STAR™** exhaust fans installed in all finished bathrooms.
7. Stainless steel hood fan over stove vented to the exterior.
8. Provisional rough-in for future dishwasher (electrical run from panel to underside of subfloor located at sink).
9. Two exterior hose bibs are provided, one at rear (or side) and one in garage. Urban Towns receive one hose bib in garage.
10. Free standing laundry tub includes hot/cold water connections and will be installed as per plan with location to be determined by the builder.
11. All showers receive the comfort of pressure balance control valves.
12. All sink basins and plumbing fixtures to include the convenience of separate shut-off valves.
13. Water efficient shower heads and faucet aerators are designed to conserve water and help the environment, while maintaining water flow.
14. **Convenient 2" flexible fire rated conduit from electrical panel to attic for purchaser's future use and/or rooftop purchaser's future Solar Panel installation (subject to local governing authority approval).**

## **Electrical Components**

1. Black exterior coach lights on front and rear elevations.
2. 100-amp electrical service with breaker panel.
3. Weatherproof exterior electrical outlets, one at rear of home and one at the front porch.
4. **Electric Vehicle (EV) Rough-In** for future car charging capability.
5. 220 volt Heavy – Duty receptacle for future stove and dryer.
6. Ground fault indicator receptacles, as per building code.
7. The security of hard-wired visual smoke detectors on all floors and each bedroom. Carbon monoxide detectors as applicable and as per code.
8. White Decora light switches and receptacles throughout.
9. Ceiling light fixtures in all bedrooms, hallways, side halls, foyer, kitchen, breakfast/dinette, living room, dining room, and family room, if applicable, as per plan. Bathrooms to receive a strip light fixture over the vanity and/or ceiling fixture. Powder rooms receive a ceiling fixture.
10. Pot light within Principal ensuite shower enclosure If applicable and as per plan

11. Rough-in for future central vacuum system with dedicated plug within garage (termination of pipe may be in basement, garages or both - as determined by Vendor). Does not apply to Urban Towns.
12. Convenient ceiling receptacle in garage for future garage door opener.
13. Single switch operating all basement lighting.
14. **ENERGY STAR™** LED light bulbs where applicable, helping reduce energy cost.
15. Principal bedroom and family room are pre-wired for cable TV rough-ins, and the home is pre-wired for 2 telephone rough-in locations. All above referenced rough-in locations are predetermined by the Builder.
16. All purchasers will have a personally scheduled appointment with the Builder's Home Automation Contractor to coordinate any additional home automation requirements, should they desire.

### **Added Features**

1. Tasteful stone municipal address plaque provided.
2. Drywalled garages, with one coat taped and primed walls, excluding concrete and block walls.
3. Insulated garage to house access door installed with dead bolt and safety closer if grade permits. In the event that grade does not permit, no credits will apply, and the Purchaser shall accept the same.

### **Warranty**

**ARISTA Homes** warranty is backed by the TARION Warranty Program. **ARISTA Homes** is dedicated to minimizing home deficiencies through our quality control practices, and our excellent Homecare specialists.

- **7 years** for major structural defects in accordance with TARION Guidelines
- **2 years** for plumbing, heating, and electrical systems and building envelope in accordance with TARION Guidelines
- **1 year** for all other items in accordance with TARION Guidelines

**ARISTA Homes** recommends all buyers review the **TARION Warranty Program** to understand the fully defined coverage under each warranty period. The purchaser accepts the same.

### **Additional Conditions**

1. Purchaser(s) accepts that the number of steps to front entrance, rear entrance and side entrance, if applicable, may be increased or decreased depending on final grading.
2. The Purchaser acknowledges that finishing materials contained in any model home, décor store or sales office display, including broadloom, furniture, mirrors, fireplaces, electrical fixtures, drapes, ceramic/porcelain flooring, vinyl flooring, hardwood flooring, marble flooring, upgraded kitchen and vanity cabinets and countertops, stained staircase and railing, painting, wallpaper, etc., may be for display purposes only and may not be of the same tiered level or type, or may not necessarily be included in the dwelling unit purchased herein, unless expressly called for in this Agreement.
3. Corner lots, townhome end units and priority lots may have special treatments which may require window changes and interior modifications to balance and improve the elevations of the house exposed to the street. The Purchaser accepts such changes as constructed or as necessary.
4. When the Purchaser is buying a house already under construction, Purchaser acknowledges that there may be deviations from the floor plan, elevation, colour package, interior finishes or layout of this model. The Purchaser agrees to accept such changes as constructed or as necessary.
5. House types and streetscapes are subject to final Architectural approval of the **local governing municipality**, or the Developer's Architectural Control Architect and final siting, and approval of the Builder's Architect.
6. Variations from Vendor's samples may occur in exterior/interior materials, due to normal production process, availability or site condition. Purchaser accepts the same.

Client Initial: \_\_\_\_\_

Client Initial: \_\_\_\_\_

Vendor: \_\_\_\_\_



# SCHEDULE OU

## OPTIONS AND UPGRADES AGREEMENT - TOWNS

### Arista Homes (Vellore Trails) Inc.

<b>Blk/Unit No.:</b> _____	<b>Purchaser:</b> _____
<b>Address:</b> _____	<b>Phone Home:</b> _____
<b>Subdivision:</b> <u>Arista Homes (Vellore Trails) Inc.</u>	<b>Contract Date:</b> _____
<b>Model/Elev:</b> _____	<b>First Tentative:</b> _____
<b>Co-Buyers:</b> _____	<b>Co-Buyers:</b> _____

	Qty	Total
<b>1)</b> The amount in upgrades to be chosen at the time of colour chart selection, amount includes G.S.T and P.S.T where applicable (No cash value): \$5,000.00 (FIVE THOUSAND DOLLARS) IN DÉCOR	1.00	BONUS
<b>2)</b> Builder to supply and install an Energy Recovery Ventilator (ERV) in lieu of Standard Heat Recover Ventilator (HRV).	1.00	BONUS
<b>3)</b> Supply & install Air Conditioning Unit Sized for Model.	1.00	BONUS
<b>4)</b> 3 Piece Plumbing Rough-In in Basement. As per plan. Does not apply to Urban Towns.	1.00	BONUS
<b>5)</b> Appliance Package – Supply Only – Stainless Steel Builder Appliances: Fridge, Electric Stove, Dishwasher, White Washer and White Electric Dryer. <u>Client is to arrange delivery and installation after closing.</u>	1.00	BONUS
<b>6)</b> SMART HOME SOLUTIONS BONUS PACKAGE – <ul style="list-style-type: none"> <li>– 1 SMART Doorbell *</li> <li>– 1 SMART Thermostat</li> <li>– 1 SMART Water Leak Detector</li> <li>– 1 SMART Hub</li> <li>– One (1) year of Smart Home remote access subscription</li> </ul> <u>Location and Installation of above-referenced SMARTHOME Solutions Bonus Package features within the home at the sole discretion of the Vendor. Items may or may not be installed at time of occupancy. Purchaser agrees to accept the same.</u> <p><u>*Smart Home remote access subscription is required to be fully functional. A remote access subscription renewal will be required after free one (1) year remote access subscription has expired. Any subsequent renewals will be at Purchaser's expense.</u></p>	1.00	BONUS
<b>7)</b> Purchaser(s) acknowledge(s) and accept(s) that all existing promotions are applied herein.	1.00	\$0.00
<b>8)</b> Door from garage to home included IF GRADE PERMITS AND IS SUBJECT TO MUNICIPAL APPROVAL. Door location may vary depending on home design. In the event that it is deemed that said door from garage is not permissible, then the Purchaser(s) agrees to accept the same without credit or abatement to the purchase price.	1.00	\$0.00
<b>9)</b> Purchaser(s) acknowledge(s) and accepts that future final lot/grading conditions and final home sitings may require the introduction of inset steps at Portico/Covered Porch (as per plan) or also require that the front/rear foyers and or laundry/mud room areas (as per plan) be sunken - in either of these instances it will be required that the Vendor include additional interior stairs in applicable main floor areas. Purchaser further acknowledges that in the event of such changes/modifications are required the Purchaser agrees to accept the same without credit or abatement to the Purchase Price.	1.00	\$0.00
<b>10)</b> Purchaser(s) acknowledge(s) and accepts that sidewalk locations, utility pedestals, hydro transformers, mailboxes, rear yard catch basins, street light poles and other street utility furniture are proposed only, and subject to change at the sole discretion of the Vendor, Municipality and Engineering Authorities. Purchaser(s) accept(s) the same.	1.00	\$0.00
<b>11)</b> Purchaser(s) acknowledge(s) and accepts that all renderings are Artists Concept Only and that Porch/Portico pickets and railings will only be installed if required by the Ontario Building Code, the governing Municipal Authority or at the Vendors sole discretion. Purchaser(s) accept(s) the same.	1.00	\$0.00
<b>12)</b> All dimensions, if any, are approximate. Wall locations are approximate, and walls or portions of walls may be furred out or have vertical boxes installed and/or wall thickness may vary or be altered to accommodate structural and/or mechanical requirements. Ceiling heights will be less than the stated ceiling height where ceiling bulkheads are installed and where dropped ceilings are required. In such cases, the Purchaser shall accept the home "As Built" without credit and/or abatement to the Purchase Price.	1.00	\$0.00

<b>Sub Total</b>	<b>\$0.00</b>
<b>LCO Fees</b>	<b>\$0.00</b>
<b>Incentives</b>	<b>\$0.00</b>
<b>Discounts</b>	<b>\$0.00</b>
<b>Taxes</b>	<b>\$0.00</b>
<b>Total Addendum No 1/[1]</b>	<b>\$0.00</b>

# SCHEDULE OU

## OPTIONS AND UPGRADES AGREEMENT - TOWNS

### Arista Homes (Vellore Trails) Inc.

<b>Blk/Unit No.:</b> _____ <b>Address:</b> _____ <b>Subdivision:</b> <u>Arista Homes (Vellore Trails) Inc.</u> <b>Model/Elev:</b> _____ <b>Co-Buyers:</b> _____	<b>Purchaser:</b> _____ <b>Phone Home:</b> _____ <b>Contract Date:</b> _____ <b>First Tentative:</b> _____ <b>Co-Buyers:</b> _____
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PUCHASER'S REQUEST FOR EXTRAS AND OPTIONS	PRICE
<b>Number 1:</b>	
<b>Number 2:</b>	
<b>Number 3:</b>	
<b>Number 4:</b>	
<b>Number 5:</b>	
<b>Number 6:</b>	
<b>Number 7:</b>	
<b>Number 8:</b>	
<b>Number 9:</b>	
<b>Number 10:</b>	
<b>SUBTOTAL:</b>	\$
<b>HST:</b>	<b>\$ INCLUSIVE</b>
<b>TOTAL PURCHASER'S EXTRAS:</b>	\$



Date	Arista Homes (Vellore Trails) Inc.	Date
Date	Arista Homes (Vellore Trails) Inc.	Date

The Purchaser(s) & Vendor agree that:

- a) The Purchaser will be charged a \$1,000 fee for any changes made to approved paperwork.
- b) The Purchaser(s) is responsible to replace any payment returned as "NSF" or "stopped payment" within 24 hours PLUS a \$500 fee (as liquidated damages and not as a penalty) by certified cheque or bank draft only.
- c) The above-noted changes or additions will be built/installed only if the total costs of the changes/additions are paid in full at the time of execution.
- d) The Vendor will not accept any change(s) if the stage of construction affected by the change(s) has been deemed too late by the Vendor.
- e) Oral Representations are not valid and do not form part of this agreement.
- f) The Vendor shall not be liable for the quality of the changes, and makes no warranties in respect thereto. Vendor to transfer to the Purchaser(s) any guarantees or warranties received from the manufacturer or suppliers of the said changes. The Vendor at its discretion may substitute any and all materials for those of equal or better quality where it deems necessary or applicable.
- g) As pertains to room labelling, the word "Master" is interchangeable with "Principal". Purchaser accepts the same.
- h) The Purchaser(s) acknowledges that the Vendor may deposit/cash/process Purchaser(s)' payments for extras prior to confirmation of prices and/or availability of extras without prejudice to the Vendor's right to confirm pricing of extras with the Purchaser(s) and to confirm availability of such extras for the dwelling unit being constructed for the Purchaser(s). If such extras are not available, the provisions hereof shall be applicable. Extras pricing may vary and are subject to change at the discretion of the Vendor. Purchaser accepts the same.
- i) If there is any discrepancy between this schedule/change order and other schedules included in the Purchase and Sale Agreement, then it is agreed to by all parties that this schedule/change order takes precedence. If written instructions are not clear, the Purchaser(s) agrees to accept the change(s) as interpreted and installed at the Vendor's sole discretion.
- j) All taxes will be added to each applicable change order and/or additional item and fees outlined above.
- k) The Purchaser(s) acknowledges and agrees that payment(s) for extras ordered from the Vendor included herein shall be treated as a further deposit(s) on account of the Purchase Price as per Agreement of Purchase and Sale. Any and all such extras will be an addition to the Purchase Price of the dwelling.

**l) Purchaser(s) acknowledge(s) that any and all extras selected by the Purchaser(s) shall be made by way of an appointment scheduled with the Vendor at the Vendor's Head Office Décor Studio (the "Appointment") and shall not be final and binding until the Purchaser(s) execute(s) and delivers the Vendor's form of written acknowledgement, full payment for any and all extras selected and confirmation of those selections to the Vendor. Should the Purchaser fail to properly execute and deliver the Vendor's form of acknowledgment, full payment and confirmation for any extras selected by the Purchaser(s) at the Appointment, then the Purchaser(s) shall have five (5) days following date of the scheduled Appointment to complete their selection of extras, make full payment and execute and deliver the Vendor's form of written acknowledgment and confirmation to the Vendor. Should the Purchaser(s) fail to do so, the Vendor shall have the option, in its sole, absolute, unfettered and subjective discretion, of voiding any and all extras selected by the Purchaser(s). In such event, the Vendor will complete the colour selection on behalf of the Purchaser(s), in the Vendor's sole, absolute and unfettered and subjective discretion, by selecting standard choice being offered by the Vendor and the Purchaser hereby agrees to accept same. It is further acknowledged and accepted by the Purchaser(s) that should the Vendor need to exercise this option, the Purchaser(s) will be charged an administration fee of \$1,000.00 plus Applicable Taxes on the Statement of Adjustments.**



**Arista Homes (Vellore Trails) Inc.**

HST CALCULATION SCHEDULE

**Purchaser(s) :**

**Potl No :**

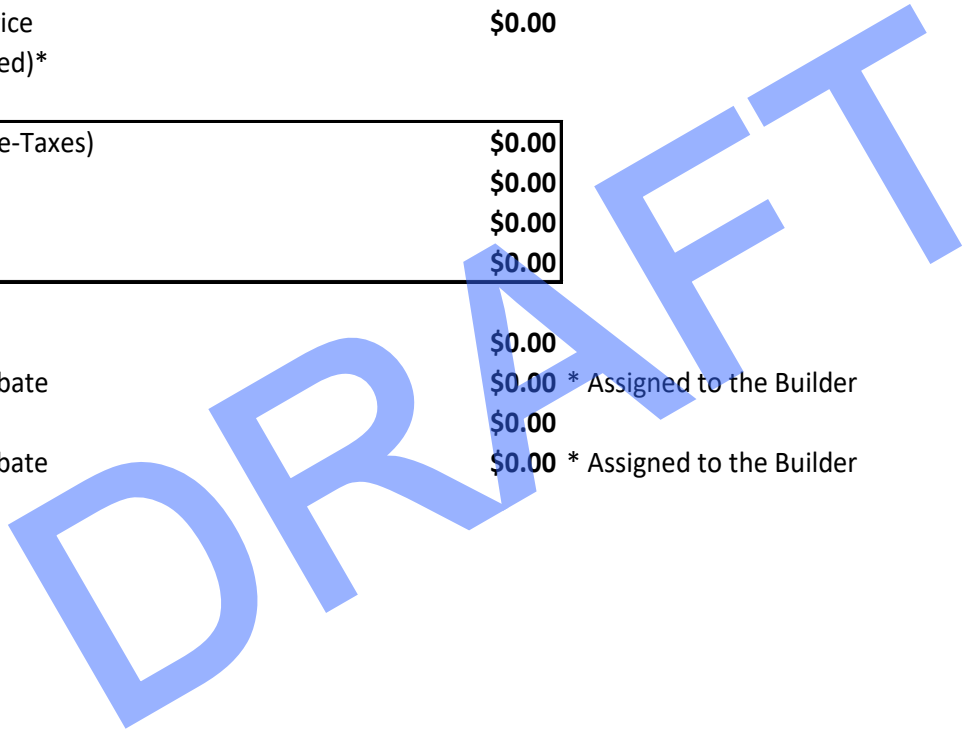
**Model :**

**Elev :**

Total Sales Price **\$0.00**  
(Taxes Included)\*

Sale Price (Pre-Taxes)	<b>\$0.00</b>
	<b>\$0.00</b>
	<b>\$0.00</b>
	<b>\$0.00</b>

GST **\$0.00**  
Less: GST Rebate **\$0.00** \* Assigned to the Builder  
PST-HST **\$0.00**  
Less: HST Rebate **\$0.00** \* Assigned to the Builder



\*This price reflects the applicable sales tax and rebates, not including any extras that may or may not be purchased after the initial purchase. Therefore, the calculations may be subject to change, if and when extras are purchased at a later date.

\_\_\_\_\_  
Purchaser Initials

# Schedule REN

Hot Water Heating System and Related Equipment  
Rental Agreement

DRAFT



## SCHEDULE "W"

### WARNING CLAUSES AND NOTICE PROVISIONS

The following warning clauses and notifications **shall be** included in **ALL** offers of purchase and sale for all lots and/or Blocks/Units, some of which may also be registered on title. The following Warning Clauses are preliminary conditions set forth by the Subdivider and are **subject to change as a result of final Municipal Approval**. The Purchaser(s) acknowledges and accepts all possible future changes and recognizes they may be required to sign and initial a revised set of Warning Clauses at a future time(s) as set forth by the Vendor which they hereby agree to provide forthwith following a request by the Vendor to do so.

This set of Warning Clauses supersedes any previous versions and is based on the warning clauses contained within the Subdivision Agreement

The Purchaser shall execute any and all acknowledgments and releases required by the relevant governmental authorities in accordance with the provisions of this Agreement.

The Purchaser is hereby notified of the following warning and notice clauses:

- (a) Purchasers are advised that the woodlot within Block 161, Plan 65M-3348, currently known as Vellore Tract Woodlot, is not owned by the Vendor and/or its affiliated or related company and therefore the Vendor has no control over such parcel of land, including whether or not such parcel of land will be developed. The Vendor makes no representation and/or warranty as to the current and/or future use of Block 161, Plan 65M-3348.
- (b) Purchasers are advised that the Property owner is required to maintain such owner's front, side and/or back yards and any fencing and/or retaining wall within the Property in accordance with the City of Vaughan's by-laws for yard and/or property maintenance, or otherwise in accordance with standards set by the Condominium Corporation from time to time. In the event that the Condominium Corporation has given such owner notice that the yard(s), fencing and/or retaining wall have not been maintained to such standard and such owner does not correct same forthwith, the Condominium Corporation may enter into such Property and complete such maintenance. All expenses incurred by the Condominium Corporation shall be paid by such owner on demand and failing payment, shall form a charge against the Property and in addition, may be collected in the same manner as common expenses.
- (c) The following provisions are required by the City of Vaughan:
  - (i) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.  
The City has not imposed an amount of a 'Tree Fee' or any other fee which may be charged as a condition of purchase for the planting of trees. Any 'Tree Fee' paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."
  - (ii) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.  
The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this Subdivision Agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."
  - (iii) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
  - (iv) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88, as amended, as follows:

- i) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 – 6.99 m <sup>1</sup>	3.5 m
7.0 – 8.99 m	3.75 m
9.0 – 11.99 m	6.0 m
12.0 m and greater <sup>2</sup>	9.0 m

<sup>1</sup> The Lot Frontage for Lots between 6 – 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of Zoning By-law 1-88.

<sup>2</sup> The Lot Frontage for Lots 12 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of Zoning By-law 1-88.”

- (v) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”
- (vi) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”
- (vii) “Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.”
- (viii) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this Subdivision Agreement.”
- (ix) “Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation features and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this Subdivision Agreement.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City or the Region of York, and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation features or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”

- (x) "Purchasers and/or tenants are advised that this Plan is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."
- (xi) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this Subdivision Agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."
- (xii) "Purchasers and/or tenants are advised that the multi-use recreational trail system is an integral and necessary part of the City's recreation and transportation system as identified in the 2020 Pedestrian and Bicycle Master Plan including access to the open space and park system for utilitarian purposes. The trails adjacent to the residential lots shall have a minimum of 10m setback from the rear lot lines or side yard boundaries and will be constructed at no cost to the City to the City's standards for multi-use recreational trails. The trails system shall also include appropriate signage to warn the users of the risks per City of Vaughan Trails systems guidelines."
- (xiii) "For all units adjacent to the municipal park (Comdel Park) and/or walkway:
- (A) "Purchasers and/or tenants are advised that there is an adjacent neighborhood park (Comdel Park) and that lighting and noise should be expected from the use of the park for recreation purposes and active use of adjacent outdoor facilities."
- (B) "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park, are prohibited"
- (C) "Purchasers and/or tenants are advised that the lot abuts a municipal park (Comdel Park), which may be subject to future redevelopment opportunities where additional/renewed recreational activities may be provided resulting in the potential for noise and/or lighting."
- (D) "Purchasers and/or tenants are advised that the lot abuts a publicly accessible pedestrian walkway, and the walkway may be subject to future redevelopment and maintenance that may result in increased usage, lighting and/or noise."
- (xiv) "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."
- (xv) For all lots/units abutting and adjacent to the municipal park (Comdel Park):
- (A) "Purchasers and/or tenants are advised that there is an adjacent neighborhood park (Comdel Park) and that lighting and noise should be expected from the use of the park for recreation purposes and active use of adjacent outdoor facilities."
- (B) "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park, are prohibited."
- (C) "The park may be subject to future redevelopment opportunities where additional/renewed recreational activities may be provided resulting in the potential for noise and/or lighting."
- (D) "Purchasers and/or tenants are advised that the lot abuts a municipal park, and the park may be subject to future redevelopment resulting in additional/revised and/or renewed recreational opportunities that may result in increased usage, lighting and/or noise."

- (xvi) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of the subdivision agreement. The City has taken a Letter of Credit from the Owner (9465 Weston Limited.) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of the subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."
- (xvii) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC and Innovation, Science and Economic Development Canada (ISED) authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
- (xviii) "Purchasers and/or tenants are advised that the Owner (9465 Weston Limited) has made a contribution towards recycling containers for each residential unit as a requirement of the subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers and/or tenants to the Owner for recycling containers purposes is NOT a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."
- (xix) "Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."
- (xx) "Purchasers and/or tenants are advised that air conditioner units are to be located on the lot in compliance with the provisions of the City of Vaughan By-Law 1-88."
- (xxi) For all lots/units within the development that may abut a public highway, laneway, walkway, park, open space or similar public space:  
"Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of Lots and Blocks abutting public lands, including public highways, walkways or other similar public spaces is a requirement of the subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (9465 Weston Limited.) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of the subdivision agreement.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance."

- (xxii) For all Potls within Block 1 of the development:

"Purchasers and/or tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of Environment, Conservations, and Parks noise criteria."

(xxiii) For all Potls within Blocks 2, 3 & 17 of the development:

“Purchasers and/or tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Municipality’s and the Ministry of the Environment, Conservation and Parks’ noise criteria.”

(xxiv) For all Potls within Blocks 2 & 3 of the development:

“This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment, Conservation and Parks’ noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MECP publication NPC-300.)”

(xxv) For all Potls within Blocks 1 & 17 of the development:

“This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment.”

(xxvi) For all Potls within Blocks 1, 2, 3 & 17 of the development:

“Purchasers are advised of the proximity of adjacent commercial facilities, the sound from which may at times be audible.”

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## SCHEDULE "X"

### 1. ADJUSTMENTS, REIMBURSEMENTS AND OTHER FEES

The balance due after credit of the deposits paid by the Purchaser to the Vendor (the "Deposits") shall be adjusted on the Occupancy Date (or adjusted on the Closing Date if so required by the Vendor) as to the items required by the terms of this Agreement (plus Applicable Taxes) which shall include, without limiting the generality of the foregoing, the following:

- (a) The Purchaser agrees to take all necessary steps to assume immediately on the Occupancy Date, charges for electricity, water, gas and other services, and the Vendor may recover any payments made by the Vendor on account of the Property from the Purchaser. The gas meter/water meter/electricity meter is/are not included in the purchase if it/they is/are not the Property of the Vendor. The Purchaser shall pay, or reimburse the Vendor for the cost of, the charge made for, or prepayments for, or security performance deposits relating to, any of the water, electricity or gas service, including, without limitation, the cost and/or installation of any meters, and the installation, connection and/or energization fees for any of such services. The Purchaser agrees to accept the utility suppliers designated by the Vendor. Subsequent to the Occupancy Date and prior to assumption of the Subdivision by the City of Vaughan (the "**Municipality**") (the term "**Subdivision**" meaning a plan(s) of subdivision to be registered (or registered) by the subdivider thereof (the "**Subdivider**") upon lands that comprise the Property as well as other nearby lands, if the Purchaser changes any or all of the utility suppliers, the Purchaser shall be responsible for the repair of any damage caused to the Property and neighbouring lands by such alternate utility suppliers and any costs incurred by the Vendor to restore the Property to the original state provided by the Vendor or Subdivider to restore the Property to the original state provided by the Vendor. The Purchaser shall pay, or reimburse the Vendor for any other prepaid or current expense, such as gas, electricity and water expenses; and any expenses, charges or costs paid or incurred by the Vendor or an affiliate or related company to bring, provide, deliver and/or make available services, systems and/or utilities to the Property and/or the Subdivision which may include, without limitation, infrastructure and related construction costs, including, without limitation, any expenses, charges or costs with respect to: roadway construction, sewer relocation works, the construction, connection or reconnection of sewers (storm and sanitary), sewer impost charges, the installation and/or connection of electricity, water and/or gas services (including, without limitation, any energization charges and any deposits required by any utility or service provider), and/or the installation of meters for any of the foregoing and the cost of such meters, notwithstanding that the Purchaser shall not own such meters. If the aforementioned expenses, charges and costs are not assessed against the Property directly, then the Vendor shall be entitled to a reimbursement for the foregoing, as may be apportioned by the Vendor, equally among all of the residential dwellings within the Subdivision, equally among all of the residential dwellings being marketed for sale by the Vendor within the Subdivision (said dwellings being referred to herein as the "**Project**") or in such other manner as the Vendor may elect;
- (b) Taxes, fuel, water rates, assessment rates and local improvements to be apportioned and adjusted with the Vendor being responsible for all such charges up to the Occupancy Date with the Purchaser being responsible for all such charges from and including the Occupancy Date. Where the Vendor has posted security for taxes, made payment for taxes or has been advised by the applicable authority that taxes will be billed to its account for the current year and/or following year, taxes shall be adjusted as if such sum had been paid by the Vendor notwithstanding that the same may not by the Occupancy Date have been levied or paid, subject, however, to readjustment upon the actual amount of said realty taxes being ascertained. In the event realty taxes have not been individually apportioned or assessed in respect of this Property and remain en bloc, then notwithstanding that such en bloc taxes may be outstanding and unpaid, the Purchaser covenants to complete this transaction and accept the Vendor's undertaking to pay realty taxes once individually assessed against this Property and agrees to pay on either of the Occupancy Date or the Closing Date (as selected by the Vendor) a deposit to be readjusted and to be applied on account of the Purchaser's portion of realty taxes applicable to this Property. The Purchaser's portion of realty taxes applicable to the Property may, at the Vendor's sole and absolute discretion, be based on its common interest or alternately, the Purchaser's portion may be allocated equally among all of the residential dwellings in the Project or in such other manner as the Vendor may elect, acting reasonably. Alternatively and at the Vendor's option realty taxes shall not be adjusted until individual residential dwelling assessments have been made. The Purchaser shall be responsible for all realty tax reassessments and/or supplementary tax bills relating to the Property subsequent to the Occupancy Date or the Closing Date if there is no Occupancy Date. Notwithstanding the foregoing, the Vendor shall not be obliged to make any readjustment of the foregoing deposit in the event that such readjustment is equal to or less than \$150.00;

- (c) The transaction levy surcharge imposed upon the Vendor or its solicitors by the Law Society of Ontario plus Applicable Taxes shall be reimbursed to the Vendor;
- (d) any enrolment and/or regulatory fees paid by the Vendor for the Property under, pursuant to or as a requirement or prerequisite of any governmental authority and any of the following: the Ontario New Home Warranties Plan Act (the "Warranty Act"), New Home Construction Licensing Act, 2017, the Act, the Condominium Management Services Act, or by any of the regulators or authorities pursuant to any of the foregoing, including, without limitation, the Tarion Warranty Corporation, the Home Construction Regulatory Authority and/or the Condominium Authority of Ontario;
- (e) a \$500.00, plus Applicable Taxes, administrative fee shall be charged to the Purchaser for any payment made for a deposit, occupancy fee or for any upgrades/extras and the like which is not honoured or accepted by the Purchaser's bank for any reason, including, without limitation, a cheque returned N.S.F. or upon which a "stop payment" has been ordered. At the Vendor's sole, absolute and unfettered discretion, such administrative fee may be charged to the Purchaser on the Closing Date or at the time such direct deposit or cheque is not honoured or accepted by the Purchaser's bank for any reason as aforesaid;
- (f) the amount of the development charges and education development charges paid by the Vendor with respect to the Property pursuant to the Development Charges Act, the Education Act or any successor or replacement legislation in excess of the amount of the development charges and education development charges that would have been payable by the Vendor with respect to the Property if same had been paid on June 1, 2025, plus Applicable Taxes thereon. If the amounts owing under this subsection are attributable, assessed against, charged or imposed against the Project as a whole and not against the whole or any part of the Property separately, then the Vendor shall be entitled to a reimbursement for the foregoing, as may be apportioned by the Vendor in accordance with Section 1(b) above. There shall be no credit or adjustment whatsoever in favour of the Purchaser in the event of any decrease in the amount of development charges and/or education development charges payable by the Vendor pursuant to the Development Charges Act, the Education Act or any successor or replacement legislation;
- (g) in addition to the amount set out in Section 1(f) above, the amount of any other levies, charges, payments, contributions, fees or assessments, including without limitation, any parks levies, cash-in-lieu of parkland dedication payments, community benefit charges, new development charges, new education development charges, public art contributions and/or impost charges, assessed against or attributable to the Property by the Municipality, a regional municipality, a transit authority, a public or separate school board or any other authority having jurisdiction under the Development Charges Act, the Education Act, the Planning Act and any other existing or new legislation, regulation, bylaw and/or policy of a similar nature, plus Applicable Taxes thereon. If the amounts owing under this subsection are attributable, assessed against, charged or imposed against the Project as a whole and not against the whole or any part of the Property separately, then the Vendor shall be entitled to a reimbursement for the foregoing, as may be apportioned by the Vendor in accordance with Section 1(b) above;
- (h) a \$200.00, plus Applicable Taxes, administrative fee shall be charged to the Purchaser for each sum that the Vendor permits to be paid to the Vendor's solicitor on account of the Purchase Price for the Property by wire transfer. All payments by wire transfer shall be made in strict accordance with the provisions of the Vendor's solicitor's wire transfer form, which may be amended by the Vendor's solicitor from time to time. All payments by wire transfer must also include the Vendor's bank's wiring fee and/or the Vendor's solicitor's bank's wiring fee. Without derogation from any other right or remedy of the Vendor, if such form is not complied with by the Purchaser, the Purchaser shall pay an additional adjustment of \$350.00, plus Applicable Taxes, as an administrative fee per occurrence;
- (i) a \$250.00, plus Applicable Taxes, administrative fee shall be charged to the Purchaser for each deposit cheque in the possession of the Vendor 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 said cheque. The Purchaser acknowledges and agrees that any deposit cheques that are exchanged for a replacement cheque shall, at the sole option of the Vendor, either be destroyed by the Vendor and not be returned to the Purchaser or the Purchaser's solicitor, or be returned by the Vendor to the Purchaser or the Purchaser's solicitor;
- (j) All proper readjustments shall be made after Closing, if necessary, forthwith upon written request. The Vendor and the Purchaser shall not be obliged to make any readjustment of any item in the event that such readjustment is equal to or less than \$50.00. Any monies owing to the Vendor pursuant to such readjustment 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 twelve (12%) percent per annum, calculated daily, 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. The Vendor may reserve a Vendor's Lien or Charge, following the Vendor's usual form, for unpaid purchase monies or adjustments or claims herein provided together with the interest thereon as provided for herein, and the Purchaser covenants and agrees to forthwith pay all costs in relation to said Vendor's Lien or Charge including, without limitation, the Vendor's solicitor's legal fees and disbursements and the cost to register said Vendor's Lien or Charge on title to the Property. The Purchaser hereby authorizes and directs the Vendor's solicitor to register such Lien or Charge on title to the Property and furthermore, on or before the Closing Date, the Purchaser shall sign an acknowledgment and direction and any other documents, if and as required by the Vendor and/or its solicitor, in their sole, absolute and unfettered discretion, in favour of the Vendor's solicitor authorizing and directing the Vendor's solicitor to register such Lien or Charge on title to the Property. The Vendor will upon request deliver to the Purchaser (for registration at the Purchaser's expense) a release of the Vendor's Lien or a discharge of the Vendor's Charge after such unpaid purchase monies or adjustments or claims herein provided, as applicable, together with the interest thereon as provided for herein have been received by the Vendor and upon payment of a discharge fee of \$500.00 plus Applicable Taxes;

- (k) The Purchaser shall provide a refundable security deposit in the amount of \$1,500.00 on the Occupancy Date (the "**Security Deposit**") to secure compliance with the Purchaser's obligations hereunder including, without limitation, the Purchaser's grading and Project damage covenants. The Purchaser and/or the Purchaser's designate does hereby agree that at the time of the PDI or such other time as may be set by the Vendor, the Purchaser and/or the Purchaser's designate will attend at the Property and upon such request, the Purchaser and/or the Purchaser's designate and Vendor mutually agree that they will attend at the Property to inspect with the Vendor the services and/or features installed by the Vendor or others and to compile a list of all existing damages or defects to the Project services and/or features, including buried or damaged water boxes and keys, damaged curbs or sidewalks, retaining walls, acoustic barriers, fences and other such applicable services and/or features. Such compiled list shall be signed by the Vendor and the Purchaser and/or the Purchaser's designate, and the Purchaser shall not under any circumstances be responsible for the cost of repair, rectification or replacement of such existing damages or defects and the Vendor shall not apply any portion of the Security Deposit paid by the Purchaser in compliance with this Agreement in respect of the repair, rectification or replacement of any such existing damages to the Project services and/or features. The Vendor's consulting engineer for this Project shall be the authority for the development of the Project as a whole and will determine responsibility and damages and costs therefore and in the event that the Vendor's consulting engineer determines the responsibility for the cost of repair, rectification and/or replacement is that of the Purchaser, then the Vendor will charge the Purchaser accordingly, save and except for those items listed on inspection as noted herein and the Purchaser agrees to abide by such engineer's decision and the Vendor will deduct the cost of such repair, rectification or replacement from the Security Deposit relevant thereto. Should the cost of such repairs, rectification or replacement EXCEED the value of the Security Deposit, then the Vendor shall be entitled to compensation from the Purchaser for the difference between the Security Deposit and such costs and the Purchaser shall pay such shortfall amount upon demand by the Vendor. The Security Deposit (or any balance thereof after applicable deductions as herein described) shall be released to the Purchaser(s) named in this Agreement after the delivery of a written request for such return by the Purchaser to the Vendor and after the LATER of the occurrence of the following events: (i) municipal assumption of Subdivision services and/or features; (ii) 18 months after the creation of the Condominium Corporation (as defined in Schedule "CEC" appended hereto); and (iii) the turnover of the Condominium Corporation pursuant to Section 43 of the *Condominium Act, 1998*;
- (l) In the event the Vendor has undertaken an obligation for project esthetic enhancement such as boulevard treatment or improvement, or landscaping (including tree planting), or Project entrance features, or corner lot fencing, or fences or retaining walls, in the Project, the Purchaser shall reimburse the Vendor as to the cost thereof for the Property, the cost to be absolutely determined and apportioned by the Vendor, said funds to be capped at no more than \$400.00, plus Applicable Taxes;
- (m) \$800.00 plus Applicable Taxes for the top coat of asphalt for a single driveway within the Property;
- (n) an amount paid by the Vendor to the Municipality and/or other governmental authority with respect to "Blue Boxes" or other recycling programs plus Applicable Taxes, such amount to be absolutely determined by statutory declaration sworn on the part of the Vendor shall be reimbursed to the Vendor;

- (o) The fee, plus Applicable Taxes, paid by the Vendor to Canada Post for the provision of mail delivery services to the Property by way of a central mailbox shall be reimbursed to the Vendor on the Closing. Said fee to be capped at no more than \$250.00 plus Applicable Taxes; and
- (p) In the event the Vendor has provided the Purchaser with a building or foundation survey, the Purchaser shall pay the Vendor same in the amount of \$500.00, plus Applicable Taxes as an adjustment on Closing; and
- (q) if requested by the Vendor or the Electricity Provider (as defined below), then the Purchaser agrees to enter into or assume a contract with the provider of electricity and/or the party monitoring consumption of electricity to the Property (the "Electricity Provider"), on the Electricity Provider's form, for the provision and/or metering of electricity services to the Property. The fees, costs and charges (including, without limitation, any rental, security deposit, administration, commodity and non-commodity fees/charges) for such electricity services and/or for monitoring consumption of same shall be adjusted for the month of Occupancy with the Purchaser being responsible for such fees, costs and charges from and after the Occupancy Date;
- (r) if requested by the Vendor or the Water Provider (as defined below), then the Purchaser agrees to enter into or assume a contract with the provider of water and/or the party monitoring consumption of water to the Property (the "Water Provider"), on the Water Provider's form, for the provision and/or metering of water services to the Property. The fees, costs and charges (including, without limitation, any rental, security deposit, administration, commodity and non-commodity fees/charges) for such water services and/or for monitoring consumption of same shall be adjusted for the month of Occupancy with the Purchaser being responsible for such fees, costs and charges from and after the Occupancy Date; and
- (s) if requested by the Vendor or the Gas Provider (as defined below), then the Purchaser agrees to enter into or assume a contract with the provider of gas and/or the party monitoring consumption of gas to the Property (the "Gas Provider"), on the Gas Provider's form, for the provision and/or metering of gas services to the Property. The fees, costs and charges (including, without limitation, any rental, security deposit, administration, commodity and non-commodity fees/charges) for such gas services and/or for monitoring consumption of same shall be adjusted Occupancy Date for the month of Occupancy with the Purchaser being responsible for such fees, costs and charges from and after the Occupancy Date.

In the event that the Vendor (or a company or person affiliated or related to the Vendor or a company or person acting as agent for and on behalf of the Vendor) receives any rebate, credit, recovery, adjustment, discount or similar benefit from any party or parties in respect of any item that the Vendor is entitled to charge the Purchaser for in accordance with this Agreement, then the Vendor (or a company or person affiliated or related to the Vendor or a company or person acting as agent for and on behalf of the Vendor) shall be entitled to retain any such rebate, credit, recovery, adjustment, discount or similar benefit for its own use and as its own property absolutely and shall not be obliged to credit or adjust with the Purchaser for any such rebate, credit, recovery, adjustment, discount or similar benefit.

## 2. PROJECT MATTERS

- (a) The Vendor, the subdivider (the "Subdivider") of the Subdivision or their servants or agents may, notwithstanding Closing of the Property, for such period after the Occupancy Date as is designated by the Subdivider and/or Vendor, enter upon the Property and the Project at all reasonable hours to enable completion or correction of sodding, fencing, corner lot screens or fences, project esthetic enhancement features, to inspect, repair, complete or rectify construction, grade and undertake modifications to the surface drainage, including installation of catch basins, without liability therefor, and the Transfer/Deed may contain such provisions.
- (b) The Purchaser will not alter the grading of the Property contrary to the municipally approved drainage pattern, and provided that lot grading has been completed in accordance with the municipally approved drainage and/or grading control plan, the Purchaser is estopped both from objecting thereto and from requiring any amendments thereto. If the Vendor has not undertaken to pave or finish the driveway pursuant to this Agreement, the Purchaser shall not pave or finish the driveway without the prior written consent of the Vendor and the prior written consent of the Subdivider and the Municipality, if required by a subdivision agreement or any other development, site plan, municipal agreement, or similar agreements with respect to the Subdivision and/or the Property (the "**Development Agreements**"). Following such approval and prior to completing the driveway, the Purchaser shall notify the Vendor in writing so that water keys/boxes can be located and raised, if necessary. The Purchaser covenants and agrees not to damage or alter any Project 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. The Purchaser agrees that neither the Purchaser(s) nor their successors or assigns shall construct or install a swimming pool, hot tub, underground sprinkler system, fencing, decking, curbs, retaining walls, landscape rocks, trees, shrubs, gazebos or other structures, nor shall the Purchaser alter or widen the driveway upon the Property until after the event of municipal assumption of Subdivision services, and after the Purchaser has made due application for (if applicable) any permits required for such work to the Municipality or any other authority with jurisdiction. The Purchaser agrees to remove such additions and/or improvements at its own cost upon the Vendor's request, failing which the Vendor may remove same at the Purchaser's expense. Any changes to the grading in contravention of the foregoing by the Purchaser shall result in the forfeiture of the Security Deposit and the Purchaser reimbursing the Vendor for any costs over and above the Security Deposit resulting from the Purchaser's contravention of the foregoing.

- (c) The Purchaser and/or the Purchaser's designate does hereby agree that at the time of the PDI or such other time as may be set by the Vendor, the Purchaser and/or the Purchaser's designate will attend at the Property and upon such request, the Purchaser and/or the Purchaser's designate and Vendor mutually agree that they will attend at the Property to inspect with the Vendor, from time to time, the services installed by the Vendor or others and to compile a list of all existing damages or defects to the Subdivision services, including buried or damaged water boxes and keys, damaged curbs or sidewalks, retaining walls, acoustic barriers, fences and other such applicable services. Such compiled list shall be signed by the Vendor and the Purchaser and/or the Purchaser's designate. The Vendor's consulting engineer for this Subdivision shall be the authority for the development of the Subdivision as a whole and will determine responsibility and damages and costs therefore and in the event that the Vendor's consulting engineer determines the responsibility for the cost of repair, rectification and/or replacement is that of the Purchaser, then the Vendor will charge the Purchaser accordingly for such costs of repair, rectification and/or replacement.
- (d) The Purchaser acknowledges that construction of the Dwelling may be subject to the requirements of the architect appointed by the Vendor (the "Vendor's Architect") and/or the Municipality and the Purchaser agrees to accept the Property subject to any changes, variations or restrictions now or hereafter imposed by the Vendor, the Vendor's Architect and/or the Municipality.
- (e) The Purchaser acknowledges that the dimensions, specifications, layouts and sizes of the Property and/or the Dwelling and that the exterior design of the Dwelling set out in this Agreement or on any schedule attached hereto or shown on any drawings, brochures, renderings or plans made available to the Purchaser on site or otherwise are approximate only and subject to change without notice. In the event the dimensions, specifications, layouts and sizes (including without limitation the exterior design of the Dwelling and/or the frontage, depth or area of the Property and/or useable floor space of the Dwelling are varied from those specified in the Agreement, or on any schedule attached hereto or shown on drawings, brochures, renderings or plans made available to the Purchaser on site or otherwise, as aforesaid, or any or all of the foregoing and provided the Property complies with municipal and other governmental requirements including zoning by-laws, the Purchaser agrees to accept all such variations without claim for abatement in the Purchase Price and this Agreement shall be read with all amendments required thereby. In addition to the foregoing, if minor variations to the size of the Dwelling including internal dimensions of any areas are made to the Dwelling the Purchaser shall accept such minor variations without any abatement to the Purchase Price. The Purchaser acknowledges that the Dwelling is a model type, and may not match the floor plans and elevations specified in the Agreement, or on any schedule attached hereto or shown on drawings, brochures, renderings or plans made available to the Purchaser on site or otherwise. In addition to and notwithstanding anything herein, the following alterations and adjustments may be made by the Vendor to the lot and model type selected by the Purchaser for any reason, and shall be deemed for all purposes to be minor or adjustable, and the Purchaser shall accept the dwelling constructed on the Property with any or all of the following changes without compensation: (a) a change in the front elevation of the Property that results in an increase or decrease in the number of steps to the front door and any change to the grading which affects or alters the steps and entry to the dwelling from the front door to the lot line of the Property; (b) the deletion or addition or relocation of any and all entry doors to the garage; (c) the relocation or the raising or lowering of the elevation of any other entry doors into the dwelling or the elevation of the laundry area; (d) the addition or deletion of steps into any and all of the rear yard, the side yard and the garage; (e) the installation of a threshold dividing rooms or living areas required by differences in surface elevations or floor materials; (f) the substitution of a door for a patio door, or a patio door for a door, (g) the substitution of a door or patio door for a window, or a window for a door or patio door; (h) the construction of the dwelling reversed to the layout shown on the model floor plans; (i) any other substitution by the Vendor permitted under this Agreement; or changes in the location in the basement of the furnace, the water tank, or other services; (k) a reduction in

the area of the dwelling within the tolerances permitted by the Tarion requirements; (l) any changes imposed by the Municipality or the architectural control architect, either before or after approval of the plans by either or both; (m) any other change that does not reduce the market value of the property as of the Closing Date; and/or (n) any other change that the Vendor's architect and/or technologist in his unfettered discretion considers minor, and the statutory declaration of the architect and/or technologist or his employee in charge of the Subdivision and/or Project shall be deemed to be conclusive and binding on the Purchaser. If the Vendor makes any other change that is not deemed minor or adjustable without compensation, the Purchaser's sale remedy shall be to complete the Closing and make a claim for compensation, measured by the reduction to the market value of the Property as of the Closing Date. **The Purchaser is notified of the following statement pursuant to the requirements of the applicable Home Construction Regulatory Authority Directive: "Note: Actual usable floor space may vary from the stated floor area".**

- (f) All exterior elevations and colours are architecturally controlled and approved. No changes whatsoever will be permitted to the aforementioned prior to assumption of the Subdivision by the Municipality, and the Purchaser hereby acknowledges notice of same and agrees to accept the exterior elevation and colour scheme as architecturally controlled and approved. Any changes to the aforementioned by the Purchaser shall result in the forfeiture of the Security Deposit and the Purchaser shall reimburse the Vendor for any costs over and above said deposits resulting from the aforementioned Purchaser's changes.
- (g) The Purchaser acknowledges and agrees that the parcel of land on which the townhome that is the subject of this Agreement is to be constructed will not necessarily be equal to any other parcel of land on which any other townhome (whether similarly sized or not) constructed by the Vendor. The Purchaser agrees to accept any such unequal division of such lot or block.
- (h) Project esthetic enhancements such as boulevard treatments, landscaping (including tree planting), entrance features, or corner lot fencing, or fences or retaining walls may be erected/placed/installed within the Project in accordance with municipally approved plans. Such project esthetic enhancements may not necessarily apply to/benefit all dwellings within the Project. The erection/placement/installation and/or spacing of project esthetic enhancements such as municipal trees and/or privacy fencing may be sporadic in accordance with municipally approved plans and the overall design objectives of the Municipality or Subdivider. Purchasers who do not receive/benefit from any project esthetic enhancements such as a municipal tree or privacy fencing are not entitled to any refund/abatement of any sums payable to the Vendor hereunder. In the event this Agreement, any schedule hereto or other matter obligates the Vendor to install or provide any of the features set out herein, such matters will be provided and installed at the times determined by the Vendor and shall not comprise outstanding deficiencies or matters with respect to the completion of the Dwelling, and the Purchaser specifically acknowledges, covenants and agrees that any such features shall be installed at the times determined by the Vendor in its sole and absolute discretion.

### 3. CONSTRUCTION

- (a) The Vendor will construct (if not already constructed) and complete upon the Property a dwelling (the "Dwelling") of the type hereinbefore indicated in accordance with the plans of the Vendor therefore and filed or to be filed with the Municipality in order to obtain a building permit set out in the Floorplans, Blockplans & Elevations annexed hereto. The Dwelling shall be deemed to be completed for the purposes of Occupancy when the requirements of the Tarion Addendum and Statement of Critical Dates have been met and the Purchaser agrees in such case to close this transaction without holdback of any part of the Purchase Price, on the Vendor's undertaking given pursuant to section headed "COMPLETION AND ONTARIO NEW HOME WARRANTIES INSPECTION" hereof to complete the Dwelling, and the Purchaser hereby agrees to accept the Vendor's covenant of indemnity regarding lien claims which are the responsibility of the Vendor, its trades and/or suppliers, in full satisfaction of the Purchaser's rights under the Construction Act, and will not claim any lien holdback on the Occupancy Date or Closing Date, as the case may be. If by reason of "Unavoidable Delay" as defined in or as otherwise permitted by the Tarion Addendum and Statement of Critical Dates the Vendor is required to extend the Occupancy Date, the Vendor shall be entitled to extend the Occupancy Date provided the Vendor complies with the provisions of the Tarion Addendum and Statement of Critical Dates in respect of such extensions. The Dwelling shall be deemed to be completed when all interior work has been substantially completed as determined by the Vendor and provided that the provisions of paragraph 10 of the Tarion Addendum and Statement of Critical Dates attached hereto have been complied with. The Purchaser agrees to complete this transaction notwithstanding any claims submitted to the Vendor and/or Tarion or otherwise in respect of apparent deficiencies or incomplete work.

- (b) Acceptance of construction, siting and grading by the Municipality shall conclusively constitute acceptance by the Purchaser. The Vendor shall have the right to substitute materials for those designated in the exterior elevation(s), plans and/or specifications provided the quality is equal or better, and also to make minor changes in exterior elevation(s), plans, siting and specifications, provided there is no objection from the Municipality.
- (c) The Purchaser acknowledges and agrees that architectural control of external elevations, driveway construction and location, boulevard tree planting, landscaping, acoustical barriers, corner lot fencing (including the location of such acoustical barriers and corner lot fencing), exterior colour schemes, corner lot and rear lot treatments, or any other matter external to the Dwelling designed to enhance the esthetics of the community as a whole, may be imposed by the Municipality and/or the Vendor/Subdivider. In the event the Vendor is required, in compliance with such architectural control requirements, to construct an external elevation for this Dwelling other than as specified in this Agreement, or amend the driveway construction, boulevard tree planting or landscaping plan for this Dwelling (all of which is hereinafter referred to as the "Amended Elevation"), the Purchaser hereby irrevocably authorizes the Vendor to complete the Dwelling 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. The Vendor shall have the right, in its sole, absolute and unfettered discretion, to construct the hereinbefore described Dwelling either as shown on the sales brochures, renderings and other plans and specifications approved by the Municipality or any other authority having jurisdiction over same, or, to construct such Dwelling on a reverse mirror image plan, including reversal of garage siting and reversal of interior floor plan layout. Construction of a reverse mirror image Dwelling plan 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 type hereinbefore described. Further, in the event the Vendor determines, at its sole, absolute and unfettered discretion, to construct the Dwelling at a grade level different than as depicted in the plans or drawings attached hereto, sales brochures, any marketing materials, renderings or any other plans and specifications whether or not approved by the Municipality or any other authority having jurisdiction over same, necessitating a step, landing or series of steps to the front door, side door, rear door, or any door from the garage (if any) to the interior of the Dwelling (notwithstanding that such step, landing or series of steps may encroach into the garage parking area and/or affect the interior floor area of the dwelling adjacent to such step, landing or series of steps) or to relocate and/or remove any side door, rear door or door from the garage (if any) to the interior of the Dwelling, the Purchaser hereby irrevocably agrees to accept such changes or deletions without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation as to construction of the Dwelling type hereinbefore described.
- (d) 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 with a walk-out basement, look-out or rear deck where so indicated in this Agreement, or vice versa. In the event this Agreement calls for a walk-out basement, look-out or rear deck and such is not possible or reasonable in the Vendor's opinion or in the event this Agreement does not call for a walk-out basement, look-out or rear deck and such is required, pursuant to final approved grading and engineering plans, the Purchaser shall accept a credit in the Purchase Price, or, pay the additional cost involved in constructing such walk-out basement, look-out or rear deck, as the case may be (such costs shall be absolutely determined by the Vendor).
- (e) The Purchaser acknowledges that certain lots within the Project may, at the Vendor's sole, absolute and unfettered discretion, require catch basins in the rear or front yard and associated leads, drainage systems, weeping pipe/sump pump systems, retaining walls, fencing, landscaping, sidewalks and other project enhancement features, and the Purchaser covenants and agrees that in the event the Property contains any of the foregoing items, on/after the Occupancy Date, the Purchaser shall maintain all such items in proper working condition. Additionally, the Purchaser is advised that electricity transformers, super mailbox, telecommunication pedestals, street light poles and hydrants may front onto or be located within certain lots (including the Property) within the Project. The Purchaser agrees to accept the Property subject to any catch basins and associated leads, drainage systems, weeping tile/sump pump systems, retaining walls, fencing, landscaping, sidewalks and other project enhancement features, and that electricity transformers, super mailbox, telecommunication pedestals, street light poles and hydrants required pursuant to the municipally approved plans, and the Purchaser covenants and agrees to maintain all foregoing items in proper working order in the event the Property contains such items.
- (f) In the event the Purchaser completes this transaction and occupies the Dwelling at a time prior to the Vendor completing all of its work or construction within the Project, the Purchaser covenants and agrees to permit the Vendor and its agents and subtrades to

enter upon the Property for the purposes of completing work on the Property, an adjoining property or other properties in the Project and the Purchaser shall not interfere with any work or construction being so performed by the Vendor, the Subdivider and their agents and subtrades. The Purchaser agrees that this covenant may be pleaded by the Vendor as an estoppel to any action or opposition by the Purchaser.

- (g) The Purchaser covenants and agrees that the Purchaser shall pay to the Vendor for all extras, upgrades or changes ordered by the Purchaser in accordance with the terms of any documents/agreements pertaining to the purchase of said extras, upgrades or changes and the Purchaser further acknowledges and agrees that such payment is non-refundable in the event that this transaction is not completed as a result of any default hereunder of the Purchaser. Until such payment is made by the Purchaser in full, the Vendor will not commence the installation of any such extras, upgrades or changes ordered. Payment for extras, upgrades or changes ordered by the Purchaser may be required prior to the Vendor's confirmation of the cost of such extras, upgrades or changes. The price and/or cost of such extras, upgrades or changes is not included in the Purchase Price. Any and all payments that the Purchaser makes towards the price and/or cost of such extras, upgrades or changes shall be treated as a further deposit and not as partial payment of the price and/or cost of such extras, upgrades or changes or partial payment of the Purchase Price. Notwithstanding anything herein contained to the contrary, the Purchaser acknowledges and agrees that if, upon the Closing Date, any of the extras, upgrades or changes ordered by the Purchaser remain incomplete in whole or in part or if the Vendor shall, in its sole, absolute and unfettered discretion, determine that it will not provide extras, upgrades or changes or cannot complete the extras, upgrades or changes then there may be refunded or credited to the Purchaser that portion of the amount paid by the Purchaser in connection with such extras, upgrades or changes allocated to those extras, upgrades or changes which remain incomplete in whole or in part as aforesaid, as determined by the Vendor in its sole, absolute and unfettered discretion. The Purchaser further acknowledges and agrees that any amount so paid to the Purchaser (or for which, in the alternative, in the Vendor's sole, absolute and unfettered discretion, the Purchaser received credit in the Statement of Adjustments) shall be accepted by the Purchaser as full and final settlement of any claim by the Purchaser with respect to the extras, upgrades or changes which remain incomplete as aforesaid. The Purchaser further acknowledges that the Vendor's liability with respect to such incomplete extras, upgrades or changes shall be limited to the return of the amounts referred to aforesaid and, thereafter, there shall be no further liability upon the Vendor in connection with such incomplete extras, upgrades or changes and upon such payment being made or credit being given, the Vendor shall be released from any and all obligation, claims or demands whatsoever with respect to such incomplete extras, upgrades or changes. In the event the Purchaser neglects to advise the Vendor forthwith upon request as to the Purchaser's selection of finishing specifications, or orders any extras, upgrades in interior finishings, or performs any work in or about the Dwelling which causes delay in the Vendor's construction operations, the Vendor may require the Purchaser to complete this transaction on the Closing Date herein set out without holdback of any part of the Purchase Price, on the Vendor's undertaking to complete any of the Vendor's outstanding work.
- (h) The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, floor tiles, roof shingles, brick, cement board, aluminum or vinyl siding, bathtubs, water closets, sinks, stone, stucco and other such products where the product manufacturer establishes the standard for such finishes. The Vendor is also not responsible for colour variations or variations in material characteristics or features such as veining, grain or grain direction, knotting etc. in natural products or the finishes on natural products such as but not limited to marble, granite, hardwood flooring, kitchen cabinets, wood stair railings, steps, spindles, trim, nosings, thresholds as well as stains or finishes applied to any of the aforesaid which colours may vary when finishes are applied to them. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product such as but not limited to toilet seats, toilets, bathtubs, cabinet finishes and paint and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that (i) carpeting may be seamed in certain circumstances and said seams may be visible; (ii) hardwood, laminate or other flooring materials may react to normal fluctuating humidity levels contributing to gapping or cupping, and (iii) there may be different levels of flooring which may require transition strips, nosings or thresholds, and the Purchaser agrees that in any of the forgoing eventualities are considered to be acceptable by industry standards and the Purchaser shall make no claim whatsoever against the Vendor in the event of same.
- (i) All dimensions and specifications and useable floor space on sales brochures and other sales aides are artists' concepts only and are approximate and subject to modification without prior notice at the sole, absolute and unfettered discretion of the Vendor in compliance with the Ontario Building Code. The designation of door swings, including

entrance doors and doors from the garage to the interior of the Dwelling, if any, in any schedules attached hereto or sales brochures and other sales aides are conceptual only and are subject to modification without prior notice at the sole, absolute and unfettered discretion of the Vendor. The Purchaser acknowledges and agrees that attic hatches or access points may be located within any location determined by the Vendor in its sole, absolute and unfettered discretion, including without limitation, within any hallway, room, closet or interior wall. In the case of the purchase of a townhome by the Purchaser (if applicable) the Purchaser acknowledges that: the concept plans displayed in the sales office and/or in promotional brochures or media (including any websites), do not necessarily represent any specific block to be built by the Vendor; the Vendor has not artistically rendered all block scenarios and combinations of model types available; final block plans will feature similar but not necessarily identical architectural details; variances from block to block will reflect, amongst other things, the number of lots in respective blocks, final siting combinations of actual model types within respective blocks, roof designs that evolve in conjunction with the combination of various model types constituting specific blocks, unit stepping due to grading within respective blocks and the location of required partywalls and firewalls (if applicable) per respective block plan. The location of mechanical installations, structural posts and beams may not be as shown (or not shown, as the case may be) on sales documentation and/or marketing materials and will be located in accordance with approved plans and/or acceptable industry standards and may result in room size or garage size reduction caused by the mechanicals being installed. 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 Occupancy Date. Accordingly, the Purchaser acknowledges that if the Agreement herein calls for the Vendor to install an air-conditioning unit, the Vendor has the right to install that unit, in accordance with the Agreement, within thirty (30) days after the Occupancy Date, weather permitting. 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 Occupancy Date.

- (j) Where any portion of any fence is within fifteen (15) centimetres 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. If any portion of any fence is not deemed to be a Permitted Encroachment (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 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 erected by any governmental authority, utility or railway or pursuant to any Development Agreements shall be deemed to be a Permitted Encroachment and the Purchaser agrees to maintain all such fencing to the satisfaction of the appropriate authority.
- (k) Where a dwelling type has a sunken foyer, landing or hallway leading to a front and/or rear porch (at the front and/or rear door entry), the ceiling area below the porch slab and other relevant areas will be reduced and this height may vary up or down, caused by the number of risers from the main floor to the dropped landing, as per applicable plan. Notwithstanding that the sales aids, such as brochure plans or sketches may refer to these areas as cold rooms, storage areas, cantinas or fruit cellars, they shall be treated and referred to as crawl space, notwithstanding that the Purchaser may be desirous of using this space for other purposes. The Purchaser hereby acknowledges these facts and accepts the Dwelling as built and will make no claims whatsoever relevant thereto. Furthermore, any reference to ceiling heights in this Agreement, the schedules attached hereto or in sales material shall mean the approximate height and such heights will be reduced by sound attenuation features, finishes of floors and ceilings and installations such as bulkheads, etc., as required and/or deemed necessary by the Vendor, at its sole, unfettered and absolute discretion.
- (l) In the event that the Dwelling includes stucco to be installed on the exterior of the Dwelling, the Purchaser acknowledges that there may be a variance or unevenness in accordance with the Tarion standards, which the Purchaser agrees to accept, without objection or claim for compensation. In the event that the Dwelling includes stucco to be installed on the exterior of the Dwelling, the Purchaser acknowledges that there may be variance in the colour of such stucco and that the Vendor shall choose, in its sole, absolute and unfettered discretion, the texture of such stucco, and the Purchaser agrees to accept same without objection or claim for compensation.
- (m) The Purchaser acknowledges and agrees that drainage holes may be required, as determined and where required by the Vendor, on all or any of the exterior finishing and/or cladding of the Dwelling.

- (n) The Purchaser acknowledges that certain lots located along the perimeter of the Project (or otherwise) will contain one-meter wide rear yard infiltration trenches. In the event the Property purchased herein contains any infiltration trenches, the Purchaser covenants and agrees to accept the Property subject to said trenches and the Purchaser covenants and agrees not to tamper with, harm or damage said trenches or the operation thereof. Further, the Purchaser covenants and agrees not to place any items (including softscape items such as plants, trees, shrubs and soil and the like, as well as hardscape items such as patios, sheds, walkways, pavers, planters and the like) upon the one-meter wide rear yard infiltration trenches.
- (o) The Purchaser covenants and agrees that the Purchaser will exhaust all the remedies available to him with Tarion (as defined below) with respect to any claim relating to defects in workmanship or materials or with respect to any other claim arising under the Warranty Act or in respect of the Tarion Addendum and Statement of Critical Dates annexed hereto, prior to pursuing any other means of redress with regard to such claims. In the event the Purchaser does not comply with the provisions of this subsection, or takes any unwarranted or unreasonable actions with respect to such claims, the Purchaser shall be held liable for any damages or costs (legal or otherwise) sustained by the Vendor as a result thereof.
- (p) The Purchaser acknowledges that due to the nature and extent of construction work which will be required to be undertaken by the Vendor on the Property in connection with the excavation, erection, and construction of the Dwelling, one or more trees may be removed from the Property or nearby lands within the Subdivision, such as street and boulevard trees, and others may or will suffer damage or destruction both before and after Closing, as a result of the removal, interference or the destruction of roots, contact with trunks by equipment or machinery or otherwise. The Purchaser hereby acknowledges, covenants, and agrees that the Vendor shall not be responsible or liable in any manner, whatsoever, for any loss or destruction to trees or for any loss or destruction to the property of the Purchaser howsoever caused nor shall the Vendor be responsible or liable for the removal of any trees or parts thereof, from the Property, at any time, whatsoever. It is understood and agreed that the Vendor has made no representation, warranty, guarantee, collateral agreement or condition whatsoever, regarding the preservation, removal, condition or health of trees on the Property.
- (q) Notwithstanding anything contained in this Agreement it is understood and agreed by the parties hereto that in the event that the Vendor cannot complete the herein transaction on the Closing Date other than as a result of the Purchaser's default, the Vendor shall not be responsible or liable to the Purchaser in any way for any damages or costs whatsoever including without limitation loss of bargain, relocation costs, loss of income, professional fees and disbursements and any amount paid to third parties on account of decoration, construction or fixturing costs, other than the delayed closing compensation set out in the Tarion Addendum and Statement of Critical Dates.
- (r) The Purchaser covenants and agrees to pay to the Vendor all amounts to correct and remedy all damage caused by the Purchaser or those for whom the Purchaser is in law responsible to any services installed within the Subdivision, which service shall, without limitation, include survey stakes, landscaping, trees, curbs, curb cuts, streets, roads, sidewalks, street signs, street lighting, sanitary and storm sewers and any underground services installed by or on behalf of any public or private utilities. The amounts so paid by the Vendor shall form and constitute a Vendor's Lien or Charge against the Property.
- (s) The Purchaser acknowledges and agrees that the Vendor may insert or add any items, including without limitation, windows, columns, conduits, beams, posts and/or bulkheads within the Dwelling and/or remove, change, delete, vary, alter or modify the number, size and location of any of the foregoing items from the number, size and/or location of same as displayed or illustrated in the sketch of the Dwelling attached hereto this Agreement of Purchase and Sale or any promotional material or information which may include, without limitation, sales brochure(s), model(s), rendering(s), vignette(s) and/or floor plan(s) previously delivered or shown to the Purchaser or to the public (regardless of the extent or impact thereof).
- (t) The Purchaser covenants and agrees that the Purchaser is a "home buyer" within the meaning of the *Construction Act* of Ontario, as may be amended, and the Purchaser shall not be entitled to request or demand that any holdback for construction liens be maintained for any portion of Purchase Price on the Closing Date.

#### **4. RENTAL EQUIPMENT**

The Purchaser acknowledges that while it may not currently be the express intention of the Vendor to have any equipment servicing the Property (save and except the equipment set out in Schedule "REN", which will be rented pursuant to the provisions of such Schedule "REN") (the "Equipment") rented to the Purchaser, the Purchaser acknowledges and agrees (i) that certain Equipment may, at the sole, absolute

and unfettered discretion of the Vendor, be rented to the Purchaser and the Purchase Price shall not be adjusted to reflect the fact that the Equipment shall remain chattel property, (ii) the Purchaser shall execute such rental documents as may be required by the Vendor, in its sole, absolute and unfettered discretion and such executed documents shall be delivered to the Vendor (or as it may otherwise direct) at such times as the Vendor may require, in its sole, absolute and unfettered discretion; and (iii) the terms of the rental documents may (or may not) contain buy-out options allowing the Purchaser to purchase the Equipment.

If any provider of the Equipment no longer rents the Equipment and if arrangements are not made with another supplier for the installation of the Equipment on a rental basis, then notwithstanding anything to the contrary in this Agreement, the Purchaser shall pay, as an adjustment on Occupancy, the cost of the Equipment, such cost to be determined by statutory declaration sworn on the part of the Vendor.

## 5. COMPLETION AND ONTARIO NEW HOME WARRANTIES INSPECTION

- (a) The Purchaser or its designate shall inspect the Dwelling, such inspection hereinafter referred to as the Pre-Delivery Inspection (the "PDI") prior to the Occupancy Date with a representative of the Vendor at a time appointed by the Vendor and the parties shall indicate on the face of the Warranty Act's Certificate of Completion and Possession Form (the "Certificate"), the approval of the Purchaser, which shall be subject only to the completion of seasonal work, and any items uncompleted, and listed thereon (or on an addendum thereto), and save as to such list the Purchaser shall be conclusively deemed to have accepted the Dwelling as complete in accordance with this Agreement. On or before the PDI, the Purchaser shall access and review all materials within the online Learning Hub of Tarion Warranty Corporation ("Tarion"), including, without limitation, any and all modules, brochures and/or other materials. The Vendor will complete all matters set out in the said Certificate as soon as reasonably practicable. Further, the Vendor agrees to rectify any defects in materials or workmanship covered by the Warranty Act's warranty issued to the Purchaser as soon as reasonably practicable after the same will have been called to the Vendor's attention by notice in writing and in accordance with the guidelines of Tarion. Except for the aforementioned inspection with the Vendor's representative, the Purchaser shall not enter (and shall not direct or cause anyone to enter) the Property and the Dwelling until the Purchaser has completed the Purchaser's obligations under this Agreement on the Occupancy Date. The Purchaser shall provide the Vendor with written notice, at least 5 days prior to the date appointed by the Vendor for the PDI, irrevocably appointing the Purchaser's designate, if any. If the Purchaser appoints a designate to the PDI, the Purchaser acknowledges and agrees that the Purchaser shall be bound by all of the documentation executed by such designate to the same degree and with the force and effect as if executed by the Purchaser directly. Furthermore, the Purchaser acknowledges that the Purchaser shall execute any confirmation or statements if and as required by the Vendor from time to time confirming the Purchaser has reviewed the online Learning Hub.
- (b) The completion of the foregoing inspection and the preparation and endorsement of the Certificate are conditions of the Vendor's obligation to complete this transaction. Failure by the Purchaser to attend at the appointed time for the inspection and to complete the Certificate shall be deemed to be a default by the Purchaser under this Agreement. The Vendor, at its sole option, may thereupon either terminate the transaction in accordance with the provisions set out in the paragraph(s) headed "Contract and Default" herein, or may elect to complete the Certificate on behalf of the Purchaser. The Purchaser hereby irrevocably nominates, constitutes and appoints the Vendor or any of its authorized signing officers to be and act as the Purchaser's lawful attorney in the Purchaser's name, place and stead for this purpose.
- (c) The Purchaser agrees to forthwith upon request do all acts and execute and deliver all documents, both before and after Closing, as may be required by the Vendor or the Municipality in connection with the acceptance of the Project as a whole by the Municipality.
- (d) Keys will be released to the Purchaser at the construction site or the sales office or from any other location designated by the Vendor, as the Vendor in its sole, absolute discretion determines, 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 o'clock (5:00) p.m. on that day, the Vendor may retain the keys and release same to the Purchaser on the next business day (in this Agreement the term "business day" or "business days" shall mean Monday to Friday, excluding statutory holidays in the Province of Ontario).
- (e) Notwithstanding what may otherwise be expressed in this Agreement, the Vendor covenants that on the Occupancy Date a written warranty in the Warranty Act standard form will be requested by the Vendor from the administrator of the Warranty Act. The Purchaser agrees to accept such warranty in lieu of any other warranty or guarantee, expressed or implied, it being understood and agreed that there is no representation,

warranty, guarantee, collateral agreement or condition precedent to, concurrent with, or in any way affecting this Agreement or the Property other than as expressed in the Warranty Act.

- (f) Notwithstanding the foregoing or anything contained in the said warranty, the Purchaser waives any right to any claim against the Vendor for damage to any ceilings or walls due to normal shrinkage and the Purchaser agrees that this Agreement may be pleaded by the Vendor in estoppel of any such claims by the Purchaser.
- (g) The Purchaser hereby releases the Vendor from any liability whatsoever in respect of water damage caused to the Purchaser's improvements, if any, and chattels stored in the Property, and acknowledges and agrees that the Vendor shall not be liable or responsible for any damage to improvements, chattels or décor caused by shrinkage, twisting or warpage, nor for any secondary or consequential damages whatsoever resulting from any defects in materials, design or workmanship related to the Property, nor for any item requiring rectification or completion in respect of which the Purchaser has attempted to complete or rectify on the Purchaser's own, and the Vendor's only obligation shall be to rectify any defects pursuant to the terms of this Agreement. The Purchaser agrees to remove at the Purchaser's expense any finishes and/or improvements made by the Purchaser as requested by the Vendor in order to enable the Vendor to do any completion or rectification work. In addition, if the Purchaser orders the installation of engineered flooring, laminate or a similarly offered product within the kitchen, the Purchaser acknowledges and agrees that product warranties and responsibilities of the Vendor will not extend to: (a) water damage; (b) damage from the installation and/or movement of appliances; and (c) other kitchen related issues arising from such installation.
- (h) The Purchaser acknowledges that the Property will be constructed to at least the minimum Ontario Building Code requirements. The Purchaser covenants and agrees the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials than what may be expressed herein or in the Warranty Act. The Purchaser hereby covenants and agrees with the Vendor that the Purchaser shall not, directly or indirectly, through any party whatsoever make any claim of any type whatsoever against the Vendor in respect of the Property or any other matter relating to the Property other than a claim pursuant to the Warranty Act. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or the Purchaser's successors in title against the Vendor.

## 6. OCCUPANCY

In accordance with the Tarion Addendum and Statement of Critical Dates, if the Property is occupiable before Closing, the Purchaser agrees to complete an occupancy closing on the Occupancy Date and take possession of the home in accordance with the occupancy terms contained in Schedule "C" of the Tarion Addendum and Statement of Critical Dates, which terms include the obligation of the Purchaser to pay an Occupancy Fee as prescribed therein.

## 7. TITLE

- (a) Provided the title is good and free from all encumbrances except as herein provided, and except as to building and other restrictions, and to any easement or right-of-way granted or to be granted for installation and/or maintenance of services, telecommunication, cable television systems, and all related or appurtenant equipment, mutual driveways, and for maintenance and repair of adjoining dwellings, if applicable. Furthermore, title to the Property may be subject to encroachments by portions of the buildings located on abutting lands, including eaves, eavestroughing, downpipes, or other attachments to the roofs, footings, drainage pipes, utility meters and other projections of the buildings, and the Purchaser further acknowledges that portions of the Dwelling may encroach onto abutting lands where the right to do so exists. The Purchaser accepts legal access to the subject Property even though it may be restricted by 0.3 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 60 days prior to the Closing, 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 and which the Purchaser will not waive this Agreement shall, notwithstanding any intermediate act or negotiations be void and the deposit monies shall be returned, with interest, and the Vendor and the Broker 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. The Purchaser acknowledges and agrees that the Vendor shall be entitled to respond to some or all of the requisitions submitted by the Purchaser through the use of a standard title memorandum or title advice statement prepared by the Vendor's solicitors and that the same shall constitute satisfactory manner of responding to the Purchaser's requisitions. Further, the Purchaser agrees that

in the event that any valid requisition is not sufficiently answered by the Vendor, then the requisition shall be deemed sufficiently answered if a title insurance policy, available for issuance to the Purchaser by any company which issues title insurance policies in Ontario, would insure over the title matter which is being requisitioned.

- (b) The Purchaser agrees to accept the Property subject to municipal regulations and restrictions now or hereafter affecting the ownership or use of the Property and the Purchaser shall observe and comply with the said regulations and restrictions and with the terms and obligations imposed by any subdivision or development agreement. The Purchaser agrees to accept title to the Property subject to any easements or licences for the installation of the maintenance of public or other utilities including, without limitation, telephone, electricity, gas, sewer, sump pumps, water and cable television, as well as any rights or easements reserved by the Vendor and/or granted in favour of other lands for maintenance purposes, drainage and roof overhangs, downpipes, footings, drainage pipes, sump pumps, utility meters and other projections of the Dwelling, if necessary on or about the Property. The Purchaser shall also accept title to the Property subject to any rights of entry in favour of the Subdivider, the Vendor, the Municipality or any other utility/service provider or public or private governmental authority. The Purchaser shall execute any easements required for the said purposes upon being requested by the Vendor both before or after Closing. The Purchaser acknowledges that the Transfer/Deed of the Property may reserve such rights and easements. In the event the Municipality or any other governmental authority or the Vendor requires the granting of maintenance and/or private drainage easements which have not been created on or before Closing, the Purchaser shall execute and deliver to the Vendor on Closing an Acknowledgement and Direction authorizing and directing the Vendor to register after Closing any such easements on behalf of the Purchaser. The Purchaser agrees to accept title to the Property subject to any easements, rights of way, licenses, agreements with the local municipality, regional or county municipality or other tier of municipal government having jurisdiction with respect to future services to be installed, or any other purpose.
- (c) In the event the Property abuts 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.
- (d) The Purchaser acknowledges that title may be conveyed directly from the Subdivider of the lands or from another person or entity (the "Transferor"), and not the Vendor, and the Purchaser hereby releases the Subdivider or Transferor, as the case may be, from all obligation, liability and responsibility whatsoever arising out of or associated with this Agreement, the construction of the Dwelling, the installation of all other improvements within the lot boundaries and the conveyance of title to the Property to the Purchaser, and the Purchaser agrees to execute and deliver on Closing a separate acknowledgment and release in favour of the Subdivider or Transferor, as the case may be, to this effect. Furthermore, in the event that the Vendor is not the registered owner of the Property, the Purchaser agrees to accept a conveyance of title from the registered owner in lieu of the Vendor's and the Purchaser acknowledges and agrees that the consideration shown on the transfer of title is the consideration paid by the Purchaser to the Vendor and not to such registered owner, and that such registered owner has no contractual or other obligation or liability whatsoever to the Purchaser. The Purchaser hereby release(s) such registered owner from all claims, demands, obligations, liability and responsibility whatsoever arising out of or associated with this Agreement, the construction of the Dwelling and any other improvements by the Vendor upon the above-mentioned lands and the conveyance of title to the Purchaser, and the Purchaser agrees to execute and deliver on the Closing Date a separate acknowledgment and release in favour of such registered owner to this effect.
- (e) In the event any mortgages are outstanding on Closing the discharge of which is the Vendor's obligation, the Purchaser agrees to accept the Vendor's solicitor's undertaking to obtain and register the discharge of the same within a reasonable period of time after Closing in full satisfaction of the Vendor's obligation in that regard.
- (f) The Purchaser agrees to confirm the name, address and telephone number of the Purchaser's solicitor to the Vendor or its solicitor in writing no later than ninety (90) days prior to the Occupancy Date. Should the Purchaser fail to confirm this information and/or during such 90 day period change solicitors, the Purchaser may be charged a fee plus Applicable Taxes on the Statement of Adjustments, as determined by the Vendor and/or its solicitor. The Purchaser agrees to provide the Vendor's solicitor with a written direction as to whom title is to be conveyed no later than sixty (60) days prior to the Occupancy Date, failing which, the Vendor is hereby directed to convey title to the Purchaser(s) set forth and named in this Agreement. Prior to Closing, the Purchaser covenants not to register this Agreement or any other document on title to the Property.

- (g) If, on or after registration of the Plan of Subdivision or such other land severance or lot creation process, the lot number or municipal address of the Property is changed, the Purchaser agrees to accept such variation in lot number and municipal address and this Agreement shall be read with all amendments required thereby.
- (h) The Purchaser agrees to accept title to the Property subject to any Certificates of Property Use, Notice of Requirement or other notices or directives of any governmental authority, including, without limitation the Ministry of the Environment, provided that the Vendor or the Property, as the case may be, is in compliance thereof.
- (i) The Purchaser agrees to accept title to the Property subject to any easements, rights-of-way, easement agreements and/or any other agreements with or in favour of the Ministry of Transportation and/or other governmental authorities.
- (j) The Purchaser agrees to accept title to the Property subject to any specific and/or blanket easements, right-of-way, easement agreements and/or other agreements with or in favour of utilities, other individual townhouse lots within the Project ("Potls", each individually a "Potl"), the Condominium Corporation (as defined in Schedule "CEC") and/or other applicable entities for installation and/or maintenance of services, telecommunication, cable television systems, and all related or appurtenant equipment.
- (k) The Purchaser agrees to accept title to the Property subject to any certificates, notices or other title registrations of the Ministry of the Environment or other authority relating to the environmental status of the property, including without limitation, any certificates of requirement or certificates of property use registered on title pursuant to applicable environmental legislation.
- (l) The Purchaser agree to accept title to the Property subject to any easements, rights-of-way, easement agreements and/or any other agreements with or in favour of Metrolinx, including without limitation, an environmental easement for operational emissions;
- (m) The Purchaser agree to accept title to the Property subject to any agreements with the City of Vaughan relating to, governing and/or pertaining to the discharge of water from the Condominium or any portion thereof.
- (n) The Purchaser agrees to accept title to the Property subject to any easements, rights-of-way, easement agreements and/or any other agreements with or in favour of the Ministry of Transportation and/or other governmental authorities.
- (o) The Purchaser agrees to accept title to the Property subject to any reciprocal easement and operating agreements, cost sharing agreements, easement and cost sharing agreements and/or reciprocal agreements.
- (p) The Purchaser agrees to accept title to the Property subject to any easements, rights-of-way, easement agreements, development agreements, subdivision agreements or site plan agreements and any other agreements with the Municipality or other governmental body or agency having jurisdiction, applicable by-laws whether registered or not.
- (q) The Purchaser agrees to accept title to the Property subject to any agreement(s), easement(s), covenants and restrictions between or among the Vendor on its behalf and on behalf of the owner(s) of improvements constructed or to be constructed on lands adjoining or in the vicinity of the Property and/or Project.
- (r) **The Purchaser agrees to accept title to the Property subject to any agreement(s), covenants and restrictions that prohibit or restrict, inter alia, any changes to landscaping on the Property and any changes to the esthetics of the external Dwelling features from that as provided by the Vendor.**

## 8. SUBDIVISION/DEVELOPMENT AGREEMENT REQUIREMENTS

- (a) The Purchaser acknowledges and agrees that title may on Closing 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, water mains 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 Closing or thereafter to obtain releases of such subdivision or other development agreements provided that the same have been complied with as of the Closing and the Purchaser shall satisfy himself as to compliance.
- (b) The Purchaser hereby acknowledges receipt of notice from the Vendor that the Vendor and/or the Subdivider or a company (or other entity) related, associated or affiliated with the Vendor, or any entity or person with the consent of the Vendor, may apply for rezonings, severances, part lot control exempting by-laws, minor variances, site plan

approvals, development approvals or official plan amendments or any similar applications with respect to the lands within, adjacent to or near the Project, the Purchaser and 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 rezonings, severances, part lot control exempting by-laws, minor variances, site plan approvals, development approvals, official plan amendments, signage by-law variances, signage approval applications or any similar applications. The Purchaser further acknowledges that the Vendor or a company (or other entity) related, associated or affiliated with the Vendor, or any entity or person with the consent of the Vendor, may make any such application without any further notice to the Purchaser or the Purchaser's successors and assigns. The Vendor shall have the right to remove any objection(s) made by the Purchaser, the Purchaser's successors and assigns, with respect to any such application and the Purchaser shall reimburse the Vendor for all legal fees, expenses and costs that it incurs as a result of such objection(s). The Purchaser covenants to include the provisions of this clause in any conveyance or disposition, other than a charge or mortgage, of the Property and upon request by the Vendor to assign the benefit of such covenant to the Vendor or a company (or other entity) related, associated or affiliated with the Vendor. The Purchaser shall insert this clause in all agreements of purchase and sale and leases in respect of the Property. The Vendor may, at its sole, absolute and unfettered discretion, register a restriction on title to the Property, for such term as determined by the Vendor in its sole, absolute and unfettered discretion, containing the terms of this provision or language similar thereto and/or include same in the transfer/deed to the Property. The Purchaser covenants and agrees to accept title to the Property subject to said restriction and to accept the transfer/deed containing this provision or language similar thereto.

- (c) The Purchaser acknowledges and agrees that the relevant governing authorities and/or any subdivision or development agreements may require the Vendor to provide the Purchaser with certain notices ("Notices"), including, without limitation, notices regarding land usage, landscaping, maintenance of fencing, school transportation, noise and vibration warning resulting from existing or proposed highways and public transportation systems or corridors, railways, garbage, buffers, school pick-up, transit routes, bus-stops and/or shelter locations, in some instances 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. Such Notices, when available, may be delivered to the Purchaser in accordance with the notice provisions herein and delivery in accordance with any methods described in said notice provisions shall be deemed to constitute appropriate notification of the Purchaser. The Purchaser agrees to be bound by the contents of any such Notices and covenants to execute forthwith upon request, an acknowledgment containing such Notices if and when requested to do so by the Vendor. In the event any subdivision agreement or other development, site plan or similar agreement is not registered as of the date of acceptance of this Agreement, and therefore the 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 and if the Municipality requires the Purchaser to receive a copy of the Notices, then a copy of the Notices as revised as necessary shall be delivered to the Purchaser in accordance with the notice provisions herein and delivery in accordance with any methods described in said notice provisions shall be deemed to constitute appropriate notification. Without limiting the generality of the foregoing, to the extent that any Notices are provided to the Purchaser by the Vendor after this Agreement has been made, such Notices shall be deemed to have been included in this Agreement at the time that this Agreement has been made. The Purchaser acknowledges and agrees that any Notices and warning clauses may be registered on title to the Property, at the sole, absolute and unfettered discretion of the Vendor. Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within dwellings, noise levels from increasing road traffic from nearby roadways may be of concern occasionally interfering with some activities of the dwelling occupants.
- (d) The Purchaser hereby unconditionally acknowledges that the Purchaser is aware of the above matters and warning clauses and the notices set out in this Agreement and any schedule attached hereto and confirms that the Purchaser does not object, in any manner whatsoever, to any of these matters and warning clauses nor to any of the notices set out in this Agreement or any schedule attached hereto nor will the Purchaser be entitled to raise any objections with respect to the above matters and warning clauses or notices set out in this Agreement and any schedule attached hereto and the Purchaser hereby waives and releases any claims that the Purchaser may have against the Vendor with respect to the above matters, warning clauses and the notices set out in this Agreement and any schedule attached hereto and any additional notices and warning clauses as referred to at a future date.
- (e) The Purchaser acknowledges and agrees that the notices and warning clauses set out in this Agreement, any schedule attached hereto and any additional notices and warning clauses as referred to in subparagraph (c) above may be registered on title to the Property

and may be included in the Creating Documents when registered, at the sole, absolute and unfettered discretion of the Vendor.

**9. DAMAGES BEFORE CLOSING**

All buildings and equipment shall be and remain at the Vendor's risk until Closing. In the event of any damage to the Dwelling, however caused, the Vendor shall be entitled to the insurance proceeds payable under any insurance policy coverage on the Dwelling.

In the event that the Property or the Dwelling are substantially damaged or destroyed, and the Vendor's lender requires that insurance proceeds be applied to reduce its loan rather than to the reconstruction of the Dwelling and the Vendor does not have alternative financing arrangements satisfactory to the Vendor, in its sole, absolute and unfettered discretion, then the Purchaser and Vendor agree that such event shall constitute a frustration of this Agreement and the Purchaser's deposits shall be returned to the Purchaser with interest as required by law, without deduction, and the Vendor shall not be liable for any costs and/or damages incurred by the Purchaser thereby whatsoever, including, without limitation, costs and/or damages arising from (or in connection with) the termination of this transaction, by virtue of the frustration of this contract.

**10. AFTER OCCUPANCY/CLOSING**

- (a) In the event that after taking possession of the Dwelling, the Purchaser shall complete and/or install any additions and/or improvements such as, but not limited to, porches, patios, plantings, paved driveways, pool or hot tubs, curbs or fences which are located within 6 feet of an external wall or within any area which interferes with the Subdivider or Vendor installing any required services, the Purchaser will remove such addition and/or improvements at the Purchaser's own expense within five (5) business days of written request from the Vendor and prior to the Vendor taking any corrective actions which it is required to take.
- (b) In the event that after taking possession of the Dwelling, the Purchaser shall complete and/or install any improvements, additions or alterations thereto, including, but not limited to, finishing basement, wallpapering, cabinetry and/or mouldings and/or finishings, porch finishes, pools or hot tubs, the Purchaser shall be required to remove such improvements, additions or alterations at the Purchaser's own expense, in the event that the Vendor shall be required to carry out any repairs or replacements to the Dwelling in the area of such improvements, additions or alterations.
- (c) The Purchaser acknowledges that grading and sodding shall be done between June and October (weather permitting and subject to availability of supplies) of any year as per the Vendor's scheduling program. The Purchaser agrees that the Purchaser shall be solely responsible for watering and general maintenance of sod from the Occupancy Date or from the date that sod is laid, whichever shall be the later, and the Vendor shall have no obligation in that regard. In the event the Vendor is, for any reason, required to replace laid sod, the Vendor shall not be obligated to do so until payment has been made therefor by the Purchaser and if so replaced, the Purchaser agrees to reimburse the Vendor for the costs and expenses of same as determined by the Vendor, which costs and expenses may be deducted from the Security Deposit at the Vendor's sole, absolute and unfettered discretion. Further, the Purchaser acknowledges that the order of occupancy of the Property and/or the order of completion or occupancy of other lots sold by the Vendor is not indicative of the order of sodding of the Property and said other lots.
- (d) The Purchaser covenants to occupy the Dwelling forthwith after the Occupancy Date. The Purchaser agrees not to finish the whole or any part of the basement of the Dwelling for a period of 24 months after the Occupancy Date or such longer period which is equivalent to the warranty period under the Warranty Act for basement repairs. The Purchaser hereby releases the Vendor from any liability whatsoever in respect of water damage to basement improvements and chattels stored in basement resulting from water seepage or leakage, including any consequential damages arising therefrom.
- (e) The Purchaser acknowledges that the Vendor has a master key for the Project and in the event that the Purchaser wishes to change any locks, the Purchaser may do so, at the Purchaser's own expense, any time after the Occupancy Date.
- (f) If settlement occurs due to soil disturbances around the Dwelling, the walkways, driveways and sodded areas, all minor settlements shall be the responsibility of the Purchaser, and the Vendor will rectify any major settlement once only, and such work, unless of an emergency nature, will be completed when reasonably feasible and according to the Vendor's work program and availability of materials and tradesmen's services. The Vendor is not responsible for any damage to the Dwelling which the Vendor considers of a minor nature by reason of such settlement.

- (g) No request by the Purchaser for homeowner service will be processed by the Vendor unless such request is in writing and pertains to a warrantable Tarion deficiency. In the event the Vendor is requested by the Purchaser to perform a homeowner service call for repairs and the Vendor determines in its sole, absolute and unfettered discretion that such repairs are not related to a warrantable Tarion deficiency, the Vendor shall not be required to attend to such service call. Further, if the Vendor attends at the Property for a service call and the Vendor determines, after attendance at the Property and in the Vendor's sole, absolute and unfettered discretion, that such service call is not related to a warrantable Tarion deficiency, the Purchaser shall pay to the Vendor the sum of \$350.00 per homeowner service call, plus the cost of all materials utilized by the Vendor, plus Applicable Taxes thereon.
- (h) The Purchaser agrees that after Closing, if required by the Municipality or any public or private utility such as the local electric authority, gas company, telecommunication or television system provider the Purchaser will grant an easement for the installation and maintenance of such utilities, including without limitation, for sewers, water mains, lines, electricity equipment and appurtenances, gas equipment and appurtenances, telephone equipment and appurtenances or any other similar installations.
- (i) The Purchaser agrees that the Purchaser will not, for a period of at least two (2) years from the Closing Date or assumption of the Subdivision by the Municipality, whichever is the later, plant any trees, shrubs, vines, hedges or other landscaping on the Property without the express written consent of the Vendor which consent may be withheld in the Vendor's sole, absolute, subjective and unfettered discretion. The Vendor shall have the right during such period to enter on the Property, without notice to the Purchaser, and to remove, without any liability whatsoever, any such trees, shrubs, vines, hedges or other landscaping planted on the Property in contravention of this Section without such act being a trespass.
- (j) If, after Closing, the Property is sold before the LATER OF: the municipal assumption of subdivision services within the Subdivision, the completion of all the Tarion warranty periods for the Property and 24 months after the Closing Date, the Purchaser shall ensure that this Agreement (and all schedules hereto) is attached to the sales agreement and make the new purchaser responsible for all the terms and provisions of this Agreement to be complied with by the Purchaser hereunder.
- (k) The Purchaser agrees that until all the properties, dwellings and/or other structures in the Subdivision are sold, the Vendor, the Subdivider and/or other vendors of properties, dwellings and/or other structures within the Subdivision shall have the exclusive rights to maintain model homes, signs, sales staff and marketing material(s) in the Subdivision and to show prospective purchasers through the Subdivision and through any unsold properties, dwellings, sales offices and/or other structures.

#### **11. BREACH OF CONTRACT**

Any breach by the Purchaser of any of the provisions of this Agreement shall entitle the Vendor, in addition to any rights or remedies that the Vendor may have in law or otherwise, to give notice to the Purchaser declaring this Agreement terminated, whereupon all deposit monies paid hereunder, and any monies paid for extras, shall be forfeited to the Vendor as liquidated damages and not as a penalty.

#### **12. SELLING, ASSIGNING, LEASING, LISTING ETC.**

- (a) The Purchaser covenants not to offer for sale, lease and/or transfer the Property, nor to sell, lease, assign or transfer the Purchaser's interest under this Agreement (or in the Property), nor to advertise, list, allow or cause to be advertised or listed for sale, lease, assignment or otherwise the Property or an interest under this Agreement on a listing service or sales service including, without limitation, the Multiple Listing Service ("MLS") or on, by or through any other publication or medium, including without limitation, any form of social media or through any website or application, until after acquisition of title to the Property on the Closing Date and the Vendor having received payment of all of the Purchase Price. The Purchaser acknowledges and agrees that once a breach of any of the preceding covenant occurs, such breach is (or shall be) incapable of rectification, and accordingly the Purchaser acknowledges and agrees that in the event of such breach, the Vendor shall have the unilateral right and option of terminating this Agreement effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default, shall apply.
- (b) The Purchaser represents to the Vendor (upon which representation the Vendor has relied in accepting the Purchaser's offer) that the Purchaser is purchasing the Property for the Purchaser's own personal use and not for investment, short term and/or speculative purposes.

- (c) The Purchaser covenants and agrees that it shall not place or allow to be placed any “for sale”, “for lease” or “for rent” signs within the Dwelling that are visible from the exterior thereof or upon any portion of the Property or lands adjacent thereto until the later of: (a) the closing of the herein transaction and (b) until all of the dwellings in the Subdivision have been sold, which occurrence shall be determined by the Vendor in its sole, absolute, subjective and unfettered discretion. In the event that the Purchaser places or allows to be placed any such signs in contravention of the aforementioned, the Vendor shall have the absolute right to enter onto the Property and remove such sign without such act being an act trespass and the Vendor shall not be liable to the Purchaser for such removal, either in contract, tort or otherwise. The aforementioned covenant of the Purchaser and right of the Vendor shall survive the closing of the herein transaction.

**13. UNLAWFUL WORKS**

- (a) In the event that the Purchaser shall without the consent in writing of the Vendor, enter upon the Property and carry out changes or additions to the Dwelling (the “**Unlawful Works**”) being constructed by the Vendor, the Purchaser will forthwith pay to the Vendor the amount incurred by it in order to correct any damages caused by the installation or existence of the Unlawful Works including, without limiting the generality of the foregoing, time lost by the resulting delays and interest on monies invested, and at the Vendor’s option it may declare this Agreement terminated. In addition to the foregoing, if the Unlawful Works shall be determined by any inspector having jurisdiction in that regard as not complying with the statutes, by-laws or regulations applying thereto, the Purchaser shall forthwith carry out any required work to remedy any such non-compliance and failing which, the Vendor, at its option may carry out such work at the expense of the Purchaser which the Purchaser shall pay to the Vendor forthwith upon written request for payment for same and/or at the option of the Vendor, it may declare this Agreement terminated. The Purchaser agrees that anything constructed by the Vendor which is not accessible due to the Unlawful Works shall not be covered under the Warranty Act’s warranties.
- (b) In the event that the Vendor shall choose the option as set forth above to declare the Agreement terminated, it shall be entitled to retain the Purchaser’s deposit paid plus the value of the Unlawful Works. The parties agree that the damages which may be suffered by the Vendor as a result of the Unlawful Works cannot be assessed monetarily and the retention of the deposit and Unlawful Works, shall be deemed to be liquidated damages and not a penalty. **THE PURCHASER ACKNOWLEDGES THAT THE UNLAWFUL WORKS SHALL NOT BE COVERED UNDER THE WARRANTY ACT’S WARRANTIES.**
- (c) The Purchaser covenants and agrees that it will not be entitled nor permitted to enter upon the Property prior to the Occupancy Date to supply any material and/or to perform any work or labour to or on the Dwelling or Property respectively. The Purchaser further covenants and agrees that the Vendor will not contract for the supply and installation of extras to the Dwelling to be constructed other than by way of written contract on a specific form supplied by the Vendor for that purpose.
- (d) The Purchaser shall not enter upon the Property at any time without the consent in writing of the Vendor or accompanied by a representative of the Vendor. Failure to comply with the foregoing shall constitute a trespass by the Purchaser on the Property and will entitle the Vendor to bring criminal or civil proceedings for such trespass against the Purchaser. In respect of any entry with the Vendor’s prior written consent or when accompanied by a representative of the Vendor, 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 indemnify the Vendor against any damages, losses and fines incurred as a result of non-compliance with this provision by the Purchaser.
- (e) The Vendor in its discretion may invite the Purchasers or one of them as the Vendor deems appropriate to visit and view the Dwelling with a representative of the Vendor prior to drywall installation provided that construction timing and weather conditions permit. The Purchaser covenants and agrees that should such entry be permitted by the Vendor, the Purchaser shall enter the premises at their own risk and 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 Vendor shall supply hard hat and safety boots to Purchasers at no expense to the Purchasers. The Purchasers covenant and agree that the Vendor assumes no responsibility nor any liability for any injury that may occur to any Purchaser and the Purchasers acknowledge and confirm that they assume all liability and responsibility for any injury which they may suffer or incur as a result of such entry. The Purchasers also acknowledge that such entry shall only take place in the presence of and under the supervision of a representative of the Vendor and any visit may be terminated by the Vendor’s representative in their sole and absolute discretion. The Purchasers further covenant and agree to execute any form of release prior to such entry that may be required by the Vendor. The Purchaser further

agrees to indemnify the Vendor against any damages, losses and fines incurred as a result of non-compliance with this provision by the Purchaser.

#### **14. CONTRACT AND DEFAULT**

The Purchaser shall be deemed to be in default under this Agreement if the Purchaser registers any instrument against title to the Property other than the transfer to be delivered by the Vendor, or if any lien, execution or encumbrance arising from any action or default whatsoever of the Purchaser is charged against or affects the Property.

The deposit monies are expressly deemed to be deposit monies only, and not partial payments. The Purchaser acknowledges that the deposits paid hereunder may be used by the Vendor, in the Vendor's sole, unfettered and subjective discretion, for the servicing/construction of the Property and/or the surrounding dwellings/lands.

If any (a) monetary default by the Purchaser occurs under this Agreement; or (b) any non-monetary default by the Purchaser occurs under this Agreement and such non-monetary default continues for 5 days after written notice thereof is given to the Purchaser or the Purchaser's solicitor, then the Vendor may retain all monies paid as liquidated damages without prejudice to any other rights and/or remedies available to the Vendor and the Vendor may thereupon terminate this Agreement. If the Vendor is required to pay any lien, execution or encumbrance, the Purchaser shall reimburse the Vendor for all amounts and costs so paid. Any monies owing to the Vendor (a) pursuant to this Agreement and not paid to the Vendor in accordance with the terms hereof; or (b) 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 bear interest at the rate of 12% per annum, calculated daily, not in advance, from the date of default with respect to any monetary default and from the date of written demand with respect to the aforesaid expenses. In the event this Agreement, in future, is amended in order to accelerate the Occupancy Date and/or Closing of the transaction or to change or alter the construction specifications of the Dwelling by giving the Purchaser a credit or reduction against the Purchase Price and the Purchaser fails to complete the transaction, all damages shall be assessed as if such amendment was not entered into. The Purchaser shall pay the Vendor's solicitor's fees in the amount of \$500.00 (plus Applicable Taxes and disbursements) for each letter or other form of notice sent to the Purchaser or the Purchaser's solicitor relating to any default by the Purchaser.

In the event that the person(s) executing this Agreement as Purchaser have done so for a disclosed or undisclosed beneficiary or principal, such person(s) executing this Agreement shall nevertheless be deemed and construed to constitute the personal indemnity of such person(s) so signing with respect to the obligations of the Purchaser herein and shall be fully liable to the Vendor for the Purchaser's obligations under this Agreement and shall not plead such agency, trust relationship or other relationship as a defence to such liability.

In the event that this Agreement is terminated and the Purchaser is entitled to the return of its deposits in accordance with this Agreement, the Purchaser acknowledges that the Vendor and any undisclosed beneficiary, agent or other person or corporation, shall not be required to return any amount paid by the Purchaser to the Vendor as Occupancy Fee. The Purchaser further acknowledges that the Vendor and any undisclosed beneficiary, agent or other person or corporation shall not be liable for any damages or costs whatsoever incurred by the Purchaser resulting from the termination of this Agreement including, without limitation, relocation costs, moving costs, professional fees and disbursements, opportunity costs, loss of bargain or other damages or costs incurred by the Purchaser, whether direct or indirect and the Purchaser further acknowledges that this provision may be pleaded by the Vendor as a complete defence to any claim, action or proceeding which may be made or brought against the Vendor and/or its agents and/or affiliates.

#### **15. COLOUR AND MATERIAL SELECTION**

- (a) Wherever in this Agreement that the Purchaser has the right to choose colours or materials, the Purchaser shall do so within ten (10) days after notification by the Vendor and the Purchaser shall make the Purchaser's selection of such colours and/or materials, whatever the case may be, from the Vendor's samples by way of an appointment with the Vendor or its designate and list same on the Vendor's colour selection form. The Purchaser shall conduct the selection of colours and/or materials in the manner set out by the Vendor in its sole, absolute and unfettered discretion, including without limitation, by electronic mail or similar electronic transmission, mail, personal attendance, video call/video conference, and at a time and location designated by the Vendor in its sole, absolute and unfettered discretion. The Vendor is not responsible for any errors in the selection of colours and/or materials arising from any limitations and/or restrictions in the methods, media, systems and/or technologies used to make such selections. If the Purchaser fails to attend such appointment, or cancels or reschedules such appointment with less than 72 hours notice, the Purchaser shall be charged a fee of \$500.00 plus Applicable Taxes on the Statement of Adjustments.

- (b) In the event that the Purchaser shall desire to select colours or materials from other than the Vendor's samples, the Vendor may, at its sole, absolute and unfettered discretion, allow the Purchaser to negotiate such colours or materials directly with the Vendor or the Vendor's subtrade or supplier. If the Vendor allows for such negotiation, the Purchaser must negotiate such colours or materials directly with the Vendor or the Vendor's subtrade or supplier as directed by the Vendor and attend to payment of any additional cost as a result of such choice to the Vendor or the Vendor's subtrade or supplier directly, as directed by the Vendor.
- (c) In the event that the Purchaser shall have made a choice of colours and/or materials from either the Vendor's samples or otherwise as aforesaid and because of lack of supply or other reasons the installation of such colour choice and material cannot be completed in accordance with the Vendor's construction schedule, the Purchaser shall choose alternate colours and materials within five (5) days of notification by the Vendor and in the event the Purchaser fails to make an alternate selection as aforesaid, the Vendor shall have the option of choosing the colours and materials and the Purchaser shall be obligated to accept same.
- (d) In the event that by the Occupancy Date the installation of the selected colours and upgraded materials to be performed by the Vendor or its subtrade(s) has not been completed, and as a result thereof the Dwelling has not been completed, then the Purchaser shall, notwithstanding such incomplete work, complete the transaction on the Occupancy Date and/or the Closing Date and shall pay the full amount required to be paid on Closing in accordance with this Agreement, notwithstanding that an occupancy permit may not be available as a result thereof.
- (e) In the event that the Purchaser shall not have made the Purchaser's selection within ten (10) days after notification by the Vendor or an extended date acceptable to the Vendor, then the Vendor shall have the option of choosing the colours and materials for and on behalf of the Purchaser and the Purchaser agrees to accept same. The Purchaser shall further be charged a fee of \$1,000.00 plus Applicable Taxes on the Statement of Adjustments for the Vendor's administrative fee for choosing colours and materials on behalf of the Purchaser.
- (f) In the event that the Purchaser has installed or has requested the Vendor to install a different floor covering than that which the Vendor would normally install in the Dwelling, then the Purchaser agrees that if any defects should come to light for which the Vendor is normally responsible and repairs to which require the removal of the said floor covering, the Vendor will not be responsible to effect such repairs. For purposes of this Agreement "floor covering" shall mean any type of finished floor covering which is normally placed on the sub-floor and without limiting the generality of the foregoing, shall include tile, hardwood, laminate, natural stone, terrazzo, ceramic and porcelain.
- (g) Where omissions occur on the original colour and/or materials selection sheet, the Purchaser acknowledges that selection by the Vendor will be final.
- (h) The Purchaser agrees that if after having made the original colour and/or materials selections the Purchaser does make a change erroneously or otherwise, the Purchaser will be deemed responsible for all errors resulting from any double and/or erroneous selections.
- (i) The Purchaser further agrees that in the event that the Vendor has preselected colours prior to the purchase herein of the Property, the prescribed colours shall be final notwithstanding that the Purchaser may have completed a colour selection/chart.
- (j) In the event that any of the terms and conditions stated on a contract, addendum or schedule requesting extras, upgrades or changes (the "Options and Upgrades Agreement") are in conflict or contradiction of any terms or conditions stated in this Agreement, it is hereby agreed that the terms and conditions stated on the Options and Upgrades Agreement shall take precedence over the terms and conditions of this Agreement provided such provisions do not conflict with the provisions of the Tarion Addendum and Statement of Critical Dates annexed hereto, in which case the provisions of the Tarion Addendum and Statement of Critical Dates annexed hereto shall be read to form part of the Options and Upgrades Agreement in the place and stead of the conflicting or contradictory provisions thereof. Without limiting the foregoing, the Vendor and Purchaser agree that the provisions of the Tarion Addendum and Statement of Critical Dates annexed hereto shall prevail over any provision contained in this agreement, in any amendment to this Agreement or in any other document between the Vendor and Purchaser in relation hereto that derogates from, conflicts with or is inconsistent with the provisions of the Tarion Addendum and Statement of Critical Dates annexed hereto.
- (k) The Purchaser agrees that if after having made the original colour and/or materials selections and/or having made signed the Options and Upgrades Agreement the Purchaser

wishes to make changes to such colour and/or materials selections or such Options and Upgrades Agreement, the Purchaser shall be charged a fee of \$1,000.00 plus Applicable Taxes on the Statement of Adjustments for the Vendor's administrative fee for such changes.

## 16. MODEL HOMES

- (a) The Purchaser acknowledges that the Purchaser has purchased the Dwelling on the basis of plans appended to this Agreement and not from a model, vignette, sales office samples or 3D or virtual renderings, modelling or illustrations. The Purchaser acknowledges that the model homes, if any, may have items installed for decor purposes, such as, but not limited to, upgraded flooring materials, ceramic tile, hardwood, laminate, carpet, paint, kitchen cabinets, countertops, lighting and fixtures, driveways, walkways, railings and pickets, skylights, entry doors, interior doors, paneling, wallpaper, window treatment, drapes, curtains, plumbing supplies, intercom systems, alarm systems, smart home features, appliances, landscaping, underground sprinkler systems, underground lighting, decks and finished basements. The Purchaser acknowledges and agrees that these decor items will not be included in the Purchase Price and that the contract will consist of only those items listed on Schedule "A" annexed hereto.
- (b) Notwithstanding anything herein written, if at the time that this Agreement is executed, the Dwelling constructed on the Property has already been substantially completed, the Purchaser shall purchase the Property in an "as built" and "as-is, where-is" condition without regard to its state of repair and condition rather than in accordance with any other understandings, agreements, representations, covenants and warranties herein contained. The Purchaser covenants and agrees to and with the Vendor that it shall complete the transaction notwithstanding any of the foregoing.
- (c) Furthermore, in the event that the Dwelling has been used as a model or show home, the Purchaser acknowledges that the subject premises has been used extensively as a "Model" or "Show" home, and as such, has been subjected to the normal wear and tear associated with that purpose. Unless otherwise specifically agreed in writing, no refinishing shall be done by the Vendor on the subject premises and the purchaser agrees to accept the Dwelling on closing on an "as-is" basis. For the purposes of clarity only, and without restricting the generality of the foregoing, the Purchaser hereby waives any claim in respect of scratched floors, counters or plumbing fixtures; or, sun-faded paint and stain colours.

## 17. HST CLAUSE

The Purchaser and Vendor agree that the harmonized sales tax (the "HST") applies to this transaction and the Purchase Price includes the HST, net of the federal and Ontario new housing rebates or the like (collectively the "Rebate"). The Purchaser shall assign in a form required by the Vendor and/or by any of the Government of Canada, Government of Ontario and/or any other governmental and/or tax authority (collectively, the "Government") to the Vendor (or to such other party as the Vendor may otherwise require or direct) all of the Purchaser's right, title and interest in the Rebate to which the Purchaser is entitled. In connection with such assignment, the Purchaser shall deliver to the Vendor (or to such other party as the Vendor may otherwise require or direct), upon request by the Vendor, on or after the Closing Date, such application, documents and affidavits as may be required by the Vendor and/or the Government to establish the Purchaser's entitlement to the Rebate. If the Purchaser is not entitled to the Rebate for any reason whatsoever or if the Rebate is reduced or withdrawn by the Government and not replaced with an amount equivalent to the amount of the Rebate to which the Purchaser is entitled by the Government or if the Rebate is not or cannot be assigned to the Vendor (or to such other party as the Vendor may otherwise require or direct) or the Rebate is claimed and payment/credit of the Rebate to the Vendor (or to such other party as the Vendor may otherwise require or direct) is denied by the Government or if, following the Closing Date, the Vendor (or such other party identified by the Vendor) believes that the Purchaser does not qualify for the Rebate for whatever reason, including, without limitation, a request for a status certificate or the Property being offered, listed or advertised for sale, lease or transfer privately or otherwise on a listing service system, then, the Purchaser shall forthwith upon demand by the Vendor pay to the Vendor (or to such other party as the Vendor may otherwise require or direct) an amount equal to the Rebate or the amount so reduced or withdrawn and until so paid, the amount of the Rebate shall form a charge against the Property which charge shall be recoverable by the Vendor (or by such other party identified by the Vendor) in the same manner as a mortgage in default. If the Vendor (or such other party identified by the Vendor) does not receive the full benefit of the Rebate for any reason whatsoever, whether or not as a result of the Purchaser's acts or omissions, the Purchaser shall indemnify and save the Vendor (or such other party identified by the Vendor) harmless in the amount that the Vendor (or such other party identified by the Vendor) would have been entitled to had such Rebate been received, together with all interest and penalties thereon, and all losses, costs, damages and liabilities which the Vendor (or such other party identified by the Vendor) may suffer, incur or be charged with in connection therewith, as a result of the Purchaser's failure to qualify for the Rebate, or as a result of the Purchaser having qualified initially but being subsequently disentitled to the Rebate, or as a result of the inability to assign the benefit of the Rebate to the Vendor (or to such other party as the Vendor may otherwise require or direct), or as a result of the ineffectiveness of the documents purporting to assign the benefit of the Rebate to the Vendor (or to

such other party as the Vendor may have otherwise required or directed), which indemnity shall survive the Closing Date. Notwithstanding anything herein contained to the contrary, the Vendor shall have the right to register a Vendor's Lien or Notice for the amount of the Rebate against the Property immediately following the Closing Date to secure the Vendor's entitlement (or the entitlement of such other party as may be identified by the Vendor) to the Rebate as herein provided. The Purchaser acknowledges and agrees that the Purchaser shall not be entitled to any refund, credit or abatement in any manner whatsoever should the HST, or any portion thereof, not apply to this transaction for any reason whatsoever. The HST that is included in the Purchase Price is based on the federal portion and the provincial portion of the HST at the rates of 5% and 8%, respectively. If either or both of the rates increase, the Purchaser shall be responsible for the increase and shall pay same as an adjustment on the Closing Date, and if either or both of the rates decrease, the Purchaser shall not be entitled to any abatement or reduction of the Purchase Price. Notwithstanding that the Purchase Price is inclusive of the HST net of the Rebate as aforesaid, the Purchaser, shall, at the Purchaser's own cost and expense, be responsible for the payment of the HST and all other taxes, value added taxes, sales taxes, use taxes or transfer taxes and any increases thereof which may be applicable (collectively the "Applicable Taxes") on all closing adjustments and amounts payable for extras, changes, upgrades, fees and charges.

If the Vendor (or such other party identified by the Vendor) believes, for whatever reason, that the Purchaser does not qualify for the Rebate, regardless of any documentation provided by or on behalf of the Purchaser (including any statutory declaration sworn by the Purchaser) to the contrary, and the Vendor's (or such other party identified by the Vendor) belief or position on this matter is communicated to the Purchaser or the Purchaser's solicitor on or before the Closing Date, then notwithstanding anything hereinbefore or hereinafter provided to the contrary, the Purchaser shall be obliged to pay to the Vendor (or to whomsoever the Vendor may in writing direct), as an adjustment on Closing (or such other manner as may be determined by the Vendor in its sole, absolute and unfettered discretion), an amount equivalent to the Rebate, in addition to the Purchase Price. In those circumstances where the Purchaser maintains that the Purchaser is eligible for the Rebate despite the Vendor's (or such other party identified by the Vendor) belief to the contrary, the Purchaser shall (after payment of the amount equivalent to the Rebate as aforesaid) be fully entitled to file the rebate form directly with (and pursue the procurement of the Rebate directly from) the Canada Revenue Agency. Regardless of whether or not the Purchaser is a registrant under the Excise Tax Act, the Purchaser shall not be entitled to self-assess the HST payable in respect of this transaction.

The Purchaser acknowledges and agrees for any matter related to HST that is applicable to this transaction, including without limiting the generality of the foregoing, the Rebate, that the Vendor may designate another person (including the Subdivider or any party in which the Vendor is acting as the disclosed or undisclosed agent for when it entered into this Agreement of Purchase and Sale) to be listed as a party to the HST documentation and the Purchaser agrees to execute such HST documentation notwithstanding that a party other than the Vendor may be the recipient, addressee or beneficiary of the Rebate. Where the Vendor determines that such HST documentation is incomplete, incorrect or insufficient for the Rebate to be claimed, the Purchaser, without limiting the generality of Section 32, hereby irrevocably nominates, constitutes and appoints the Vendor (and any other party as may be directed by the Vendor) as its duly authorized attorney, agent and representative to amend, correct and complete, as applicable, such HST documentation including the Rebate form.

#### **18. AGREEMENT CONDITIONAL**

This Agreement and the transaction arising therefrom are conditional upon compliance with the provisions of the Planning Act of Ontario, and amendments thereto at the Vendor's expense.

#### **19. AGREEMENT NOT TO BE REGISTERED**

The Purchaser acknowledges this Agreement confers a personal right only and not any interest in the Property and that the registration against title of any notice or caution or other reference to this Agreement or the Purchaser's interest is likely to cause inconvenience and prejudice or irreparable harm to the Vendor and other purchasers of dwellings within the Project. If any such registration occurs, the Vendor may terminate this Agreement forthwith and take full forfeiture of the Purchaser's deposits as liquidated damages and not as a penalty. Further, the Purchaser hereby irrevocably consents to a court order removing such registration and agrees to pay all Vendor's costs and expenses in obtaining such court order including, but not limited to, fees of its solicitors on a full indemnity basis together with any Applicable Taxes thereon. Additionally, the Purchaser hereby irrevocably nominates, constitutes and appoints the Vendor or any of its authorized signing officers to be and act as the Purchaser's lawful attorney in the Purchaser's name, place and stead, without liability or claim, for the purpose of removing any such registration from title.

#### **20. TENDER**

Any tender of documents or money may be made by the Vendor upon the Purchaser hereto or upon the respective solicitor, will be deemed to be good and valid if made in accordance with the provisions of paragraph herein headed "ELECTRONIC REGISTRATION". The Vendor shall not be required to register any discharge of any outstanding mortgage, charge or other encumbrance not being assumed by the

Purchaser on the Closing Date, in order to validate or perfect the Vendor's tender upon the Purchaser, and need only make arrangements to discharge same in accordance with the provisions of paragraph headed "TITLE" herein in the event that the Purchaser completes this transaction. The parties agree that payment of monies must be made or tendered in such form and by such method as may be directed in writing by the Vendor, in its sole, absolute and unfettered discretion. Unless otherwise directed, in accordance with the foregoing, payment shall be made by way of the Purchaser's solicitor's certified cheque drawn on such solicitor's trust account, which trust account must be with one of the Schedule "I" Banks in Canada and which solicitor must be both in good standing with the Law Society of Ontario and an authorized ERS user. The Purchaser further acknowledges and agrees that the Vendor shall not be required to provide any key(s) as part of any tender made by it and that this Agreement provides for the release of keys on or following Occupancy.

Notwithstanding anything contained herein to the contrary, in the event the Purchaser or the Purchaser's solicitor advise the Vendor or the Vendor's solicitors, on or before the Closing Date that the Purchaser is unable or unwilling to complete the purchase of the Property or take occupancy of same, the Vendor is relieved of any obligation to make any formal tender upon the Purchaser or the Purchaser's solicitor and the Purchaser may exercise forthwith any and all of its right and remedies provided for in this Agreement and at law.

## **21. EXTENSION AND TERMINATION**

- (a) The Purchaser acknowledges that the Occupancy Date as described in this Agreement may be extended in accordance with the Warranty Act and the Tarion Addendum and Statement of Critical Dates.
- (b) Forthwith upon any termination of this Agreement the Purchaser shall execute and deliver to the Vendor the form of Mutual Release and Termination Agreement that may be required by the Vendor and/or Tarion in the circumstances of such termination.
- (c) The Vendor shall have the option, in its sole, absolute and unfettered discretion, to extend the Firm Occupancy Date or Delayed Occupancy Date (as set out in the Tarion Addendum and Statement of Critical Dates hereof), as the case may be, for one business day to avoid the necessity of tender where the Purchaser is not ready to complete the transaction on either of such dates.
- (d) The Closing Date, once established by the Vendor, may be extended or accelerated from time to time by the Vendor.

## **22. AGREEMENT NOT TO MERGE WITH TRANSFER**

All of the covenants, warranties and obligations contained in this Agreement to be performed by the Purchaser and all of the Purchaser's acknowledgments, waivers, releases and indemnities contained in this Agreement shall survive Closing and completion of this transaction and shall remain in full force and effect notwithstanding the transfer of title to the Property to the Purchaser. It is provided that in the event of a breach of any covenant, warranty or obligation contained in this Agreement to be performed by the Purchaser, the Vendor shall be entitled, at its option, to declare this Agreement terminated and to retain all amounts paid by the Purchaser without prejudice to any other rights of the Vendor arising from that breach.

## **23. WAIVER**

No provision of this Agreement may be waived by either party except in writing. The waiver of any of the provisions hereunder shall not affect the right of either party to enforce all other provisions not so waived.

The Purchaser acknowledges and agrees that the covenants and obligations of the Vendor contained in this Agreement shall be those of the Vendor only. The Purchaser further acknowledges and agrees that in the event that the Vendor has entered this Agreement as a trustee or agent for and on behalf of an undisclosed beneficiary or principal, whether or not so stated herein, there shall be no liability on such undisclosed beneficiary or principal and the only recourse or remedy that the Purchaser shall have on default by the Vendor herein is against the Vendor and the Property, the Purchaser hereby waiving any and all rights of recovery or recourse against such beneficiary or principal whether in law, equity or otherwise. The Purchaser further acknowledges and agrees that this acknowledgment, agreement and waiver may be pleaded as an estoppel and bar against the Purchaser in any action, suit, application or proceeding brought by or on behalf of the Purchaser to assert any of such rights of recovery or recourse against any such beneficiary or principal.

## **24. SUBORDINATION AND ASSIGNMENT OF AGREEMENT**

The Purchaser agrees that this Agreement shall be subordinate to and postponed to any mortgages arranged or to be arranged by the Vendor and any advances thereunder from time to time, and to any easement, service agreement and other similar agreements made by the Vendor concerning the property or lands. The Purchaser agrees to do all acts necessary and execute and deliver all necessary documents

as may be reasonably required by the Vendor from time to time to give effect to this undertaking and in this regard the Purchaser hereby irrevocably nominates, constitutes and appoints the Vendor or any of its authorized signing officers to be and act as the Purchaser's lawful attorney in the Purchaser's name, place and stead for the purpose of signing all documents and doing all things necessary to implement this provision.

The Vendor may assign this Agreement and its covenants and obligations herein to a third party including any lender (i.e. a chartered bank, trust company or other lending entity), provided following such assignment, the Vendor shall notify the Purchaser of such assignment. Such assignment shall be in a form prescribed or approved by the Vendor and upon notification of assumption of this Agreement and such assignment to the Purchaser, the Vendor shall be automatically released from all obligations arising pursuant to this Agreement and the assignee shall continue from the date of such assignment as the Vendor as if it had been the original party to this Agreement. As it relates to an assignment of this Agreement to a lender as aforesaid the lender's liability shall be limited as provided for in the assignment.

## **25. ACCEPTANCE**

This Offer by the Purchaser when accepted by the Vendor shall constitute a binding agreement of purchase and sale, without requiring notice of such acceptance to be delivered to the Purchaser prior to such time. Without limiting the generality of the foregoing, acceptance of this Offer (or any counter offer with respect thereto) may be made by way of telefax transmission, pdf electronic mail or similar electronic transmission, reproducing the original, provided all of the necessary signatures and initials of both parties hereto are duly reflected on (or represented by) the telefaxed, emailed or electronic copy of the Agreement are so transmitted, and such offer and/or acceptance shall be deemed to have been effected or made when the Agreement is telefaxed, emailed or sent electronically to the intended party, and the parties irrevocably acknowledge and agree that such telefaxed, emailed or electronic transmission of the Agreement shall be binding upon the parties to the same extent as if originally signed.

## **26. TIME OF ESSENCE**

Time shall in all respects be strictly of the essence of this Agreement and no extension of time for any payment by the Purchaser or rectification of any breach of any agreement, stipulations, condition or restriction shall operate as a waiver of this provision with respect to any other payment or rectification of any other breach, except as specifically agreed upon in writing by the Vendor or the Purchaser, as the case may be.

## **27. PREPARATION AND COST OF REGISTERING DOCUMENTS**

The Transfer/Deed is to be prepared by the Vendor on the Vendor's standard form. If required by the Vendor, the Transfer/Deed may contain covenants on the part of the Purchaser to comply with the stipulations set out herein and the covenants, conditions, provisions and restrictions set out in the declaration and by-laws and rules, and is to be executed by the Purchaser. Any discharges of underlying mortgages (collectively, the "Discharges") shall be prepared by the Vendor on the Vendor's standard form; the Discharges to be at the expense of the Purchaser, being a fee of \$250.00 plus Applicable Taxes in total, irrespective of the number of Discharges required. The Purchaser shall pay the cost for registration and any exigible taxes on the registration of the Transfer/Deed and Discharges. The Purchaser agrees to provide a statutory declaration on or before closing confirming that there are no judgments outstanding against him and the Purchaser agrees to provide reasonable evidence confirming same, including a creditor's letter if necessary, if requested by the Vendor, if there is any judgment filed against a person with the same or similar name. That statutory declaration shall also include the birth date and social insurance number of the Purchaser. In the event that the electronic document registration system is operative in the relevant Land Registry Office in which the Property is situate, at the Vendor's discretion the Purchaser shall enter into the Vendor's form of escrow closing agreement which shall include provisions relating to the delivery of funds and keys and the exchange, delivery and registration of documentation.

## **28. SEVERABILITY**

If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal or invalid, or beyond the powers or capacity of the parties hereto, then provided such provision is not, in the Vendor's sole opinion, essential or fundamental to the completion of this transaction, such provision shall be deemed and construed to be severed and deleted from this Agreement, and the remainder of this Agreement shall continue in full force and effect.

## **29. NOTICE**

- (a) Save and except for any notices to be provided pursuant to the Tarion Addendum and Statement of Critical Dates, any notice desired or required to be given to the Purchaser shall be in writing, and either delivered personally or by prepaid mail, addressed to the Purchaser's solicitor or to the Purchaser at the address as provided on the front page of this Agreement or in the Tarion Addendum and Statement of Critical Dates, or telefaxed to the Purchaser's solicitor or the Purchaser's telefax number as provided in the Tarion

Addendum and Statement of Critical Dates, or electronically mailed to either the Purchaser at the address contained in the Tarion Addendum and Statement of Critical Dates or to the Purchaser's solicitor, with all such address and contact information set out on the front page of this Agreement or in the Tarion Addendum and Statement of Critical Dates being subject to other or updated information that may be provided to the Vendor from time to time or otherwise in accordance with this Agreement. If such notice is mailed, it shall be deemed to have been received by the Purchaser on the day (excluding Saturdays, Sundays and statutory holidays) following the date of its mailing, and if such notice is personally delivered, same shall be deemed to have been received on the date of such personal delivery, and if telefaxed, same shall be deemed to have been received on the day (excluding Saturdays, Sundays and statutory holidays) of the transmission of the telefax, and if electronically mailed, same shall be deemed to have been received on the day (excluding Saturdays, Sundays and statutory holidays) of its electronic mailing.

- (b) Save and except for any notices to be provided pursuant to the Tarion Addendum and Statement of Critical Dates, any notice desired or required to be given to the Vendor shall be in writing, and either delivered personally or by prepaid mail, addressed to the Vendor's solicitor at the address noted herein and to the Vendor, or telefaxed to the Vendor's solicitor. If such notice is mailed, it shall be deemed to have been received by the Vendor on the 3rd day (excluding Saturdays, Sundays and statutory holidays) following the date of its mailing, and if such notice is personally delivered, same shall be deemed to have been received on the date of such personal delivery, and if telefaxed, same shall be deemed to have been received on the day (excluding Saturdays, Sundays and statutory holidays) following the transmission of the telefax.
- (c) The Purchaser acknowledges and agrees that upon entering into this Agreement, the Purchaser shall provide in the Tarion Addendum and Statement of Critical Dates the Purchaser's electronic mail address, and forthwith upon request by the Vendor the Purchaser's solicitor's electronic mail address.
- (d) The Purchaser shall advise the Vendor of any changes in any of its mailing address, telephone number or electronic mail address or of its solicitors forthwith upon such change, failing which the Purchaser shall be charged a fee of \$250.00 plus Applicable Taxes on the Statement of Adjustments.
- (e) The Purchaser covenants to forthwith and without delay retrieve, collect, receive and read all notices sent to the Purchaser by the Vendor or the Vendor's solicitor.

Provided that during periods of postal interruption or impending postal interruption, notice may not be sent by mail and must be sent by personal delivery, telefax or electronic mail in accordance with subparagraphs (a) and (b) above.

Purchasers are hereby notified that information of an important nature may be communicated by the Vendor to the Purchaser by electronic mail. In order to facilitate such communication by electronic mail, the Purchaser shall ensure that the Purchaser's computer settings permit receipt of electronic mail from the Vendor and its representatives.

### **30. GENDER AND NUMBER**

This Offer and its acceptance are to be read with all changes of gender and number as may be required by the context.

### **31. SUCCESSORS AND ASSIGNS**

Except as expressly herein provided, the parties hereto further agree that the covenants, agreements, provisos and conditions in this Agreement contained shall extend to and be binding upon and enure to the benefit of the parties hereto, and their respective heirs, executors, administrators, successors and permitted assigns.

### **32. POWER OF ATTORNEY**

- (a) In accordance with the provisions of the Powers of Attorney Act R.S.O. 1990, as amended, the Purchaser hereby confirms and agrees that each and every power of attorney granted to the Vendor or its signing officers in accordance with the terms of this Agreement may be exercised by the donee(s) during any subsequent legal incapacity of the Purchaser.
- (b) If any documents, instruments, etc. required to be executed and delivered by the Purchaser to the Vendor are, in fact, executed by a third party appointed as the attorney for the Purchaser, then the power of attorney appointing such person shall be registered in the Land Titles Office for the Property, and a duplicate registered copy thereof (together with a statutory declaration sworn by the attorney or the Purchaser's solicitor confirming that said

power of attorney has not been revoked) shall be delivered to the Vendor along with such documents.

- (c) Where a third party has been appointed as the attorney for the Purchaser for the purposes of executing any documents contemplated by this Agreement, then any notices required or desired to be delivered to the Purchaser in accordance with this Agreement may be given to the said attorney, in lieu of the Purchaser or the Purchaser's solicitor (and shall be deemed to have been received by the Purchaser when so delivered to the Purchaser's attorney).
- (d) Where the Purchaser is required to execute and deliver any document herein to the Vendor and fails to do so, the Purchaser hereby irrevocably nominates, constitutes and appoints the Vendor to be and act as the Purchaser's lawful attorney, in the Purchaser's name, place and stead, in order to execute any such documents in accordance with the provisions of the Powers of Attorney Act (Ontario) as amended from time to time.

### **33. ELECTRONIC DOCUMENTS AND TRANSFER OF FUNDS**

- (a) Pursuant to subsection 3(1) of the Electronic Commerce Act of Ontario, as amended (or any successor or similar legislation) (the "EC Act"): (i) the Purchaser acknowledges and agrees 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 including, without limitation, accepting and providing electronic signatures, delivery by electronic mail and/or by the Vendor making information or documentation available to the Purchaser or its solicitor for access or download from a website; and (ii) the Purchaser acknowledges and agrees to provide to the Vendor and/or its solicitors any information and/or document required in respect of this transaction in an electronic form or in originally executed paper form as, when and in the form required by the Vendor and/or its solicitors, in their sole, absolute and unfettered discretion. The terms "electronic", "electronically" and "electronic signature" utilized in this Agreement shall have the meanings ascribed to them in the EC Act. In the event that the Purchaser and/or its solicitor is not willing or able to use, provide and/or accept information and documentation in electronic form in accordance with the foregoing, the Vendor in its sole, absolute and unfettered discretion may provide or accept documentation or information other than in electronic form, in which event the Purchaser agrees to pay all of the Vendor's solicitor legal fees and disbursements for same forthwith.
- (b) The Purchaser acknowledges and agrees that the Vendor shall determine, in its sole, absolute and unfettered discretion, the method by which the Purchaser is to make payment of any funds payable by the Purchaser in respect of this transaction. Such method may include, at the option of the Vendor, delivery of funds by the Purchaser electronically through an electronic funds transfer system (the "EFTS") designated by the Vendor or the Vendor's Solicitors, including, without limitation, the Closure Service provided by Teranet Inc.. In such case:
  - (i) the Purchaser's solicitor shall be registered with the provider of the EFTS, and, at the request of the Vendor's solicitors, shall provide evidence of such registration to the Vendor's solicitors at least 10 days prior to the Closing Date;
  - (ii) the Purchaser and/or the Purchaser's solicitor shall execute such documents as the Vendor or the Vendor's solicitors may require in connection with the EFTS; and
  - (iii) the Purchaser shall pay as an adjustment on Closing to the Vendor or its solicitors all fees and charges imposed by the provider of the EFTS together with any wire transfer fees and charges imposed upon the Vendor or its solicitors by their banks in connection with the transfer of funds.

### **34. ELECTRONIC REGISTRATION**

If 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, the following provisions shall prevail, namely:

- (a) the Purchaser shall be obliged to retain a lawyer in good standing with the Law Society of Ontario to represent the Purchaser in connection with the completion of the transaction, and shall authorize such lawyer 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 Purchaser shall reimburse the Vendor as an adjustment on Closing for any additional legal costs that the Vendor may incur to complete this transaction under ERS of \$350.00, plus Applicable Taxes.

- (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 provisions of the Escrow Document Registration Agreement;
- (c) if the Purchaser's lawyer is unwilling or unable to complete this transaction via ERS, in accordance with the provisions contemplated under the Escrow Document Registration Agreement, then said lawyer (or the authorized agent thereof) shall be obliged to personally attend at the office of the Vendor's solicitor prior to 2:00 p.m. on the scheduled Closing Date or at such time on 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 the Purchaser 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 by wire transfer if agreed to or required by the Vendor's solicitor) to the Vendor's solicitor (or in such other manner as the latter may direct) prior 2:00 p.m. on the scheduled Closing Date and prior to the release of the Transfer/Deed for registration;
- (e) the Purchaser covenants and agrees to deliver the balance of funds due on closing to the Vendor in accordance with the foregoing subparagraph (d) together with all other Purchaser's documents not intended for registration on title to the Property prior to 2:00 p.m. on the scheduled Closing Date;
- (f) the Purchaser covenants and agrees that it will cause its solicitor to complete, prior to 2:00 p.m. on the scheduled Closing Date, all steps required by the ERS in order to permit the Vendor's solicitor to sign the transfer/deed for completion and release without the cooperation or the participation of the Purchaser's solicitor; and
- (g) 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 to the Purchaser's solicitor in accordance with the provisions of the Escrow Document Registration Agreement;
  - (ii) advised the Purchaser's solicitor, in writing, that the Vendor is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement; and
  - (iii) 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, and
  - (iv) 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.

### **35. HEADINGS**

The headings to the clauses of this Agreement form no part of the agreement but shall be deemed to be inserted for convenience of reference only.

### **36. MEANING OF WORDS**

In the event there is a conflict between any term(s) in this Agreement, the Vendor shall determine which of the conflicting term(s) prevail(s). In the event that there is a conflict between any provision of this Agreement and the Act, and the Act provides that the provision in the Act prevails, then the provision of the Act shall prevail.

### **37. APPLICABLE LAW AND JOINT AND SEVERAL LIABILITY**

This Agreement of Purchase and Sale shall be governed by the laws of the Province of Ontario. If more than one individual, partnership and/or company comprises the Purchaser, then all of the covenants, obligations and agreements of the Purchaser herein shall be deemed and construed to be the joint and

several covenants, obligations and agreements of all the individuals, partnerships and companies comprising the Purchaser.

**38. PURCHASER INFORMATION, TITLE AND HST REBATE CLAIM**

- (a) The Purchaser covenants and agrees to provide through its solicitor to the Vendor's solicitor, at least 60 days prior to the Occupancy Date: (i) the full name(s), birth date(s), marital status and social insurance number(s) of all parties comprising the Purchaser and (ii) the address for service to be inserted in the transfer. If the Purchaser does not provide such information, then the Vendor shall be entitled to engross Occupancy, the transfer to the Property and all other documents in the name of the Purchaser as noted on the front page of this Agreement, insert such other details for the Purchaser as may be determined by the Vendor and absolutely no changes shall be permitted to same following the 60th day prior to the Occupancy Date.
- (b) The Purchaser covenants and agrees that it shall not, and that it is not permitted, to: (i) direct title or the right of occupancy to any other parties; (ii) add any additional parties to title or the right of occupancy; or (iii) direct or re-direct title to only some of the parties which comprise the Purchaser. The sole purpose of any title direction contemplated herein or in any closing documents shall be for the purposes of confirming the full name(s), date(s) of birth, address for service, social insurance number(s) and such other information as the Vendor may require.
- (c) The Purchaser shall provide the name of its solicitor to the Vendor not later than the 30th day following the execution of this Agreement. Failure to provide same shall constitute a default pursuant to the terms of this Agreement. If the Purchaser does not provide the name of its solicitor when required hereunder, changes solicitors, or the Purchaser or its solicitor (i) fail to provide any required information; (ii) change or amend any of the information provided, including title information required for engrossing the Occupancy Agreement or the transfer to the Property as required in this Agreement or in respect of the Rebate; or (iii) provide information to the Vendor or its solicitors that is incorrect or amended for any reason, the Purchaser shall be charged \$325.00 plus Applicable Taxes on the Statement of Adjustments.
- (d) The Purchaser covenants and agrees to provide through its solicitor to the Vendor's solicitor, at least 60 days prior to the Occupancy Date, all information required by the Vendor with respect to or evidencing the Purchaser's entitlement to the Rebate. Such information shall include, without limitation, (i) confirmation of which of the parties comprising the Purchaser will be occupying the Property if there is more than 1 party comprising the Purchaser; (ii) if there is more than 1 party comprising the Purchaser, the relationship between the parties; (iii) whether any other person(s) will be occupying the Property together with the Purchaser, including their name(s) and date(s) of birth; and (iv) if the person(s) occupying the Property together with the Purchaser are not the spouse or child of the Purchaser, and the Vendor consents to same, copies of valid identification for such persons (such as a driver's license or passport) acceptable to the Vendor in its sole, absolute and unfettered discretion. If the Purchaser does not provide the foregoing information at least 60 days prior to the Occupancy Date, or if the Purchaser provides information upon which the Vendor determines that it will not permit the Purchaser to claim and assign the Rebate to the Vendor (or as the Vendor may otherwise require or direct) as part of this transaction, then the Vendor shall prepare all adjustments and closing documents on the basis that the Purchaser will not be claiming and assigning the Rebate to the Vendor (or as the Vendor may have otherwise required or directed) as part of this transaction and the amount of the Rebate shall be added to the statement of adjustments and paid by the Purchaser on the Closing Date in addition to the Purchase Price. The Purchaser acknowledges, covenants and agrees that no changes to the information required to be provided herein shall be permitted following the day that is 60 days prior to the Occupancy Date. In addition, once the Purchaser has provided the information required to be provided herein and there are any changes to same, such changes to the information shall entitle the Vendor (or such other party designated by the Vendor) to elect not to permit the Purchaser to claim and assign the Rebate to the Vendor (or as the Vendor may have otherwise required or directed) as part of this transaction. If the Purchaser is prohibited from claiming the Rebate and assigning same to the Vendor (or as the Vendor may have otherwise required or directed) as part of this transaction or does not do so for any other reason, or the determination of the Vendor in its sole, absolute and unfettered discretion is that the Purchaser is not entitled to claim the Rebate, then the Purchaser shall retain the option of pursuing the Rebate or any other similar or related rebates directly from the Canada Revenue Agency following the Closing Date.

**39. FINANCIAL INFORMATION**

The Purchaser represents that the Purchaser is capable of obtaining the financing the Purchaser requires to enable the Purchaser to complete this transaction. The Purchaser hereby consents to the Vendor

obtaining a consumer report containing credit and/or personal information for the purposes of this transaction. In addition, the Purchaser shall deliver to the Vendor, within ten (10) days of acceptance of this Agreement by the Vendor and thereafter within fourteen (14) days of demand from the Vendor or any agent thereof from time to time, all necessary financial and personal information required by the Vendor in order to evidence the Purchaser's ability to pay the balance of the Purchase Price on the Closing Date, including without limitation, written confirmation of the Purchaser's income and evidence of the source of the payments required to be made by the Purchaser in accordance with this Agreement and a mortgage commitment from one of the Schedule "I" Canadian Chartered banks with respect to this transaction of purchase and sale, all of the foregoing to be satisfactory to the Vendor in its sole, absolute and unfettered discretion. Any failure by the Purchaser to comply with the provisions of this paragraph shall constitute a default by the Purchaser, pursuant to which the Vendor shall have the right to terminate this Agreement and take forfeiture of the Purchaser's deposit in accordance with the provisions of this Agreement. In this regard, the Purchaser acknowledges and agrees that (a) the aforesaid information has been provided with the Purchaser's knowledge and consent that such information may be used by the Vendor, its consultants and its lending institution(s) for the purpose of arranging financing to complete the transaction contemplated by this Agreement and; (b) such information may remain on file by the Vendor for future reference.

#### **40. PERSONAL INFORMATION**

- (a) The Purchaser hereby: (1) agrees and confirms that the Purchaser has entered this Agreement on the Purchaser's own account and not as a trustee or agent for an undisclosed beneficiary or principal; (2) confirms that the name, address, date of birth, country of residence for tax purposes and taxpayer identification number (e.g., Social Insurance Number, Business Number, Trust Number, or foreign Taxpayer Identification Number) set out on the front page of this Agreement are accurate as of the date of this Agreement and will continue to be accurate during the entire course of this Agreement; (3) covenants and agrees to provide to the Vendor and/or the Vendor's solicitors, agents, consultants and sales representatives (collectively, including the Vendor, the "Vendor Parties"), within five (5) days from request, all information required by the Canada Revenue Agency, any other governmental authority and all applicable laws in order to complete all filings, returns and/or other documentation required by the Canada Revenue Agency or other governmental authority, including, without limitation, the T3 return and Schedule 15 filing; and (4) agrees to any one or more of the Vendor Parties completing and submitting all filings, returns and/or other documentation with the Purchaser's personal information as required by the Canada Revenue Agency or any other governmental authority, including, without limitation, T3 return and Schedule 15 filing.
- (b) Furthermore, the Purchaser hereby: (1) consents to the Vendor Parties collecting and possessing the Purchaser's "personal information" (as such term is defined in the Personal Information Protection and Electronic Documents Act, SC 2000, c.5), including, without limitation, the information set out in Section 40(a) hereinabove and all other information required by the Vendor Parties, the Canada Revenue Agency and/or any other governmental authority from the Purchaser, (2) confirms that the aforesaid personal information has been provided to the Vendor Parties with the Purchaser's knowledge and consent; and (3) agrees to the Vendor Parties using, releasing, disclosing and/or retaining on file the Purchaser's personal information, including, without limitation, to: (i) a company or organization affiliated, associated or related to the Vendor, in order to provide the Purchaser with information relating to this project and other projects of such entities; (ii) any provider of utilities, services and/or commodities to the Dwelling (including, without limitation, gas, electricity, water, telephone, internet and other communication services, cable, heating, cooling, satellite t.v., appliances and/or property tax assessments) for the purpose of marketing, promoting and providing such utilities, services and/or commodities to the Dwelling; (iii) the Vendor's consultants and lending institution(s) for the purpose of arranging financing to complete the transaction contemplated by this Agreement; (iv) the Vendor's sales agents and representatives for the purpose of using same for promotional and marketing purposes; (v) any trades/suppliers and/or sub-trades/suppliers, if retained by or on behalf of the Vendor (or are otherwise dealing with the Vendor), to facilitate the installation of and/or supply of finishings to the Dwelling; and (vi) the Canada Revenue Agency and all other governmental authorities as may be required by all applicable laws, statutes, regulations, bylaws, ordinances, orders, and the like.
- (c) The Purchaser consents to the Vendor Parties retaining the Purchaser's personal information through any type of files, servers and/or systems, including, without limitation, cloud-based servers and/or systems provided by third parties, and/or hardware data retention systems. The Vendor Parties do not represent or guarantee that its files, its servers and/or its systems, its hardware data retention systems and/or any cloud-based servers and/or software provided by third parties will be free from loss, corruption, attack, viruses, interference, hacking or other security intrusion and the Purchaser's name and personal information may be subject to such security intrusions and/or unauthorized disclosure. The Purchaser hereby irrevocably releases and forever discharges the Vendor Parties from all losses, actions, claims, demands, proceedings and all other matters relating

to the such security intrusions and unauthorized disclosure and same may be pleaded as an estoppel or bar to any action, claim, demand or proceeding by the Purchaser in this regard. The Vendor Parties may rely on this release notwithstanding that the Vendor Parties, other than the Vendor, are not parties to this Agreement.

#### **41. ELECTRONIC COMMUNICATIONS**

The federal government has enacted legislation that requires the Vendor to obtain the Purchaser's consent to send the Purchaser electronic communications, which may include correspondence, requests, announcements, update or other information that may be of interest to the Purchaser.

By signing this Agreement the Purchaser agrees to receive electronic communications from the Vendor, as well as from its affiliated corporations and/or related entities. In addition, the 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, telecommunications, security, appliances and utility services.

The Purchaser can withdraw consent to receiving electronic communications, other than those directly pertaining to this Agreement, at any time by contacting sales@aristahomes.com.

#### **42. ADVERTISING AND PROMOTIONAL MATERIALS**

The Purchaser acknowledges and agrees that the Vendor shall have the right to use drawings, photographs, videos or other depictions of the interior and/or exterior of the Dwelling and/or the Project or any components or features thereof in any promotional or advertising materials without notice to or consent from the Purchaser being required in any manner whatsoever.

#### **43. ENTIRE AGREEMENT**

This Agreement and all schedules referred to in this Agreement constitute the final, complete, and exclusive statement of the terms of the agreement between the parties pertaining to the subject-matter of this Agreement and supersedes all prior or contemporaneous understandings or agreements or usage or course of dealings of the parties. Oral representations or warranties by the Vendor or its officers, directors, sales personnel, employees or agents prior to or at the time of entering into this Agreement or at any time thereafter shall not form part of nor shall they amend this Agreement. There is no oral and/or written representation, warranty, collateral agreement or condition affecting this Agreement or the Property, or supported hereby, except as set forth herein in writing. No reliance is placed by the Purchaser on any oral or written representations, opinions, advice or assertions of fact made by the Vendor or its officers, directors, sales personnel, employees or agents prior to or at the time of entering into this Agreement or at any time thereafter except as set forth herein in writing. Accordingly, there shall be no liability either in tort or contract, assessed in relation to such warranty, representation, opinion advice or assertion of fact except to the extent aforesaid. The Purchaser has not been induced to enter into this Agreement by, nor is the Purchaser relying on, any representation, understanding, agreement, commitment or warranty outside those expressly set forth in this Agreement. The Purchaser acknowledges that the new home industry is multi-faceted and complex and that while sales personnel, agents, construction staff and/or head office staff may be knowledgeable about most issues regarding the purchase and construction of a new home, they cannot be expected to know all aspects in detail. The Purchaser is encouraged to have this Agreement reviewed by the Purchaser's solicitor prior to signing same. The Purchaser acknowledges having read all paragraphs and schedules of this Agreement.

#### **44. IRREVOCABLE**

This Offer is irrevocable by the Purchaser until one minute before midnight on the Irrevocable Date hereinbefore set out, after which time if not accepted, this Agreement shall be void and the deposit monies returned to the Purchaser, without interest. On the Occupancy Date, vacant possession of the Dwelling is to be given to the Purchaser.

#### **45. ONE PURCHASER BINDS ALL PURCHASERS**

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, and in the event that any one of the parties comprising the Purchaser executes any agreement, amendments, extension agreement, notice, colour or materials or upgrades selections charts or order forms or any other agreement, notice, acknowledgment or matter in respect of this Agreement or the Property, all of the parties comprising the Purchaser shall be bound by the document executed by the one party on behalf of the others and each such party hereby grants a Power of Attorney to the other or others for any such purpose. The Vendor may, but shall not be required, to obtain the signatures or execution of all parties comprising the Purchaser to any other documents as aforesaid.

**46. RIGHT OF SURVIVORSHIP**

Notwithstanding anything contained in this Agreement to the contrary, it is expressly understood and agreed that if the Purchaser comprises more than one individual, then all individuals comprising the Purchaser shall be deemed and construed to have acquired the Property on joint account with right of survivorship, and accordingly should any of the individuals comprising of the Purchaser die before Closing and the completion of this Agreement, then the Vendor is hereby irrevocably authorized and directed to engross the Transfer/Deed in the name of the surviving individual(s) comprising the Purchaser, without requiring probate of the deceased individual's last will and testament (and regardless of the provisions of any last will and testament of the deceased individual comprising the Purchaser and/or any rules applicable on the Purchaser's intestacy), provided however that the surviving individual(s) comprising the Purchaser shall nevertheless be obliged to deliver to the Vendor's solicitor a notarial copy of the death certificate, or the funeral director's certificate, or other satisfactory proof of death of the deceased individual comprising the Purchaser, and shall also be obliged to execute and deliver, on or before Closing, the Vendor's standard form of indemnity pursuant to which the surviving individual(s) comprising the Purchaser shall jointly and severally indemnify and save the Vendor and its solicitors harmless from and against all costs, claims, damages and/or liabilities which either or both of them may suffer or incur as a result of transferring title to the Property to the surviving individual(s) exclusively (including any claims from any children, relatives or other heirs of the deceased individual comprising the Purchaser, or from any beneficiaries of the estate of the deceased individual comprising the Purchaser).

**47. RETURN OF DEPOSITS AND REPLACEMENT CHEQUES**

If the deposits paid hereunder are returned to the Purchaser due to the termination of this Agreement, the Purchaser acknowledges and agrees that the deposits shall be returned by cheque payable to the Purchaser and not payable to the payor(s) of any deposits if said payor(s) are different than the Purchaser. If the Purchaser is comprised of more than one entity or person, the Purchaser acknowledges and agrees that the aforementioned deposits shall be made payable to all entities and persons that comprise the Purchaser, as payees. The Purchaser acknowledges and agrees that said deposits shall be delivered to the Purchaser at the Purchaser's address in accordance with the Section entitled "Notice", above. The Purchaser acknowledges and agrees that any deposit cheques which have been delivered to the Vendor with respect to the deposits and which have not yet been negotiated by the Vendor on the date of termination shall, at the sole option of the Vendor, either be destroyed by the Vendor and not be returned to the Purchaser or the Purchaser's solicitor, or be returned by the Vendor to the Purchaser or its solicitor. Furthermore, the Purchaser agrees to, and to cause its solicitors to, forthwith and without charge, provide replacement cheque(s) for any cheque(s) that the Purchaser and/or its solicitors has(have) provided to the Vendor or the Vendor's solicitors which have been inadvertently misplaced and which have not yet been negotiated by the Vendor or the Vendor's solicitors.

**48. AGENCY**

The Purchaser hereby consents to and authorizes the Vendor to act as the Purchaser's agent in the payment of the following amounts applicable to or on the Property and related to the time following the Closing Date (the "Payments"): (a) common expenses, (b) an amount deposited to the reserve fund of the Condominium Corporation, and (c) realty taxes. The Purchaser approves of the Payments to be made by the Vendor to third parties to whom such Payments are payable and owed. As the Payments are to be made by the Vendor on the Purchaser's behalf, the Purchaser confirms that the Purchaser shall reimburse the Vendor with an amount equal to such Payments as part of the balance due on the Closing Date. This section may be relied upon by the Vendor and/or the H.S.T. registrant and may be disclosed to the Canada Revenue Agency (the "CRA") in connection with any matters raised by the CRA in respect of the Vendor and/or the H.S.T. registrant's H.S.T. account. This section shall enure to the benefit of the Vendor, H.S.T. registrant and the Vendor's solicitor and their respective successors and assigns.

# Schedule SK

Floorplans, Blockplans, and Elevations

DRAFT

**SCHEDULE "ACK"**

**ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE MATERIALS  
AND CONDOMINIUM GUIDE**

THE UNDERSIGNED PURCHASER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THE FOLLOWING DOCUMENTS:

- (a) copy of the Agreement of Purchase and Sale executed by the Vendor and the Purchaser;
- (b) copy of the Current Disclosure Statement in accordance with the requirements of Section 72 of the Condominium Act, 1998 (herein referred to as the "Disclosure Documents"); and
- (c) copy of the current Ontario's Residential Condominium Buyers' Guide (the "Condo Guide").

The Purchaser hereby acknowledges and agrees that the above noted documents may be delivered on USB, CD-Rom, any other electronic media or in hard copy/paper format and hereby acknowledges receipt of such documents as of the date hereof. The Purchaser further acknowledges and agrees that if the Purchaser and/or the Vendor execute the Agreement of Purchase and Sale (including all schedules and other documents that form part of the Agreement of Purchase and Sale, including, without limitation, the Tarion Addendum and Statement of Critical Dates, and any amendments to the Agreement of Purchase and Sale) and/or any forms and/or documents in relation to the transaction contemplated herein using an electronic signature, such execution shall be effective as delivery of an original signature.

The Purchaser hereby acknowledges and agrees that the Condo Guide being provided by the Vendor is only current as of the date hereof. The contents of the Condo Guide may be amended by the Condominium Authority of Ontario and/or the Minister (as defined in the Act) from time to time. The Purchaser acknowledges and agrees that the Purchaser will keep himself/herself/itself apprised of any and all amendments to the Condo Guide and that the Vendor will not be responsible for providing the Purchaser with and/or notifying the Purchaser of any amendments to the Condo Guide. Furthermore, the Purchaser undertakes to review the Condominium Authority of Ontario's website (currently <https://www.condoauthorityontario.ca/>) and Tarion's website (currently <https://www.tarion.com/>) from time to time to keep himself/herself/itself apprised of any and all amendments to the Condo Guide and any and all information from Condominium Authority of Ontario and Tarion that may pertain to this transaction.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness: \_\_\_\_\_ Purchaser (Signature): \_\_\_\_\_  
Purchaser (Printed): \_\_\_\_\_  
Witness: \_\_\_\_\_ Purchaser (Signature): \_\_\_\_\_  
Purchaser (Printed): \_\_\_\_\_

## SCHEDULE "CEC"

### COMMON ELEMENT CORPORATION PROVISIONS

1. The meaning of words and phrases used in this Schedule shall have the meaning ascribed to them in the Condominium Act, 1998, the regulations thereunder and any amendments thereto (the "Act") and other terms used herein shall have ascribed to them the definitions in the Condominium Documents unless otherwise provided for as follows:

- (a) "Agreement" shall mean the agreement of purchase and sale to which this Schedule is attached including all other Schedules attached hereto and made a part hereof;
- (b) "Condominium Documents" shall mean the Creating Documents (as hereinafter defined), the by-laws and rules of the Condominium Corporation, the disclosure statement and budget statement, as may be amended from time to time;
- (c) "Condominium Corporation" shall mean the Common Elements Condominium Corporation created upon registration by the Vendor of the Creating Documents;
- (d) "Creating Documents" means the declaration and description (as such terms are defined in the Act), which are intended to be registered against title to the lands comprising the Condominium Corporation and which will serve to create the Condominium Corporation, as may be amended from time to time;
- (e) "Property" means the property being purchased by the Purchaser pursuant to the Agreement and defined as the Property therein.

2. The Purchaser acknowledges and agrees that attached to the Property is an undivided common interest in the Condominium Corporation and that the portion of the purchase price attributable to such common interest is \$2.00, with the balance of the purchase price being attributable to the freehold land that is the subject of this Agreement and that is referred to as a "Potl" in the Creating Documents..

3. The Purchaser agrees to accept title to the Property subject to the Condominium Documents or any notice thereof pursuant to the Act notwithstanding that same may be amended or varied from the proposed Condominium Documents provided to the Purchaser and acknowledges that upon receipt of a Transfer/Deed of Land to the Property, the common interest in the Condominium Corporation cannot be severed from the Property upon any subsequent sale of the Property.

4. The Vendor's proportionate amount of the common expenses attributable to the Property shall be apportioned and allowed to the Closing Date.

5. The Purchaser acknowledges that the Condominium Corporation and the purchase of a common interest in the Condominium Corporation is not warranted by the Ontario New Home Warranties Plan Act.

6. The Purchaser acknowledges that the common elements on the registration of the Creating Documents will be constructed to standards and/or the requirements of the Municipality. The Purchaser covenants and agrees that the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or the Purchaser's successors in title against the Vendor. The Vendor may, from time to time, change, vary or modify in its sole, absolute and unfettered discretion or at the instance of any governmental authority or mortgagee, any part of the common element(s) condominium to conform with any municipal requirements related to official plan or official plan amendments, zoning by-laws, committee of adjustment and/or land division committee decisions, or municipal site plan approval. Such changes may be to the plans and specifications existing at inception of the Condominium Corporation or as they existed at the time the Purchaser entered into this Agreement, or as illustrated on any sales brochures or otherwise. The Purchaser shall have no claim against the Vendor for any such changes, variances or modifications nor shall the Vendor be required to give notice thereof. The Purchaser hereby consents to any such changes, variances, modifications or alterations and agrees to complete the sale notwithstanding any of the same.

7. The Purchaser shall pay as an adjustment on Closing a charge of \$100.00 plus Applicable Taxes with respect to the provision of a status certificate.

8. The Purchaser covenants and agrees to deliver to the Vendor, if so requested on Closing, either a series of twelve (12) post-dated cheques or a pre-authorized form, both in amounts estimated to be payable to the Condominium Corporation for payments due on account of common expenses for the ensuing 12 month period following Closing. The Purchaser shall also pay an amount equal to the common expenses of the Condominium Corporation payable by the Property for a period of 2 months, which sum shall be payable directly to the Condominium Corporation by way of a certified cheque on Closing to become part of the reserve fund and which shall be in addition to any common expenses otherwise payable to the Condominium Corporation.

**Limited Use Freehold Form  
(Tentative Occupancy Date – POTL/CEC)**

Property \_\_\_\_\_

**Statement of Critical Dates**

Delayed Occupancy 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: Home buyers are encouraged to refer to the Home Construction Regulatory Authority's website [www.hcraontario.ca](http://www.hcraontario.ca) to confirm a vendor's licence status prior to purchase as well as to review advice about buying a new home. Please visit Tarion's website: [www.tarion.com](http://www.tarion.com) for important information about all of Tarion's warranties including the Delayed Occupancy Warranty, the Pre-Delivery Inspection and other matters of interest to new home buyers. The Warranty Information Sheet, which accompanies your purchase agreement and has important information, 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 occupancy of your home.**

**VENDOR**

\_\_\_\_\_

Full Name(s)

**PURCHASER**

\_\_\_\_\_

Full Name(s)

**1. Critical Dates**

The **First Tentative Occupancy Date**, which is the date that the Vendor anticipates the home will be completed and ready to move in, is:

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

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

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

The Vendor can set a **Delayed Occupancy Date** that is up to 365 days after the earlier of the Second Tentative Occupancy Date and the Firm Occupancy Date: This **Outside Occupancy Date** could be as late as:

**2. Notice Period for an Occupancy Delay**

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

Notice of a delay beyond the First Tentative Occupancy Date must be given no later than:

(i.e., at least **90 days** before the First Tentative Occupancy Date), or else the First Tentative Occupancy Date automatically becomes the Firm Occupancy Date.

Notice of a second delay in Occupancy must be given no later than:

(i.e., at least **90 days** before the Second Tentative Occupancy Date), or else the Second Tentative Occupancy Date becomes the Firm Occupancy Date.

**3. Purchaser's Termination Period**

If the home is not complete by the Outside Occupancy 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:

If the Purchaser terminates the transaction during the Purchaser's Termination Period, then the Purchaser is entitled to delayed occupancy compensation and to a full refund of all monies paid plus interest (see sections 7, 11 and 12 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 \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

VENDOR: \_\_\_\_\_

PURCHASER: \_\_\_\_\_

**Limited Use Freehold Form  
(Tentative Occupancy Date – POTL/CEC)**

**Addendum to Agreement of Purchase and Sale  
Delayed Occupancy 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 is freehold but also involves an interest in a common elements condominium corporation. This Addendum contains important provisions that are part of the delayed occupancy 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 OCCUPANCY 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**

Full Name(s) _____			
HCRA Licence Number _____		Address _____	
Phone _____	City _____	Province _____	Postal Code _____
Fax _____	Email* _____		

**PURCHASER**

Full Name(s) _____			
Address _____		City _____ Province _____ Postal Code _____	
Phone _____	_____		
Fax _____	Email* _____		

**PROPERTY DESCRIPTION**

Municipal Address _____			
City _____		Province _____ Postal Code _____	
Short Legal Description _____			

Number of Homes in the Freehold Project \_\_\_\_\_ (if applicable – see Schedule A)

**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:  
Written confirmation from municipality via adoption of Council resolution

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 for the Property.  Yes  No
- (d) Commencement of Construction:  has occurred; or  is expected to occur by the \_\_\_\_ day of \_\_\_\_\_, 2026.

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.

**Limited Use Freehold Form  
(Tentative Occupancy Date – POTL/CEC)**

**SETTING AND CHANGING CRITICAL DATES**

**1. Setting Tentative Occupancy Dates and the Firm Occupancy Date**

- (a) **Completing Construction Without Delay:** The Vendor shall take all reasonable steps to complete construction of the home subject to all prescribed requirements, to provide Occupancy of the home without delay, and, to register without delay the declaration and description for the related common elements condominium corporation.
- (b) **First Tentative Occupancy Date:** The Vendor shall identify the First Tentative Occupancy Date in the Statement of Critical Dates attached to this Addendum at the time the Purchase Agreement is signed.
- (c) **Second Tentative Occupancy Date:** The Vendor may choose to set a Second Tentative Occupancy Date that is no later than 120 days after the First Tentative Occupancy Date. The Vendor shall give written notice of the Second Tentative Occupancy Date to the Purchaser at least 90 days before the First Tentative Occupancy Date, or else the First Tentative Occupancy Date shall for all purposes be the Firm Occupancy Date.
- (d) **Firm Occupancy Date:** The Vendor shall set a Firm Occupancy Date, which can be no later than 120 days after the Second Tentative Occupancy Date or, if a Second Tentative Occupancy Date is not set, no later than 120 days after the First Tentative Occupancy Date. If the Vendor elects not to set a Second Tentative Occupancy Date, the Vendor shall give written notice of the Firm Occupancy Date to the Purchaser at least 90 days before the First Tentative Occupancy Date, or else the First Tentative Occupancy Date shall for all purposes be the Firm Occupancy Date. If the Vendor elects to set a Second Tentative Occupancy Date, the Vendor shall give written notice of the Firm Occupancy Date to the Purchaser at least 90 days before the Second Tentative Occupancy Date, or else the Second Tentative Occupancy Date shall for all purposes be the Firm Occupancy Date.
- (e) **Notice:** Any notice given by the Vendor under paragraphs (c) and (d) must set out the stipulated Critical Date, as applicable.

**2. Changing the Firm Occupancy Date – Three Ways**

- (a) The Firm Occupancy Date, once set or deemed to be set in accordance with section 1, can be changed only:
  - (i) by the Vendor setting a Delayed Occupancy Date in accordance with section 3;
  - (ii) by the mutual written agreement of the Vendor and Purchaser in accordance with section 4; or
  - (iii) as the result of an Unavoidable Delay of which proper written notice is given in accordance with section 5.
- (b) If a new Firm Occupancy Date is set in accordance with section 4 or 5, then the new date is the “Firm Occupancy Date” for all purposes in this Addendum.

**3. Changing the Firm Occupancy Date – By Setting a Delayed Occupancy Date**

- (a) If the Vendor cannot provide Occupancy on the Firm Occupancy Date and sections 4 and 5 do not apply, the Vendor shall select and give written notice to the Purchaser of a Delayed Occupancy Date in accordance with this section, and delayed occupancy compensation is payable in accordance with section 7.
- (b) The Delayed Occupancy Date may be any Business Day after the date the Purchaser receives written notice of the Delayed Occupancy Date but not later than the Outside Occupancy Date.
- (c) The Vendor shall give written notice to the Purchaser of the Delayed Occupancy Date as soon as the Vendor knows that it will be unable to provide Occupancy on the Firm Occupancy Date, and in any event at least 10 days before the Firm Occupancy Date, failing which delayed occupancy compensation is payable from the date that is 10 days before the Firm Occupancy Date, in accordance with paragraph 7(c). If notice of a new Delayed Occupancy Date is not given by the Vendor, before the Firm Occupancy Date, then the new Delayed Occupancy Date shall be deemed to be the date which is 90 days after the Firm Occupancy Date.
- (d) After the Delayed Occupancy Date is set, if the Vendor cannot provide Occupancy on the Delayed Occupancy Date, the Vendor shall select and give written notice to the Purchaser of a new Delayed Occupancy Date, unless the delay arises due to Unavoidable Delay under section 5 or is mutually agreed upon under section 4, in which case the requirements of those sections must be met. Paragraphs (b) and (c) above apply with respect to the setting of the new Delayed Occupancy Date.
- (e) Nothing in this section affects the right of the Purchaser or Vendor to terminate the Purchase Agreement on the bases set out in section 11.

**4. Changing Critical Dates – By Mutual Agreement**

- (a) This Addendum sets out a framework for setting, extending and/or accelerating Critical Dates, which cannot be altered contractually except as set out in this section 4. Any amendment not in accordance with this section is voidable at the option of the Purchaser. For greater certainty, this Addendum does not restrict any extensions of the Closing date (i.e., title transfer date) where Occupancy of the home has already been given to the Purchaser.
- (b) The Vendor and Purchaser may at any time, after signing the Purchase Agreement, mutually agree in writing to accelerate or extend any of the Critical Dates. Any amendment which accelerates or extends any of the Critical Dates must include the following provisions:
  - (i) the Purchaser and Vendor agree that the amendment is entirely voluntary – the Purchaser has no obligation to sign the amendment and each understands that this purchase transaction will still be valid if the Purchaser does not sign this amendment;
  - (ii) the amendment includes a revised Statement of Critical Dates which replaces the previous Statement of Critical Dates;

**Limited Use Freehold Form  
(Tentative Occupancy Date – POTL/CEC)**

- (iii) the Purchaser acknowledges that the amendment may affect delayed occupancy compensation payable; and
- (iv) if the change involves extending either the Firm Occupancy Date or the Delayed Occupancy Date, then the amending agreement shall:
  - i. disclose to the Purchaser that the signing of the amendment may result in the loss of delayed occupancy compensation as described in section 7;
  - ii. unless there is an express waiver of compensation, describe in reasonable detail the cash amount, goods, services, or other consideration which the Purchaser accepts as compensation; and
  - iii. contain a statement by the Purchaser that the Purchaser waives compensation or accepts the compensation referred to in clause ii above, in either case, in full satisfaction of any delayed occupancy compensation payable by the Vendor for the period up to the new Firm Occupancy Date or Delayed Occupancy Date.

If the Purchaser for his or her own purposes requests a change of the Firm Occupancy Date or the Delayed Occupancy Date, then subparagraphs (b)(i), (iii) and (iv) above shall not apply.

- (c) A Vendor is permitted to include a provision in the Purchase Agreement allowing the Vendor a one-time unilateral right to extend a Firm Occupancy Date or Delayed Occupancy Date, as the case may be, for one (1) Business Day to avoid the necessity of tender where a Purchaser is not ready to complete the transaction on the Firm Occupancy Date or Delayed Occupancy Date, as the case may be. Delayed occupancy compensation will not be payable for such period and the Vendor may not impose any penalty or interest charge upon the Purchaser with respect to such extension.
- (d) The Vendor and Purchaser may agree in the Purchase Agreement to any unilateral extension or acceleration rights that are for the benefit of the Purchaser.

**5. Extending Dates – Due to Unavoidable Delay**

- (a) If Unavoidable Delay occurs, the Vendor may extend Critical Dates by no more than the length of the Unavoidable Delay Period, without the approval of the Purchaser and without the requirement to pay delayed occupancy compensation in connection with the Unavoidable Delay, provided the requirements of this section are met.
- (b) If the Vendor wishes to extend Critical Dates on account of Unavoidable Delay, the Vendor shall provide written notice to the Purchaser setting out a brief description of the Unavoidable Delay, and an estimate of the duration of the delay. Once the Vendor knows or ought reasonably to know that an Unavoidable Delay has commenced, the Vendor shall provide written notice to the Purchaser by the earlier of: 20 days thereafter; and the next Critical Date.
- (c) As soon as reasonably possible, and no later than 20 days after the Vendor knows or ought reasonably to know that an Unavoidable Delay has concluded, the Vendor shall provide written notice to the Purchaser setting out a brief description of the Unavoidable Delay, identifying the date of its conclusion, and setting new Critical Dates. The new Critical Dates are calculated by adding to the then next Critical Date the number of days of the Unavoidable Delay Period (the other Critical Dates changing accordingly), provided that the Firm Occupancy Date or Delayed Occupancy Date, as the case may be, must be at least 10 days after the day of giving notice unless the parties agree otherwise. Either the Vendor or the Purchaser may request in writing an earlier Firm Occupancy Date or Delayed Occupancy Date, and the other party's consent to the earlier date shall not be unreasonably withheld.
- (d) If the Vendor fails to give written notice of the conclusion of the Unavoidable Delay in the manner required by paragraph (c) above, then the notice is ineffective, the existing Critical Dates are unchanged, and any delayed occupancy compensation payable under section 7 is payable from the existing Firm Occupancy Date.
- (e) Any notice setting new Critical Dates given by the Vendor under this section shall include an updated revised Statement of Critical Dates.

**EARLY TERMINATION CONDITIONS**

**6. Early Termination Conditions**

- (a) The Vendor and Purchaser may include conditions in the Purchase Agreement that, if not satisfied, give rise to early termination of the Purchase Agreement, but only in the limited way described in this section.
- (b) The Vendor is not permitted to include any conditions in the Purchase Agreement other than: the types of Early Termination Conditions listed in Schedule A; and/or the conditions referred to in paragraphs (j), (k) and (l) below. Any other condition included in a Purchase Agreement for the benefit of the Vendor that is not expressly permitted under Schedule A or paragraphs (j), (k) and (l) below is deemed null and void and is not enforceable by the Vendor, but does not affect the validity of the balance of the Purchase Agreement.
- (c) The Vendor confirms that this Purchase Agreement is subject to Early Termination Conditions that, if not satisfied (or waived, if applicable), may result in the termination of the Purchase Agreement.       Yes  No
- (d) If the answer in (c) above is "Yes", then the Early Termination Conditions are as follows. The obligation of each of the Purchaser and Vendor to complete this purchase and sale transaction is subject to satisfaction (or waiver, if applicable) of the following conditions and any such conditions set out in an appendix headed "Early Termination Conditions":

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**Condition #1 (if applicable)**

Description of the Early Termination Condition:

The Approving Authority (as that term is defined in Schedule A) is: \_\_\_\_\_

The date by which Condition #1 is to be satisfied is the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

**Condition #2 (if applicable)**

Description of the Early Termination Condition:

The Approving Authority (as that term is defined in Schedule A) is: \_\_\_\_\_

The date by which Condition #2 is to be satisfied is the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

The date for satisfaction of any Early Termination Condition may be changed by mutual agreement provided in all cases it is set at least 90 days before the First Tentative Occupancy Date, and will be deemed to be 90 days before the First Tentative Occupancy Date if no date is specified or if the date specified is later than 90 days before the First Tentative Occupancy Date. This time limitation does not apply to the condition in subparagraph 1(b)(iv) of Schedule A which must be satisfied or waived by the Vendor within 60 days following the later of: (A) the signing of the Purchase Agreement; and (B) the satisfaction or waiver by the Purchaser of a Purchaser financing condition permitted under paragraph (l) below.

*Note: The parties must add additional pages as an appendix to this Addendum if there are additional Early Termination Conditions.*

- (e) There are no Early Termination Conditions applicable to this Purchase Agreement other than those identified in subparagraph (d) above and any appendix listing additional Early Termination Conditions.
- (f) The Vendor agrees to take all commercially reasonable steps within its power to satisfy the Early Termination Conditions identified in subparagraph (d) above.
- (g) For conditions under paragraph 1(a) of Schedule A the following applies:
  - (i) conditions in paragraph 1(a) of Schedule A may not be waived by either party;
  - (ii) the Vendor shall provide written notice not later than five (5) Business Days after the date specified for satisfaction of a condition that: (A) the condition has been satisfied; or (B) the condition has not been satisfied (together with reasonable details and backup materials) and that as a result the Purchase Agreement is terminated; and
  - (iii) if notice is not provided as required by subparagraph (ii) above then the condition is deemed not satisfied and the Purchase Agreement is terminated.
- (h) For conditions under paragraph 1(b) of Schedule A the following applies:
  - (i) conditions in paragraph 1(b) of Schedule A may be waived by the Vendor;
  - (ii) the Vendor shall provide written notice on or before the date specified for satisfaction of the condition that: (A) the condition has been satisfied or waived; or (B) the condition has not been satisfied nor waived, and that as a result the Purchase Agreement is terminated; and
  - (iii) if notice is not provided as required by subparagraph (ii) above then the condition is deemed satisfied or waived and the Purchase Agreement will continue to be binding on both parties.
- (i) If a Purchase Agreement or proposed Purchase Agreement contains Early Termination Conditions, the Purchaser has three (3) Business Days after the day of receipt of a true and complete copy of the Purchase Agreement or proposed Purchase Agreement to review the nature of the conditions (preferably with legal counsel). If the Purchaser is not satisfied, in the Purchaser's sole discretion, with the Early Termination Conditions, the Purchaser may revoke the Purchaser's offer as set out in the proposed Purchase Agreement, or terminate the Purchase Agreement, as the case may be, by giving written notice to the Vendor within those three Business Days.
- (j) The Purchase Agreement may be conditional until Closing (transfer to the Purchaser of title to the home), upon compliance with the subdivision control provisions (section 50) of the *Planning Act* and, if applicable, registration of a related common elements condominium corporation under the *Condominium Act, 1998*, which compliance shall be obtained by the Vendor at its sole expense, on or before Closing.
- (k) The Purchaser is cautioned that there may be other conditions in the Purchase Agreement that allow the Vendor to terminate the Purchase Agreement due to the fault of the Purchaser.
- (l) The Purchase Agreement may include any condition that is for the sole benefit of the Purchaser and that is agreed to by the Vendor (e.g., the sale of an existing dwelling, Purchaser financing or a basement walkout). The Purchase Agreement may specify that the Purchaser has a right to terminate the Purchase Agreement if any such condition is not met, and may set out the terms on which termination by the Purchaser may be effected.

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**(Tentative Occupancy Date – POTL/CEC)**

**MAKING A COMPENSATION CLAIM**

**7. Delayed Occupancy Compensation**

- (a) The Vendor warrants to the Purchaser that, if Occupancy is delayed beyond the Firm Occupancy Date (other than by mutual agreement or as a result of Unavoidable Delay as permitted under sections 4 and 5), then the Vendor shall compensate the Purchaser up to a total amount of \$7,500, which amount includes: (i) payment to the Purchaser of a set amount of \$150 a day for living expenses for each day of delay until the Occupancy Date; or the date of termination of the Purchase Agreement, as applicable under paragraph (b) below; and (ii) any other expenses (supported by receipts) incurred by the Purchaser due to the delay.
- (b) Delayed occupancy compensation is payable only if: (i) Occupancy and Closing occurs; or (ii) the Purchase Agreement is terminated or deemed to have been terminated under paragraph 11(b) of this Addendum. Delayed occupancy compensation is payable only if the Purchaser's claim is made to Tarion in writing within one (1) year after Occupancy, or after termination of the Purchase Agreement, as the case may be, and otherwise in accordance with this Addendum. Compensation claims are subject to any further conditions set out in the ONHWP Act.
- (c) If the Vendor gives written notice of a Delayed Occupancy Date to the Purchaser less than 10 days before the Firm Occupancy Date, contrary to the requirements of paragraph 3(c), then delayed occupancy compensation is payable from the date that is 10 days before the Firm Occupancy Date.
- (d) Living expenses are direct living costs such as for accommodation and meals. Receipts are not required in support of a claim for living expenses, as a set daily amount of \$150 per day is payable. The Purchaser must provide receipts in support of any claim for other delayed occupancy compensation, such as for moving and storage costs. Submission of false receipts disentitles the Purchaser to any delayed occupancy compensation in connection with a claim.
- (e) If delayed occupancy compensation is payable, the Purchaser may make a claim to the Vendor for that compensation after Occupancy or after termination of the Purchase Agreement, as the case may be, and shall include all receipts (apart from living expenses) which evidence any part of the Purchaser's claim. The Vendor shall assess the Purchaser's claim by determining the amount of delayed occupancy compensation payable based on the rules set out in section 7 and the receipts provided by the Purchaser, and the Vendor shall promptly provide that assessment information to the Purchaser. The Purchaser and the Vendor shall use reasonable efforts to settle the claim and when the claim is settled, the Vendor shall prepare an acknowledgement signed by both parties which:
- (i) includes the Vendor's assessment of the delayed occupancy compensation payable;
  - (ii) describes in reasonable detail the cash amount, goods, services, or other consideration which the Purchaser accepts as compensation (the "Compensation"), if any; and
  - (iii) contains a statement by the Purchaser that the Purchaser accepts the Compensation in full satisfaction of any delayed occupancy compensation payable by the Vendor.
- (f) If the Vendor and Purchaser cannot agree as contemplated in paragraph 7(e), then to make a claim to Tarion the Purchaser must file a claim with Tarion in writing within one (1) year after Occupancy. A claim may also be made and the same rules apply if the sale transaction is terminated under paragraph 11(b), in which case, the deadline for a claim is one (1) year after termination.
- (g) If delayed occupancy compensation is payable, the Vendor shall either: pay the compensation as soon as the proper amount is determined; or pay such amount with interest (at the prescribed rate as specified in subsection 19(1) of O.Reg. 48/01 of the *Condominium Act, 1998*), from the Occupancy Date to the date of Closing, such amount to be an adjustment to the balance due on the day of Closing.

**8. Adjustments to Purchase Price**

Only the items set out in Schedule B (or an amendment to Schedule B), shall be the subject of adjustment or change to the purchase price or the balance due on Closing. The Vendor agrees that it shall not charge as an adjustment or readjustment to the purchase price of the home, any reimbursement for a sum paid or payable by the Vendor to a third party unless the sum is ultimately paid to the third party either before or after Closing. If the Vendor charges an amount in contravention of the preceding sentence, the Vendor shall forthwith readjust with the Purchaser. This section shall not: restrict or prohibit payments for items disclosed in Part I of Schedule B which have a fixed fee; nor shall it restrict or prohibit the parties from agreeing on how to allocate as between them, any rebates, refunds or incentives provided by the federal government, a provincial or municipal government or an agency of any such government, before or after Closing.

**9. Occupancy**

If the Purchaser accepts or is required to accept Occupancy in advance of receiving a title transfer of the home, then the provisions of Schedule C shall apply.

**MISCELLANEOUS**

**10. Ontario Building Code – Conditions of Occupancy**

- (a) On or before the Occupancy Date, the Vendor shall deliver to the Purchaser:
- (i) an Occupancy Permit (as defined in paragraph (d)) for the home; or

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- (ii) if an Occupancy Permit is not required under the Building Code, a signed written confirmation by the Vendor that all conditions of occupancy under the Building Code have been fulfilled and Occupancy is permitted under the Building Code.
- (b) Notwithstanding the requirements of paragraph (a), to the extent that the Purchaser and the Vendor agree that the Purchaser shall be responsible for one or more prerequisites to obtaining permission for Occupancy under the Building Code, (the “Purchaser Occupancy Obligations”):
  - (i) the Purchaser shall not be entitled to delayed occupancy compensation if the reason for the delay is that the Purchaser Occupancy Obligations have not been completed;
  - (ii) the Vendor shall deliver to the Purchaser, upon fulfilling all prerequisites to obtaining permission for Occupancy under the Building Code (other than the Purchaser Occupancy Obligations), a signed written confirmation that the Vendor has fulfilled such prerequisites; and
  - (iii) if the Purchaser and Vendor have agreed that such prerequisites (other than the Purchaser Occupancy Obligations) are to be fulfilled prior to Occupancy, then the Vendor shall provide the signed written confirmation required by subparagraph (ii) on or before the Occupancy Date.
- (c) If the Vendor cannot satisfy the requirements of paragraph (a) or subparagraph (b)(ii), the Vendor shall set a Delayed Occupancy Date (or new Delayed Occupancy Date) on a date that the Vendor reasonably expects to have satisfied the requirements of paragraph (a) or subparagraph (b)(ii), as the case may be. In setting the Delayed Occupancy Date (or new Delayed Occupancy Date), the Vendor shall comply with the requirements of section 3, and delayed occupancy compensation shall be payable in accordance with section 7. Despite the foregoing, delayed occupancy compensation shall not be payable for a delay under this paragraph (c) if the inability to satisfy the requirements of subparagraph (b)(ii) is because the Purchaser has failed to satisfy the Purchaser Occupancy Obligations.
- (d) For the purposes of this section, an “Occupancy Permit” means any written or electronic document, however styled, whether final, provisional or temporary, provided by the chief building official (as defined in the *Building Code Act*) or a person designated by the chief building official, that evidences that permission to occupy the home under the Building Code has been granted.

### **11. Termination of the Purchase Agreement**

- (a) The Vendor and the Purchaser may terminate the Purchase Agreement by mutual written agreement. Such written mutual agreement may specify how monies paid by the Purchaser, including deposit(s) and monies for upgrades and extras are to be allocated if not repaid in full.
- (b) If for any reason (other than breach of contract by the Purchaser) Occupancy has not been given to the Purchaser by the Outside Occupancy Date, then the Purchaser has 30 days to terminate the Purchase Agreement by written notice to the Vendor. If the Purchaser does not provide written notice of termination within such 30-day period then the Purchase Agreement shall continue to be binding on both parties and the Delayed Occupancy Date shall be the date set under paragraph 3(c), regardless of whether such date is beyond the Outside Occupancy Date.
- (c) If: calendar dates for the applicable Critical Dates are not inserted in the Statement of Critical Dates; or if any date for Occupancy is expressed in the Purchase Agreement or in any other document to be subject to change depending upon the happening of an event (other than as permitted in this Addendum), then the Purchaser may terminate the Purchase Agreement by written notice to the Vendor.
- (d) The Purchase Agreement may be terminated in accordance with the provisions of section 6 or Schedule C.
- (e) Nothing in this Addendum derogates from any right of termination that either the Purchaser or the Vendor may have at law or in equity on the basis of, for example, frustration of contract or fundamental breach of contract.
- (f) Except as permitted in this section, the Purchase Agreement may not be terminated by reason of the Vendor’s delay in providing Occupancy alone.

### **12. Refund of Monies Paid on Termination**

- (a) If the Purchase Agreement is terminated (other than as a result of breach of contract by the Purchaser), then unless there is agreement to the contrary under paragraph 11(a), the Vendor shall refund all monies paid by the Purchaser including deposit(s) and monies for upgrades and extras, within 10 days of such termination, with interest from the date each amount was paid to the Vendor to the date of refund to the Purchaser. The Purchaser cannot be compelled by the Vendor to execute a release of the Vendor as a prerequisite to obtaining the refund of monies payable as a result of termination of the Purchase Agreement under this paragraph, although the Purchaser may be required to sign a written acknowledgement confirming the amount of monies refunded and termination of the purchase transaction. Nothing in this Addendum prevents the Vendor and Purchaser from entering into such other termination agreement and/or release as may be agreed to by the parties.
- (b) The rate of interest payable on the Purchaser’s monies shall be calculated in accordance with the *Condominium Act, 1998*.
- (c) Notwithstanding paragraphs (a) and (b) above, if either party initiates legal proceedings to contest termination of the Purchase Agreement or the refund of monies paid by the Purchaser, and obtains a legal determination, such amounts and interest shall be payable as determined in those proceedings.

### **13. Definitions**

“**Business Day**” means any day other than: Saturday; Sunday; New Year’s Day; Family Day; Good Friday; Easter Monday; Victoria Day; Canada Day; Civic Holiday; Labour Day; Thanksgiving Day; Remembrance Day; Christmas Day; Boxing Day; and any special holiday proclaimed by the Governor General or the Lieutenant Governor; and

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where New Year's Day, Canada Day or Remembrance Day falls on a Saturday or Sunday, the following Monday is not a Business Day, and where Christmas Day falls on a Saturday or Sunday, the following Monday and Tuesday are not Business Days; and where Christmas Day falls on a Friday, the following Monday is not a Business Day.

“**Closing**” means the completion of the sale of the home including transfer of title to the home to the Purchaser.

“**Commencement of Construction**” means the commencement of construction of foundation components or elements (such as footings, rafts or piles) for the home.

“**Critical Dates**” means the First Tentative Occupancy Date, the Second Tentative Occupancy Date, the Firm Occupancy Date, the Delayed Occupancy Date, the Outside Occupancy Date and the last day of the Purchaser's Termination Period.

“**Delayed Occupancy Date**” means the date, set in accordance with section 3, on which the Vendor agrees to provide Occupancy, in the event the Vendor cannot provide Occupancy on the Firm Occupancy Date.

“**Early Termination Conditions**” means the types of conditions listed in Schedule A.

“**Firm Occupancy Date**” means the firm date on which the Vendor agrees to provide Occupancy as set in accordance with this Addendum.

“**First Tentative Occupancy Date**” means the date on which the Vendor, at the time of signing the Purchase Agreement, anticipates that the home will be complete and ready for Occupancy, as set out in the Statement of Critical Dates.

“**Occupancy**” means the right to use or occupy the home in accordance with the Purchase Agreement.

“**Occupancy Date**” means the date the Purchaser is given Occupancy on or before Closing.

“**Outside Occupancy Date**” means the latest date that the Vendor agrees to provide Occupancy to the Purchaser, as confirmed in the Statement of Critical Dates.

“**Property**” or “**home**” means the freehold home being acquired by the Purchaser from the Vendor, and its interest in the related common elements condominium corporation.

“**Purchaser's Termination Period**” means the 30-day period during which the Purchaser may terminate the Purchase Agreement for delay, in accordance with paragraph 11(b).

“**Second Tentative Occupancy Date**” has the meaning given to it in paragraph 1(c).

“**Statement of Critical Dates**” means the Statement of Critical Dates attached to and forming part of this Addendum (in form to be determined by Tarion from time to time), and, if applicable, as amended in accordance with this Addendum.

“**The ONHWP Act**” means the *Ontario New Home Warranties Plan Act* including regulations, as amended from time to time.

“**Unavoidable Delay**” means an event which delays Occupancy which is a strike, fire, explosion, flood, act of God, civil insurrection, act of war, act of terrorism or pandemic, plus any period of delay directly caused by the event, which are beyond the reasonable control of the Vendor and are not caused or contributed to by the fault of the Vendor.

“**Unavoidable Delay Period**” means the number of days between the Purchaser's receipt of written notice of the commencement of the Unavoidable Delay, as required by paragraph 5(b), and the date on which the Unavoidable Delay concludes.

### **14. Addendum Prevails**

The Addendum forms part of the Purchase Agreement. The Vendor and Purchaser agree that they shall not include any provision in the Purchase Agreement or any amendment to the Purchase Agreement or any other document (or indirectly do so through replacement of the Purchase Agreement) that derogates from, conflicts with or is inconsistent with the provisions of this Addendum, except where this Addendum expressly permits the parties to agree or consent to an alternative arrangement. The provisions of this Addendum prevail over any such provision.

### **15. Time Periods, and How Notice Must Be Sent**

- (a) Any written notice required under this Addendum may be given personally or sent by email, fax, courier or registered mail to the Purchaser or the Vendor at the address/contact numbers identified on page 2 or replacement address/contact numbers as provided in paragraph (c) below. Notices may also be sent to the solicitor for each party if necessary contact information is provided, but notices in all events must be sent to the Purchaser and Vendor, as applicable. If email addresses are set out on page 2 of this Addendum, then the parties agree that notices may be sent by email to such addresses, subject to paragraph (c) below.
- (b) Written notice given by one of the means identified in paragraph (a) is deemed to be given and received: on the date of delivery or transmission, if given personally or sent by email or fax (or the next Business Day if the date of delivery or transmission is not a Business Day); on the second Business Day following the date of sending by courier; or on the fifth Business Day following the date of sending, if sent by registered mail. If a postal stoppage or interruption occurs, notices shall not be sent by registered mail, and any notice sent by registered mail within 5 Business Days prior to the commencement of the postal stoppage or interruption must be re-sent by another means in order to be effective. For purposes of this section 15, Business Day includes Remembrance Day, if it falls on a day other than Saturday or Sunday, and Easter Monday.
- (c) If either party wishes to receive written notice under this Addendum at an address/contact number other than those identified on page 2 of this Addendum, then the party shall send written notice of the change of address, fax number, or email address to the other party in accordance with paragraph (b) above.
- (d) Time periods within which or following which any act is to be done shall be calculated by excluding the day of delivery or transmission and including the day on which the period ends.
- (e) Time periods shall be calculated using calendar days including Business Days but subject to paragraphs (f), (g) and (h) below.

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- (f) Where the time for making a claim under this Addendum expires on a day that is not a Business Day, the claim may be made on the next Business Day.
- (g) Prior notice periods that begin on a day that is not a Business Day shall begin on the next earlier Business Day, except that notices may be sent and/or received on Remembrance Day, if it falls on a day other than Saturday or Sunday, or Easter Monday.
- (h) Every Critical Date must occur on a Business Day. If the Vendor sets a Critical Date that occurs on a date other than a Business Day, the Critical Date is deemed to be the next Business Day.
- (i) Words in the singular include the plural and words in the plural include the singular.
- (j) Gender-specific terms include both sexes and include corporations.

**16. Disputes Regarding Termination**

- (a) The Vendor and Purchaser agree that disputes arising between them relating to termination of the Purchase Agreement under section 11 shall be submitted to arbitration in accordance with the *Arbitration Act, 1991* (Ontario) and subsection 17(4) of the ONHWP Act.
- (b) The parties agree that the arbitrator shall have the power and discretion on motion by the Vendor or Purchaser or any other interested party, or of the arbitrator's own motion, to consolidate multiple arbitration proceedings on the basis that they raise one or more common issues of fact or law that can more efficiently be addressed in a single proceeding. The arbitrator has the power and discretion to prescribe whatever procedures are useful or necessary to adjudicate the common issues in the consolidated proceedings in the most just and expeditious manner possible. The *Arbitration Act, 1991* (Ontario) applies to any consolidation of multiple arbitration proceedings.
- (c) The Vendor shall pay the costs of the arbitration proceedings and the Purchaser's reasonable legal expenses in connection with the proceedings unless the arbitrator for just cause orders otherwise.
- (d) The parties agree to cooperate so that the arbitration proceedings are conducted as expeditiously as possible, and agree that the arbitrator may impose such time limits or other procedural requirements, consistent with the requirements of the *Arbitration Act, 1991* (Ontario), as may be required to complete the proceedings as quickly as reasonably possible.
- (e) The arbitrator may grant any form of relief permitted by the *Arbitration Act, 1991* (Ontario), whether or not the arbitrator concludes that the Purchase Agreement may properly be terminated.

For more information please visit [www.tarion.com](http://www.tarion.com)

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**SCHEDULE A**

**Types of Permitted Early Termination Conditions**

**1. The Vendor of a home is permitted to make the Purchase Agreement conditional as follows:**

(a) upon receipt of Approval from an Approving Authority for:

- (i) a change to the official plan, other governmental development plan or zoning by-law (including a minor variance);
- (ii) a consent to creation of a lot(s) or part-lot(s);
- (iii) a certificate of water potability or other measure relating to domestic water supply to the home;
- (iv) a certificate of approval of septic system or other measure relating to waste disposal from the home;
- (v) completion of hard services for the property or surrounding area (i.e., roads, rail crossings, water lines, sewage lines, other utilities);
- (vi) allocation of domestic water or storm or sanitary sewage capacity;
- (vii) easements or similar rights serving the property or surrounding area;
- (viii) site plan agreements, density agreements, shared facilities agreements or other development agreements with Approving Authorities or nearby landowners, and/or any development Approvals required from an Approving Authority; and/or
- (ix) site plans, plans, elevations and/or specifications under architectural controls imposed by an Approving Authority.

The above-noted conditions are for the benefit of both the Vendor and the Purchaser and cannot be waived by either party.

(b) upon:

- (i) subject to paragraph 1(c), receipt by the Vendor of confirmation that sales of homes in the Freehold Project have exceeded a specified threshold by a specified date;
- (ii) subject to paragraph 1(c), receipt by the Vendor of confirmation that financing for the Freehold Project on terms satisfactory to the Vendor has been arranged by a specified date;
- (iii) receipt of Approval from an Approving Authority for a basement walkout; and/or
- (iv) confirmation by the Vendor that it is satisfied the Purchaser has the financial resources to complete the transaction.

The above-noted conditions are for the benefit of the Vendor and may be waived by the Vendor in its sole discretion.

(c) the following requirements apply with respect to the conditions set out in subparagraph 1(b)(i) or 1(b)(ii):

- (i) the 3 Business Day period in section 6(i) of the Addendum shall be extended to 10 calendar days for a Purchase Agreement which contains a condition set out in subparagraphs 1(b)(i) and/or 1(b)(ii);
- (ii) the Vendor shall complete the Property Description on page 2 of this Addendum;
- (iii) the date for satisfaction of the condition cannot be later than 9 months following signing of the purchase Agreement; and
- (iv) until the condition is satisfied or waived, all monies paid by the Purchaser to the Vendor, including deposit(s) and monies for upgrades and extras: (A) shall be held in trust by the Vendor's lawyer pursuant to a deposit trust agreement (executed in advance in the form specified by Tarion Warranty Corporation, which form is available for inspection at the offices of Tarion Warranty Corporation during normal business hours), or secured by other security acceptable to Tarion and arranged in writing with Tarion, or (B) failing compliance with the requirement set out in clause (A) above, shall be deemed to be held in trust by the Vendor for the Purchaser on the same terms as are set out in the form of deposit trust agreement described in clause (A) above.

**2. The following definitions apply in this Schedule:**

**“Approval”** means an approval, consent or permission (in final form not subject to appeal) from an Approving Authority and may include completion of necessary agreements (i.e., site plan agreement) to allow lawful access to and use and occupancy of the property for its intended residential purpose.

**“Approving Authority”** means a government (federal, provincial or municipal), governmental agency, Crown corporation, or quasi-governmental authority (a privately operated organization exercising authority delegated by legislation or a government).

**“Freehold Project”** means the construction or proposed construction of three or more freehold homes (including the Purchaser's home) by the same Vendor in a single location, either at the same time or consecutively, as a single coordinated undertaking.

**3. Each condition must:**

- (a) be set out separately;
- (b) be reasonably specific as to the type of Approval which is needed for the transaction; and
- (c) identify the Approving Authority by reference to the level of government and/or the identity of the governmental agency, Crown corporation or quasi-governmental authority.

**4. For greater certainty, the Vendor is not permitted to make the Purchase Agreement conditional upon:**

- (a) receipt of a building permit;
- (b) receipt of an occupancy permit; and/or
- (c) completion of the home.

**SCHEDULE B**  
**Adjustments to Purchase Price or Balance Due on Closing**

**PART I Stipulated Amounts/Adjustments.** These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

1. N.S.F. ADMINISTRATIVE FEE (if applicable)  
Section 1(e) of Schedule "X"  
\$500.00 plus Applicable Taxes
2. WIRE TRANSFER FEE (if applicable) AND FAILURE TO COMPLY WITH WIRE FORM (if applicable)  
Section 1(h) of Schedule "X"  
\$200.00 plus Applicable Taxes wire transfer fee and \$350.00 plus Applicable Taxes fee for failure to comply with wire form, per occurrence
3. FEE TO EXCHANGE DEPOSIT CHEQUE OR DEPOSIT CHEQUE ON A LATER DATE (if applicable)  
Section 1(i) of Schedule "X"  
\$250.00 plus Applicable Taxes, per occurrence
4. RELEASE OF VENDOR'S LIEN OR DISCHARGE OF VENDOR'S CHARGE (if applicable)  
Section 1(j) of Schedule "X"  
\$500.00 plus Applicable Taxes
5. SECURITY DEPOSIT  
Section 1(k) of Schedule "X"  
\$1,500.00
6. TOP COAT OF ASPHALT ON DRIVEWAY  
Section 1(m) of Schedule "X"  
\$800.00 plus Applicable Taxes
7. BUILDING OR FOUNDATION SURVEY, IF PROVIDED  
Section 1(p) of Schedule "X"  
\$500.00, plus Applicable Taxes
8. HOMEOWNER SERVICE CALL (if applicable)  
Section 10(g) of Schedule "X"  
\$350.00 per call, plus cost of materials utilized, plus Applicable Taxes
9. LETTER / NOTICE TO PURCHASER FOR DEFAULT (if applicable)  
Section 14 of Schedule "X"  
\$500.00 plus disbursements and Applicable Taxes, for each letter/notice
10. FEE FOR FAILURE TO ATTEND APPOINTMENT TO CHOOSE COLOURS/MATERIALS / CANCELLATION/RESCHEDULING OF APPOINTMENT (if applicable)  
Section 15(a) of Schedule "X"  
\$500.00 plus Applicable Taxes
11. FEE IF VENDOR CHOOSES COLOURS OR MATERIALS ON BEHALF OF PURCHASER (if applicable)  
Section 15(e) of Schedule "X"  
\$1,000.00 plus Applicable Taxes
12. CHANGES TO ANY OF THE ORIGINAL COLOUR AND MATERIAL SELECTIONS OR TO OPTIONS AND UPGRADES AGREEMENT (if applicable)  
Section 15(k) of Schedule "X"  
\$1,000.00 plus Applicable Taxes
13. REGISTRATION OF DISCHARGES  
Section 27 of Schedule "X"  
\$250.00 plus Applicable Taxes
14. FAIL TO INFORM VENDOR OF CHANGE OF PURCHASER'S INFORMATION (if applicable)  
Section 29(d) of Schedule "X"  
\$250.00 plus Applicable Taxes
15. VENDOR'S LEGAL COSTS RE: ELECTRONIC REGISTRATION SYSTEM FEE  
Section 34(a) of Schedule "X"  
\$350.00 plus Applicable Taxes
16. FEE IF PURCHASER DOES NOT PROVIDE THE NAME OF ITS SOLICITOR WHEN REQUIRED, CHANGES SOLICITORS, OR PURCHASER OR ITS SOLICITOR (i) FAIL TO PROVIDE ANY REQUIRED INFORMATION; (ii) CHANGE OR AMEND ANY OF INFORMATION PROVIDED OR (iii) PROVIDE INFORMATION TO THE VENDOR OR ITS SOLICITORS THAT IS INCORRECT OR AMENDED  
Section 38(c) of Schedule "X"  
\$325.00 plus Applicable Taxes
17. STATUS CERTIFICATE FEE  
Section 7 of Schedule "CEC"  
\$100.00, plus any Applicable Taxes

**PART II All Other Adjustments to be determined in accordance with the terms of the Purchase Agreement.** These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

1. COST OF, CHARGE MADE FOR, OR PREPAYMENTS FOR, OR SECURITY PERFORMANCE DEPOSITS RELATING TO, ANY WATER, ELECTRICITY OR GAS SERVICE, INCLUDING, WITHOUT LIMITATION, THE COST AND/OR INSTALLATION OF ANY METERS, AND THE INSTALLATION, CONNECTION AND/OR ENERGIZATION FEES FOR ANY OF SUCH SERVICES  
Section 1(a) of Schedule "X"
2. REPAIR OF ANY DAMAGE CAUSED TO THE PROPERTY AND NEIGHBOURING LANDS BY ALTERNATE UTILITY SUPPLIERS AND ANY COSTS INCURRED BY THE VENDOR TO RESTORE THE PROPERTY TO THE ORIGINAL STATE  
Section 1(a) of Schedule "X"
3. PAYMENT OR REIMBURSEMENT FOR OTHER PREPAID OR CURRENT EXPENSES, SUCH AS GAS, ELECTRICITY AND WATER EXPENSES; EXPENSES, CHARGES OR COSTS TO BRING, PROVIDE, DELIVER AND/OR MAKE AVAILABLE SERVICES, SYSTEMS AND/OR UTILITIES TO PROPERTY AND/OR SUBDIVISION WHICH MAY INCLUDE, WITHOUT LIMITATION, INFRASTRUCTURE AND RELATED CONSTRUCTION COSTS, INCLUDING, WITHOUT LIMITATION, ANY EXPENSES, CHARGES OR COSTS WITH RESPECT TO: ROADWAY CONSTRUCTION, SEWER RELOCATION WORKS, CONSTRUCTION, CONNECTION OR RECONNECTION OF SEWERS (STORM AND SANITARY), SEWER IMPOST CHARGES, INSTALLATION AND/OR CONNECTION OF ELECTRICITY, WATER AND/OR GAS SERVICES (INCLUDING, WITHOUT LIMITATION, ENERGIZATION CHARGES AND DEPOSITS REQUIRED BY UTILITY / SERVICE PROVIDER), AND/OR INSTALLATION OF METERS FOR ANY OF THE FOREGOING AND THE COST OF SUCH METERS  
Section 1(a) of Schedule "X"
4. TAXES, FUEL, WATER RATES, ASSESSMENT RATES & LOCAL IMPROVEMENT RATES  
Section 1(b) of Schedule "X"
5. LAW SOCIETY TRANSACTION LEVY SURCHARGE  
Section 1(c) of Schedule "X"
6. ENROLMENT/REGULATORY FEES (E.G. PAYABLE UNDER ONTARIO NEW HOME WARRANTIES PLAN ACT, NEW HOME CONSTRUCTION LICENSING ACT, 2017, THE ACT, THE CONDOMINIUM MANAGEMENT SERVICES ACT)  
Section 1(d) of Schedule "X"
7. AMOUNT OF DEVELOPMENT CHARGES AND EDUCATION DEVELOPMENT CHARGES PAID BY VENDOR IN EXCESS OF THE AMOUNT OF DEVELOPMENT CHARGES AND EDUCATION DEVELOPMENT CHARGES THAT WOULD HAVE BEEN PAYABLE, IF PAID ON JUNE 1, 2025  
Section 1(f) of Schedule "X"

8. IN ADDITION TO THE AMOUNTS AT SECTION 1(f) OF SCHEDULE "X", THE AMOUNT OF ANY OTHER LEVIES, CHARGES, PAYMENTS, CONTRIBUTIONS, FEES OR ASSESSMENTS, INCLUDING WITHOUT LIMITATION, ANY PARKS LEVIES, CASH-IN-LIEU OF PARKLAND DEDICATION PAYMENTS, COMMUNITY BENEFIT CHARGES, NEW DEVELOPMENT CHARGES, NEW EDUCATION DEVELOPMENT CHARGES, PUBLIC ART CONTRIBUTIONS AND/OR IMPOST CHARGES, ASSESSED AGAINST OR ATTRIBUTABLE TO THE PROPERTY BY THE MUNICIPALITY, REGIONAL MUNICIPALITY, TRANSIT AUTHORITY, PUBLIC OR SEPARATE SCHOOL BOARD OR ANY OTHER AUTHORITY HAVING JURISDICTION UNDER DEVELOPMENT CHARGES ACT, EDUCATION ACT, PLANNING ACT AND ANY OTHER EXISTING OR NEW LEGISLATION, REGULATION, BYLAW AND/OR POLICY OF A SIMILAR NATURE  
Section 1(g) of Schedule "X"
9. MONIES OWING TO VENDOR PURSUANT TO A READJUSTMENT OR ANY EXPENSES INCURRED BY THE VENDOR ARISING FROM BREACH BY THE PURCHASER OF ANY OF PURCHASER'S OBLIGATIONS, PLUS INTEREST AT 12% PER ANNUM, CALCULATED DAILY, NOT IN ADVANCE (if applicable)  
Section 1(j) of Schedule "X"
10. VENDOR'S LIEN OR CHARGE FEES, INCLUDING, WITHOUT LIMITATION, THE VENDOR'S SOLICITOR'S LEGAL FEES AND DISBURSEMENTS AND THE COST TO REGISTER SAID VENDOR'S LIEN OR CHARGE (if applicable)  
Section 1(j) of Schedule "X"
11. COST OF REPAIRS, RECTIFICATION OR REPLACEMENT THAT EXCEED SECURITY DEPOSIT  
Section 1(k) of Schedule "X"
12. PROJECT ESTHETIC ENHANCEMENTS, CAPPED AT NO MORE THAN \$400.00, PLUS APPLICABLE TAXES  
Section 1(l) of Schedule "X"
13. COST RE: RECYCLING CONTAINERS/BINS AND RECYCLING PROGRAMS  
Section 1(n) of Schedule "X"
14. FEE PAID TO CANADA POST FOR MAIL DELIVERY BY CENTRAL MAILBOX, CAPPED AT NO MORE THAN \$250.00, PLUS APPLICABLE TAXES  
Section 1(o) of Schedule "X"
15. ELECTRICITY FEES, COSTS OR CHARGES ETC. (if applicable)  
Section 1(q) of Schedule "X"
16. WATER FEES, COSTS OR CHARGES ETC. (if applicable)  
Section 1(r) of Schedule "X"
17. GAS SERVICES FEES, COSTS OR CHARGES ETC. (if applicable)  
Section 1(s) of Schedule "X"
18. COST TO RECTIFY DAMAGE OR ALTERATION TO SERVICE / LIEN / REMOVAL OF ADDITIONS/IMPROVEMENTS (if applicable)  
Section 2(b) of Schedule "X"
19. FORFEITURE OF THE SECURITY DEPOSIT AND REIMBURSEMENT FOR ANY COSTS OVER AND ABOVE THE SECURITY DEPOSIT  
Sections 2(b) and 2(f) of Schedule "X"
20. COST OF REPAIR, RECTIFICATION AND/OR REPLACEMENT OF DAMAGED SUBDIVISION SERVICES  
Section 2(c) of Schedule "X"
21. COST RE LOOK-OUT OR REAR DECK (if applicable)  
Section 3(d) of Schedule "X"
22. EXTRAS, UPGRADES OR CHANGES ORDERED BY THE PURCHASER  
Section 3(g) of Schedule "X"
23. LIABILITY FOR ANY DAMAGES OR COSTS SUSTAINED BY THE VENDOR AS A RESULT OF PURCHASER PURSUING OTHER MEANS OF REDRESS WITH REGARD TO CLAIMS (OTHER THAN REMEDIES AVAILABLE WITH TARIION)  
Section 3(o) of Schedule "X"
24. ALL AMOUNTS TO CORRECT AND REMEDY ALL DAMAGE TO ANY SERVICES INSTALLED WITHIN THE SUBDIVISION  
Section 3(r) of Schedule "X"
25. COST OF EQUIPMENT (if no longer rented)  
Section 4 of Schedule "X"
26. OCCUPANCY FEE (if applicable)  
Section 6 of Schedule "X"
27. FEE FOR FAILURE TO CONFIRM INFORMATION (if applicable)  
Section 7(f) of Schedule "X"
28. REIMBURSEMENT FOR ALL LEGAL FEES, EXPENSES AND COSTS VENDOR INCURS RE: OBJECTION(S) TO VENDOR'S APPLICATIONS  
Section 8(b) of Schedule "X"
29. COST FOR REPLACEMENT OF LAID SOD (if applicable)  
Section 10(c) of Schedule "X"
30. COSTS RE: UNLAWFUL WORKS (if applicable)  
Section 13(a) of Schedule "X"
31. INDEMNIFICATION OF VENDOR RE: ENTRY ONTO PROPERTY (if applicable)  
Section 13(d) and 13(e) of Schedule "X"
12. MONIES OWING UNDER AGREEMENT OR EXPENSES OF VENDOR DUE TO PURCHASER DEFAULT, PLUS INTEREST OF 12% PER ANNUM, CALCULATED DAILY, NOT IN ADVANCE (IF APPLICABLE)  
Section 14 of Schedule "X"
13. COSTS RE: SELECTION OF COLOURS OR MATERIALS OTHER THAN FROM VENDOR'S SAMPLES (if applicable)  
Section 15(b) of Schedule "X"
14. PAYMENT OF HST REBATE (if applicable)  
Sections 17 and 38(d) of Schedule "X"
15. COSTS AND EXPENSES OF COURT ORDER TO DELETE AGREEMENT FROM TITLE (if applicable)  
Section 19 of Schedule "X"
16. VENDOR'S SOLICITOR'S FEES AND DISBURSEMENTS RE: NON-ELECTRONIC DOCUMENTATION/INFORMATION (if applicable)  
Section 33(a) of Schedule "X"
17. EFTS FEES AND CHARGES (if applicable)  
Section 33(b)(iii) of Schedule "X"
18. INDEMNIFICATION OF VENDOR AND ITS SOLICITORS RE TRANSFERRING TITLE TO PROPERTY TO SURVIVING INDIVIDUAL(S) (if applicable)  
Section 46 of Schedule "X"
19. COMMON EXPENSES/RESERVE FUND CONTRIBUTION  
Sections 4 and 8 of Schedule "CEC"
20. INDEMNITY OF VENDOR BY REASON OF THE PURCHASER BEING A NON-CANADIAN OR NOT QUALIFYING FOR AN EXCEPTION (if applicable)  
Section (e), Schedule "N-C"

Note to Purchaser: capitalized headings herein are for descriptive purposes only – for more particulars, please refer to appropriate provisions of the Agreement of Purchase and Sale.

**Limited Use Freehold Form  
(Tentative Occupancy Date – POTL/CEC)**

**SCHEDULE C**

**Terms of Occupancy Licence**

If the purchaser takes Occupancy of the home before the date of Closing or is required to do so under the Purchase Agreement, then the following provisions shall apply:

1. The Purchaser shall be given Occupancy of the home on the Occupancy Date.
2. The Purchaser shall not be required to pay the balance due on the purchase price on the Occupancy Date unless the Occupancy Date is also the Closing Date.
3. The Purchaser shall pay to the Vendor a monthly **Occupancy Fee** from and after the Occupancy Date which shall not exceed an amount calculated as follows:
  - (i) interest calculated on a monthly basis on the unpaid balance of the purchase price at the prescribed rate as specified in subsection 19(1) of O.Reg 48/01 to the Condominium Act, 1998; plus
  - (ii) an amount reasonably estimated by the Vendor on a monthly basis for municipal realty taxes attributable by the Vendor to the home; plus
  - (iii) the projected monthly common expense contribution for the home's share of the common elements condominium corporation (CEC).

The Occupancy Fee shall be payable on the first day of each month in advance until the date of Closing. The Occupancy Fee is a fee for the use of the home and no part of it shall be credited as payments on account of the Purchase Price. If Occupancy does not occur on the first day of the month, the Purchaser shall pay on the Occupancy Date a pro rata amount for the balance of the month.

4. If the Vendor charges the Purchaser a monthly Occupancy Fee for longer than six (6) months and the monthly Occupancy Fee includes a projected contribution to the reserve fund for the CEC, then, with respect to the Occupancy Fee for each month after the sixth month, the Vendor shall hold in trust and remit to the CEC upon registering the declaration and description for the CEC, the portion of the monthly Occupancy Fee that represents the projected contribution to the reserve fund.
5. The Vendor, during the Purchaser's period of Occupancy,
  - (a) shall provide those services that the CEC corporation will have a duty to provide to owners after the registration of the CEC declaration and description;
  - (b) shall repair and maintain the CEC property in the same manner as the CEC corporation will have a duty to repair after damage and maintain after the registration of the CEC declaration and description;
  - (c) has the same right of entry to CEC property that the CEC corporation will have after the registration of the CEC declaration and description;
  - (d) may withhold consent to an assignment of the right to use CEC property; and
  - (e) may charge a reasonable fee for consenting to an assignment of the right to use CEC property.
6. The Vendor shall proceed with due diligence to register the CEC declaration and description. The Vendor shall, within 30 days of the registration of the CEC declaration and description, notify the Purchaser in writing of the date and instrument numbers of the registration, unless within that time the Purchaser receives a deed to the home that is in registerable form. Upon registration of the CEC declaration and description, the Vendor and Purchaser shall proceed to complete the title transfer on a date designated by the Vendor or its solicitor which shall be no later than sixty (60) days after the registration of the CEC declaration and description. If the Vendor for any reason whatsoever is unable to register the CEC declaration and description and therefore is unable to deliver a registerable Transfer/Deed to the Purchaser within twelve (12) months of the Occupancy Date, the Purchaser shall have the right for a period of 30 days after such twelve (12) month period, to give sixty (60) days written notice to the Vendor, to terminate the Occupancy licence and this Purchase Agreement. If the Purchaser gives notice of termination, the Purchaser shall give up vacant possession and pay the Occupancy Fee to the date of termination, after which this Purchase Agreement and Occupancy licence shall be terminated and section 7 of the Addendum applies.
7. The rights and duties described in section 5 above, apply despite any provision to the contrary in the *Residential Tenancies Act, 2006*.
8. The Vendor shall, on delivering to the Purchaser a Transfer Deed that is in registerable form or as soon as is practicable after delivery, refund to the Purchaser the portion of the monthly Occupancy Fee that the Purchaser has paid on account of municipal taxes attributable to the home in excess of the amount actually assessed against the home.

**Limited Use Freehold Form  
(Tentative Occupancy Date – POTL/CEC)**

9. If the portion of the monthly Occupancy Fee that the Purchaser has paid on account of municipal taxes attributable to the home is insufficient to pay the amount actually assessed against the home, the Vendor may require the Purchaser to pay the difference between the two amounts.
10. Sections 149, 150, 151, 165, 166 and 167 and Part VII of the *Residential Tenancies Act, 2006*, do not apply to Occupancy and monthly Occupancy Fees charged under this Schedule C.
11. In accordance with section 58(1).4 of the *Residential Tenancies Act, 2006*, if the Occupancy arose by virtue of or collateral to the Purchase Agreement, then if the Purchase Agreement is terminated, the Occupancy shall correspondingly be terminated.
12. The Purchaser shall maintain the home in a clean and sanitary condition and not make any alterations or improvements without the prior written approval of the Vendor which may not be unreasonably withheld.
13. The Purchaser shall be responsible for all utility, telephone expenses, cable television service, or other charges and expenses billed directly to the occupant of the home by the supplier of such services.
14. The Purchaser shall as at the Occupancy Date insure the home for the full replacement value thereof and provide a copy of the insurance certificate to the Vendor. The Vendor is not liable for the Purchaser's loss occasioned by fire, theft or other casualty, unless caused or contributed to by the Vendor.
15. The Vendor and Purchaser may agree upon additional provisions relating to Occupancy, provided such provisions do not derogate from, do not conflict with and are not inconsistent with provisions of this Schedule C.

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## SCHEDULE "REBATE"

1. In July of 2010, the Ontario government enacted legislation to provide a rebate of a part of the provincial portion of the HST charged on the purchase of newly-constructed or substantially-renovated homes to qualifying purchasers (the "**Existing Provincial HST Rebate**").
2. The Federal government has enacted legislation to provide a rebate of the GST (or federal portion of the HST) for first time home buyers of new homes with a purchase price under \$1,500,000.00 (the "**Federal FTHB Rebate**").
3. The Ontario government has announced similar legislation to provide a rebate of the provincial portion of the HST for first time home buyers of new homes with a purchase price under \$1,500,000.00 (the "**Provincial FTHB Rebate**").
4. On March 25, 2026, the Ontario government also announced a proposed expansion of the Existing Provincial HST Rebate for newly-constructed or substantially-renovated homes (the "**Proposed Rebate**") purchased pursuant to agreements of purchase and sale signed between April 1, 2026 and March 31, 2027.
5. The Purchaser and the Vendor acknowledge, accept and agree that, notwithstanding any provisions of this Agreement to the contrary and, without limiting the foregoing, despite any provision in this Agreement that indicates that the Purchase Price includes any portion of the HST payable thereon:
  - (a) HST applies to this transaction;
  - (b) such HST is **included in** the Purchase Price, net of the Existing Provincial HST Rebate;
  - (c) the Existing Provincial HST Rebate **shall be** deemed to be included in the definition of "Rebate", as contained within Section 17 of Schedule 'X' of this Agreement; accordingly, all references to Rebate in this Agreement shall include the Existing Provincial HST Rebate; and
  - (d) the Federal FTHB Rebate, Provincial FTHB Rebate and/or Proposed Rebate (collectively, the "**Other Rebates**") **shall not be** deemed to be included in the definition of "Rebate", as contained within Section 17 of Schedule 'X' of this Agreement; accordingly, all references to Rebate in this Agreement **shall not** include any of the Other Rebates.
6. The Purchaser shall, to the extent that any of the Other Rebates are claimable by the Purchaser and for which the Purchaser qualifies to receive, be entitled to make an application to claim such Other Rebates directly with the Canada Revenue Agency following the Closing Date, and the Vendor hereby disclaims any right to such Other Rebates in favour of the Purchaser.
7. The Purchaser acknowledges and agrees that the legislation noted hereinabove in relation to the proposed Provincial FTHB Rebate and the Proposed Rebate has not yet been enacted, may never be enacted. Further, the Federal and Ontario governments may further condition or revise the terms of any or all of the Other Rebates.
8. The Vendor makes no representation or warranty whatsoever that the Purchaser, this transaction or the subject project will qualify for any of the Other Rebates.
9. The Purchaser hereby fully and completely releases, indemnifies and saves harmless the Vendor and all corporations and partnerships related, affiliated or associated therewith, and their respective directors, officers, partners, employees and agents, and their legal personal representatives, successors or assigns of each, from and against all loss, liability, claims, demands, damages, costs and expenses which may be made or brought against any of them, or which they may sustain by reason of the Purchaser not qualifying for, being entitled to, or not receiving the full benefit of any of the Other Rebates for any reason whatsoever including, without limitation:
  - (a) the acts or omissions of the Purchaser and/or the Vendor;
  - (b) errors and/or omissions made to or in, and/or a failure to complete any of the documentation, materials, applications, schedules, affidavits, statutory declarations and the like;
  - (c) the rejection or a failure to process by the Canada Revenue Agency (or any other successor or related governmental authority having jurisdiction to process any of the Other Rebates) of any of the documentation, materials, applications, schedules, affidavits, statutory declarations and the like (the "**Rebate Forms**") required for the Purchaser to be entitled to, or receive the benefit of any of the Other Rebates by reason of (including, but not limited to):

- (i) errors and/or omissions contained in such Rebate Forms, whether such errors and/or omissions were made by the Purchaser or the Vendor;
- (ii) the use and/or submission of outdated or incorrect Rebate Forms; and
- (iii) the failure to submit such Rebate Forms within the time limits permitted for doing so.

This paragraph shall not merge and shall survive closing of the transaction contemplated by the Agreement.

- 10. In the event that there is any inconsistency or conflict between the provisions contained in this Schedule and the provisions contained in the Agreement, the provisions of this Schedule shall have priority over and shall override the provisions contained in the Agreement to the extent of the inconsistency or conflict.
- 11. The Purchaser acknowledges and agrees that the Purchaser's qualification for any of the aforementioned rebate programs is not a condition of the Agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_.

Vendor's Initials: \_\_\_\_\_

Purchaser's Initials: \_\_\_\_\_

Purchaser's Initials: \_\_\_\_\_

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# Declaration and Disclosure Documents

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