



MIDHURST VALLEY

PROJECT: Midhurst Valley

LOT: _____ ON REGISTERED PLAN 51M _____, ATTACHED HERETO AS SCHEDULE "B" (LOT NO. _____)
MODEL TYPE: _____

AGREEMENT OF PURCHASE AND SALE

1. The undersigned _____ (the "Purchaser"), hereby agrees with SUNDANCE CARSON HOMES INC. (the "Vendor") to purchase all and singular the lands and premises in the Township of Springwater (the "Municipality"), presently forming and comprising a portion of those lands described above and as generally described on the site plan attached hereto as Schedule "B" (the "Real Property") and on which has been or is to be constructed a dwelling house as hereinafter provided (the "Dwelling") at the purchase price of _____ DOLLARS (\$ _____) of lawful money of Canada (the "Purchase Price"), payable to the Vendor as follows:

- (a) by cheque in the amount of _____ DOLLARS submitted with this Agreement;
(b) by cheque in the amount of _____ DOLLARS submitted with this Agreement and post-dated thirty (30) days following the date of execution of this Agreement by the Purchaser;
(c) by cheque in the amount of _____ DOLLARS submitted with this Agreement and post-dated sixty (60) days following the date of execution of this Agreement by the Purchaser;
(d) by cheque in the amount of _____ DOLLARS submitted with this Agreement and post-dated one hundred and twenty (120) days following the date of execution of this Agreement by the Purchaser;
(e) by cheque in the amount of _____ DOLLARS submitted with this Agreement and post-dated one hundred and eighty (180) days following the date of execution of this Agreement by the Purchaser;

as deposits (collectively, the "Deposit") and covenants, promises and agrees to pay the balance of the Purchase Price by wire transfer from the trust account of the Purchaser's solicitor or by certified cheque drawn on the trust account of the Purchaser's solicitor payable to the Vendor or as the Vendor may direct on the Closing Date (as hereinafter defined), subject to the adjustments hereinafter set out.

2. This transaction of purchase and sale is to be completed on the First Tentative Closing Date (as defined in the Statement of Critical Dates being a part of the Addendum as hereinafter defined) or such extended or accelerated date established in accordance with the terms of this Agreement including, without limitation, the Addendum (the "Closing Date" or "Date of Closing").

3. This Offer shall be irrevocable by the Purchaser until 5:00 p.m. on the 5th Business Day (as herein defined in the Addendum), after which it is made. After which if not accepted by the Vendor, this offer shall be void and the deposit monies returned to the Purchaser, without interest.

4. The following Schedules of this Agreement, attached hereto, shall form a part of this Agreement. The Purchaser acknowledges that he has read all Sections and Schedules of this Agreement and the form of Acknowledgement, if any:

- Schedule "A" - Additional Terms
Schedule "B" - Site Plan
Schedule "C" - Standard Features
Schedule "D" - Elevations/Floor Plan
Schedule "E" - Consent and Receipt Confirmation
Schedules "F-1" and "F-2" - Restrictions
Schedule "G" - Warning Clauses and Notice Provisions
Schedule "H" - Specific Purchaser Acknowledgement of Warnings
Schedule "Y" - Tarion Warranty Information Sheet
Schedule being Statement of Critical Dates and Addendum to Agreement of Purchase and Sale (collectively the "Addendum")

5. The Purchaser's address for delivery of any notices pursuant to this Agreement is the address as set out in the Addendum.

DATED _____.

SIGNED, SEALED AND DELIVERED in the presence of _____ PURCHASER: _____ D.O.B. _____
WITNESS: _____ PURCHASER: _____ D.O.B. _____
(as to all Purchaser's signatures, if more than one purchaser) Address: _____
Telephone: _____ Facsimile: _____ Email: _____
PURCHASER'S SOLICITOR: _____
Address: _____
Telephone: _____ Facsimile: _____
Email: _____

The Vendor hereby accepts the within offer and agrees to complete this transaction in accordance with the terms hereof.

DATED, SIGNED, SEALED AND DELIVERED _____.

Vendor's Solicitors: HARRIS, SHEAFFER LLP
Suite 610 - 4100 Yonge Street
Toronto, Ontario, M2P 2B5
Attn: Valerie Madden
Telephone: (416) 250-5800 Fax: (416) 250-5300

SUNDANCE CARSON HOMES INC.
Per: _____
Name: _____, A.S.O.
I have authority to bind the Corporation

Vendor's Address for Service: 6 Forest Laneway, Suite C1
Toronto, Ontario, M2N 5X9

SCHEDULE "A"

ADDITIONAL TERMS

DWELLING MATTERS, SITING, MATERIALS CHANGES, ETC

1. The Vendor agrees that it will erect on the Real Property the Dwelling in accordance with plans and specifications (the "**Plans**") already examined by the Purchaser and in accordance with Schedule "C" and Schedule "D" attached hereto. The Purchaser acknowledges and agrees that the Vendor may from time to time, in its sole discretion, or as requested or required by the Vendor's architect or any design consultants or by any governmental authority, change, alter, vary or modify the Plans, the siting of the Dwelling and/or the grading of the Real Property without notice thereof to the Purchaser. The Purchaser agrees to accept such changes, alterations, variations or modifications and, without limiting the generality of the foregoing, variations to the lot/block number, municipal address, location, block and elevation mixes, area and frontage or depth of the Real Property without any abatement of the Purchase Price or claim for compensation whatsoever. The Purchaser also acknowledges and agrees that architectural control of exterior elevations, driveway construction, boulevard tree planting, landscaping, corner lot fencing (including the location of such corner lot fencing), exterior colour schemes, or any other material external to the Dwelling designed to enhance the aesthetics of the community as a whole, may be imposed by the Municipality and/or the Vendor. In the event the Vendor is required, in compliance with such architectural control requirements to construct an exterior elevation for the Dwelling other than as specified in this Agreement or amend the driveway construction or location, boulevard tree planting or landscaping plan for the Dwelling and/or Real Property, as the case may be, (all of which is hereinafter referred to as the "**Amended Exterior Plans**"), the Purchaser hereby irrevocably authorizes the Vendor to complete the Dwelling and/or Real Property, as the case may be, in accordance with the Amended Exterior Plans, and the Purchaser hereby irrevocably agrees to accept such Amended Exterior Plans in lieu of the plans for same specified in this Agreement without any abatement of the Purchase Price or claim for compensation whatsoever. The Vendor shall have the right, in its sole discretion, to construct the Dwelling either as shown on the Plans or to construct such Dwelling on a reverse mirror image plan, including reversal of the garage siting and reversal of the interior floor plan layout. Construction of a reverse mirror image plan is hereby irrevocably accepted by the Purchaser without any right of abatement of the Purchase Price or claim for compensation whatsoever. Further, in the event the Vendor determines, in its sole discretion, to construct the Dwelling at a grade level different than as depicted in the Plans, necessitating a step or series of steps to the front door, side door, rear door, or any door from the garage to the interior of the Dwelling or any elimination of the side door or door from the house to the garage or garage to outside, if any, the Purchaser hereby agrees to accept such change(s) without any abatement of the Purchase Price or claim for compensation whatsoever. The Vendor shall further have the right to substitute other material for that provided for in the Plans, in the sole discretion of the Vendor, for any cause which it may deem reasonable without notice thereof to the Purchaser, provided that such material is, in the sole judgment of the Vendor, of substantially equal or better quality than the material in the Plans and the Purchaser shall accept same without any abatement of the Purchase Price or claim for compensation whatsoever. Without limiting the generality of any other part of this paragraph, in the event of any change, variation, alteration or modification described in this paragraph, the Purchaser shall have absolutely no claim or cause of action whatsoever against the Vendor or its sales representatives (whether based or founded in contract, tort or in equity) for any such changes, variations, alterations or modifications, nor shall the Purchaser be entitled to any abatement or reduction in the Purchase Price whatsoever as a consequence thereof, nor any notice thereof (unless any such change, deletion, alteration or modification to the said plans and specifications significantly affects the fundamental character, use or value of the Dwelling and/or the Real Property as identified by the Purchaser in writing at the time of entering into this Agreement, in which case the Vendor shall be obliged to notify the Purchaser in writing of such change, deletion, alteration or modification as soon as reasonably possible after the Vendor proposes to implement same, or otherwise becomes aware of same, and where any such change, deletion, alteration or modification to the said plans and specifications significantly affects the fundamental character, use or value of the Dwelling and/or the Real Property, then the Purchaser's only recourse and remedy shall be the termination of this Agreement prior to the Closing Date (and specifically within 10 days after the Purchaser is notified or otherwise becomes aware of such fundamental change), and the return of the Purchaser's deposit monies without interest. The provisions of this Section may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or his successors in title or assigns against the Vendor.
2. The Purchaser acknowledges and agrees that in the event the Dwelling being purchased herein is a townhouse dwelling, the subject lot/block of which the Real Property forms a part will not necessarily be divided equally but may instead be divided in unequal proportions. The Purchaser agrees to accept any such unequal division of the lot/block.

PURCHASER'S SELECTIONS

3. (a) The Purchase Price shall include those items listed in Schedule "C" attached hereto. The Purchaser acknowledges that furnishings, decor, improvements and samples which may be displayed in any model home or any sales office or in any brochures are for display purposes only and are not included in the Purchase Price unless specified in Schedule "C". The Purchaser acknowledges that appliances for the Dwelling are not included in the Purchase Price unless specified in Schedule "C". The Purchaser agrees to select all finishing items from the Vendor's available samples within ten (10) days after notice has been given by the Vendor to the Purchaser requesting the Purchaser to make selections from the available samples and the Purchaser agrees to attend the Vendor's sales office, or such other location as set by the Vendor in the aforementioned notice given by the Vendor to the Purchaser, in order to make such selections. In the event the Purchaser wishes to authorize an agent to make selections in place of the Purchaser, the Purchaser and agent shall execute the Vendor's standard form of Authorization and Waiver and pay an administration fee of \$200 plus HST per each Authorization required. The Purchaser further agrees that if any alterations, additions and/or upgrades are desired to be made to the kitchen, that the Purchaser will attend the Vendor's kitchen supplier's showroom to make such alterations, additions and/or upgrades. If any such items are unavailable to the Vendor or the acquisition thereof by the Vendor may result in the delay of the construction of the Dwelling or any other Dwelling in the project, then on 10 days' notice from the Vendor the Purchaser shall re-attend at the Vendor's office and make a selection from the Vendor's available substitute finishing items. If the Purchaser fails to make selections following notice from the Vendor, then the Vendor shall be entitled to select such finishing items and the Purchaser agrees that such selections made by the Vendor shall be binding on the Purchaser. In the event that the Purchaser requests any amendment a finishing item or colour selection after the date on which the original selection is finalized, the Purchaser agrees to pay all costs associated with this amendment with this amendment plus an administration fee of \$250 plus HST each time an amendment is requested. For greater certainty, the Purchaser acknowledges and agrees that the Vendor shall have no obligation to accommodate any requested amendment. The Vendor's approval shall depend on its construction schedule and the availability of labour, materials and supplies, in the sole and absolute discretion of the Vendor. In the event that the Vendor approves any requested amendment (in whole or in part), all costs associated with the amendment plus the administration fee plus HST shall be paid by the Purchaser forthwith and, if the Purchaser fails to comply with this obligation, then such amount shall be credited to the Vendor as an adjustment on the statement of adjustments on the Closing Date.
 - (b) The Purchaser acknowledges and agrees that any extras, upgrades or change orders with respect to the Dwelling shall be paid for in full at the time the Purchaser orders same, unless the Vendor otherwise agrees in writing. The Purchaser acknowledges and agrees that such payment shall be non-refundable in the event that this transaction is not completed by any reason other than the default of the Vendor and the Vendor may deduct the cost of all such extras, upgrades and/or changes (if not already paid for), from the Deposit which may be otherwise refundable. If any extras, upgrades or changes are omitted, then the Purchaser shall be credited with the amount which the Purchaser charged for such extras, upgrades or changes on the Closing Date and these credits shall be the limit of the Vendor's liability.

In the event that the Vendor chooses, in its sole and unfettered discretion, include an upgrade allowance, either by way of a dollar allowance or by offering specified items to the Purchaser, then such allowance shall have no cash value, and refusal of such allowance by the Purchaser shall not entitle the Purchaser to any reduction in the Purchase Price.
 - (c) The Purchaser specifically acknowledges that in the manufacture and/or production of items, variances may occur from the Vendor's samples and also such items shown as samples may not be subsequently available. The Purchaser hereby agrees to accept any such resulting variations whether as to supplier, brand name, colour and/or otherwise without any abatement of the Purchase Price or claim for compensation whatsoever.
4. The Purchaser acknowledges that he or she has purchased the Dwelling on the basis of the Plans and not from a model or renderings. The Purchaser acknowledges that the model home(s) or renderings, if any, are for display purposes only, and that some or all of the features contained therein may not be included in the Dwelling unless the same is specifically provided for in a Schedule forming part of this Agreement. Any item identified as optional or an upgrade in the sales or marketing material(s) is not included in the Dwelling but may be

purchased at additional cost under a separate Schedule to this Agreement or by separate agreement. The Purchaser's attention is drawn to Schedule "C" which forms part of this Agreement and which sets out therein the items which will be included in the Dwelling as standard features. The Purchaser hereby acknowledges that the Dwelling will only include those standard features and, accordingly, if the Purchaser requires any clarification or explanation as to items, features or finishes as referred to in Schedule "C" or anywhere else in this Agreement or with respect to any matters whatsoever which the Purchaser has discussed with the Vendor's sales representative(s) such clarifications or explanations must be made in writing and included in this Agreement, failing which the Purchaser shall be estopped from making a claim for any such clarifications, explanations, items, features, finishes or representations, other than as set out in writing in this Agreement. The Purchaser hereby acknowledges that there are no representations, warranties, guarantees, collateral agreements or conditions whatsoever affecting this Agreement, the Dwelling or the Real Property or supported hereby other than as is expressed in writing in this Agreement.

SUBSTANTIAL COMPLETION OF THE DWELLING/OCCUPANCY

5. In the event that the Dwelling is substantially completed and ready for occupancy by the Closing Date the sale shall be completed on such date without any holdback whatsoever of any part of the Purchase Price and the Vendor shall complete any outstanding items of construction required by this Agreement within a reasonable time thereafter and during normal business hours, having regard to weather conditions and the availability of labour and materials. For the purpose of this Agreement, the Dwelling shall be deemed to be substantially complete when the interior work has been substantially finished to permit occupancy, notwithstanding that there remains grading or landscaping or other outside work to be completed. The Vendor shall provide evidence that occupancy is permitted in accordance with and only to the extent required by the Addendum.
6. From and after the Closing Date, the Purchaser shall be responsible for the realty taxes, water, hydro, gas and other public and/or private utilities and all other costs. The parties hereto further agree that upon the Vendor delivering to the Purchaser a conveyance in accordance with the terms of this Agreement, any further adjustments that may be required shall be made at the time of the delivery of the conveyance.

TARION WARRANTY CORPORATION

7. (a) The Vendor covenants that on completion of this transaction a warranty certificate for the Dwelling will be requested from Tarion Warranty Corporation ("**Tarion**"). Such warranty shall contain the only warranties covering the Dwelling. The Purchaser acknowledges and agrees that any warranties of workmanship or materials, in respect of any aspect of the construction of the Dwelling, whether implied by this Agreement or at law or in equity or by any statute or otherwise, shall be limited to only those warranties deemed to be given by the Vendor under the *Ontario New Homes Warranties Plan Act*, as may be amended (the "**ONHWPA**") and shall extend only for the time period and in respect of those items as stated in the ONHWPA, it being understood and agreed that there is no representation, warranty, guarantee, collateral agreement, or condition in any way affecting this Agreement, the Dwelling and/or the Real Property other than as expressed herein.
 - (b) The Purchaser or the Purchaser's designate as hereinafter provided agrees to meet the Vendor's representative at the date and time designated by the Vendor, prior to the Closing Date, to conduct a pre-delivery inspection of the Dwelling (the "**PDI**") and to list all items remaining incomplete at the time of such inspection together with all mutually agreed deficiencies with respect to the Dwelling on the Tarion Certificate of Completion and Possession (the "**CCP**") and the PDI form, in the forms prescribed from time to time by, and required to be completed pursuant to the provisions of the ONHWPA. The said CCP and PDI forms shall be executed by both the Purchaser or the Purchaser's designate and the Vendor's representative at the PDI and shall constitute the Vendor's only undertaking with respect to incomplete or deficient work and the Purchaser shall not require any further undertaking of the Vendor to complete any outstanding items. In the event that the Vendor performs any additional work to the Dwelling in its discretion, the Vendor shall not be deemed to have waived the provision of this paragraph or otherwise enlarged its obligations hereunder.
 - (c) The Purchaser shall be entitled to send a designate to conduct the PDI in the Purchaser's place or attend with their designate, provided the Purchaser first provides to the Vendor a written authority appointing such designate for PDI prior to the PDI. If the Purchaser appoints a designate, the Purchaser acknowledges and agrees that the Purchaser shall be bound by all of the documentation executed by the designate to the same degree and with the force and effect as if executed by the Purchaser directly.
 - (d) In the event the Purchaser and/or the Purchaser's designate fails to attend the PDI or fails to execute the CCP and PDI forms at the conclusion of the PDI, the Vendor may declare the Purchaser to be in default under this Agreement and may exercise any or all of its remedies set forth in this Agreement and/or at law. Alternatively, the Vendor may, at its option complete the within transaction but not provide the keys to the Dwelling to the Purchaser until the CCP and PDI forms have been executed by the Purchaser and/or its designate or complete the within transaction and complete the CCP and PDI forms on behalf of the Purchaser and/or the Purchaser's designate and the Purchaser hereby irrevocably appoints the Vendor the Purchaser's attorney and/or agent and/or designate to complete the CCP and PDI forms on the Purchaser's behalf and the Purchaser shall be bound as if the Purchaser or the Purchaser's designate had executed the CCP and PDI forms.
 - (e) The Purchaser further agrees with the Vendor that the Vendor and/or its representatives shall have the right to enter the Dwelling and the Real Property after completion of the purchase in order to complete any of the items listed on the CCP and PDI forms, provided that if the Purchaser fails or refuses to permit the Vendor and/or its representatives such entry, the Vendor's obligations hereunder shall terminate and be at an end. Any such entry shall be deemed not to be a trespass.
 - (f) The Purchaser acknowledges that the area of the Dwelling, as may be represented or referred to by the Vendor or any sales representative, or which appears in any sales or marketing material(s) is approximate only, and is measured in accordance with the Directive – Floor Area Calculations published by the Home Construction Regulatory Authority or its successors (the "HCRA"). Actual useable floor space may (therefore) vary from any stated or represented floor area or gross floor area, and the extent of the actual or useable living area within the confines of the Dwelling may vary from any represented square footage or floor area measurement(s) made by or on behalf of the Vendor. Accordingly, the Purchaser hereby confirms and agrees that all details and dimensions of the Dwelling purchased hereunder are approximate only, and that there shall be no adjustment of the Purchase Price or claim for compensation whatsoever, whether based upon the ultimate square footage of the Dwelling, or the actual or useable living space within the confines of the Dwelling or otherwise. The Purchaser further acknowledges that notwithstanding any representation of ceiling heights within the Dwelling that where ceiling bulkheads or telecommunication devices are installed within the Dwelling, and/or where dropped ceilings are required, then the ceiling heights of the Dwelling will be less than that represented, and the Purchaser shall correspondingly be obliged to accept the same without any abatement or claim for compensation whatsoever.
 - (g) The Purchaser acknowledges that the Warranty Information Sheet - Warranty Information for New Freehold Homes is appended hereto and is available on the Tarion website (which is currently at the following web address: <https://www.tarion.com/resources/publications/64092/warranty-information-sheet-agreements-purchase-and-sale>).
8. The Purchaser covenants and agrees that he will exhaust all the remedies available to him with Tarion with respect to any claim relating to defects in workmanship or materials or with respect to any other claim arising under the ONHWPA or in respect of the Addendum, 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 Section, or takes any unwarranted or unreasonable actions with respect to such claims, the Purchaser shall be held liable for any damages sustained by the Vendor as a result thereof. The Purchaser and the Vendor agree that (i) the Purchaser shall have no rights against the Vendor beyond those that are specifically granted to the Purchaser under the Act and/or the ONHWPA (ii) the Purchaser's only recourse against the Vendor for a final and binding resolution of any outstanding, incomplete or deficient construction items and any other related matters relating to the dwelling shall be through the process established and administered under the ONHWPA, (iii) the Purchaser and the Vendor hereby appoint and constitute the Tarion as the sole and final arbiter of all such matters set out in item (ii) above and (iv) the Purchaser agrees to indemnify and save the Vendor harmless from all actions, causes of actions, claims and demands for damages or loss which are brought by the Purchaser in contravention of the foregoing.

TITLE AND CONVEYANCING MATTERS

9. The Purchaser agrees to accept title to the Real Property subject to the following items and the Purchaser covenants and agrees to adhere to the terms and conditions as set out therein. The Purchaser agrees to satisfy himself as to compliance with any of the following items and the Vendor shall not be obligated on the Closing Date or thereafter to obtain any compliance, releases or discharges with respect to any of the following items:
- (a) any agreement, subdivision agreement, site plan agreement, development agreement, condominium agreement, financial agreement, encroachment agreement or other agreement entered into with any municipal authority or other governmental authority or with any public or private utility commission or railway company, including any restrictions, covenants, obligations or liabilities contained therein (collectively the “**Subdivision Agreements**” or “**Development Agreements**”);
 - (b) any building or other restrictions and covenants that may be registered against the title of the Real Property, including, without limitation, airport zoning restrictions and those restrictive covenants set out in this Agreement, including Schedules “F-1” and “F-2” hereto and the Purchaser agrees, if required by the Vendor, to sign the transfer/deed of land containing such restrictions and covenants and to extract the same from any subsequent purchasers;
 - (c) a right in the nature of an easement or license for the Vendor and/or the subdivider and/or the developer and their respective successors and assigns and their servants and agents to enter upon the Real Property (without such act being a trespass) at any time prior to the complete acceptance of the subdivision or the lands (as herein described) (the “**Subdivision**” or the “**Development**”) by the Municipality or thereafter for completion or correction of grading and surface drainage and in order to permit the Vendor and/or the subdivider and/or the developer to carry out the obligations, if any, under the Subdivision Agreements or as imposed by any governmental authority or bonding company to effect any corrective measures with respect to the Subdivision Agreements applicable to the Real Property and the transfer/deed of land may contain a clause to this effect;
 - (d) such easements or rights-of-way, licenses or leases, permanent or temporary, as exist or may subsequently be granted in favour of the Municipality, any railway company, any applicable regional municipality, any applicable conservation authority, the subdivider, the developer or any public or private utility, including, but not limited to, any telephone supplier, any hydro supplier and any gas supplier for hydro, fuel, telephone, television, cable, sewers, water, sanitary and storm sewer, municipal or other services or utilities; and, further, the Purchaser covenants and agrees to assume, accept and permit any such easements, rights-of-way, licenses or leases and if such easements, rights-of-way, licenses or leases have not been determined when the Purchaser receives his conveyance, such conveyance may contain a covenant by the Purchaser for himself, and his heirs, executors, administrators, successors and assigns, to grant any additional easements, rights-of-way, licenses or leases as may be required by the Vendor, subdivider or developer, any municipal or other governmental authority or utility or railway company and the Purchaser further covenants and agrees to execute all documents without charge which may be required to convey or confirm any such easement, right-of-way, license or lease and shall exact a similar covenant in any agreement entered into between the Purchaser and any subsequent purchaser from him;
 - (e) such easements as may be required by utility suppliers, governmental authorities and/or adjoining or neighbouring owners for access, ingress, egress, utilities, services, construction and for maintenance or encroachment purposes and the encroachments permitted thereby;
 - (f) any notice with respect to any agreements, covenants, or other instruments as herein expressly provided;
 - (g) such other notices, registrations, or encumbrances relating to the development of the Real Property registered in favour of the Municipality, any other governmental authorities, utilities provider, or adjacent land owners, as well as any easements required for the development of the future phases adjacent to the Property and/or any reciprocal or shared facilities agreement(s);
 - (h) any limiting distance agreements with the Municipality or with adjacent property owners;
 - (i) any cost sharing agreement(s);
 - (j) any minor breaches of any of the foregoing that have been remedied or are in the process of being remedied; and
 - (k) Instrument Nos. SC1815860 and SC1815861.
10. Provided that the title to the Real Property shall on the Closing Date be good and free from all encumbrances, except as provided for in this Agreement. The title is to be examined by the Purchaser at his own expense and he is not to call for the production of any deeds or abstracts of title, surveys, proof of evidence of title or to have furnished any copies thereof, other than those in the Vendor’s possession or as provided for in this Agreement. The Purchaser is to be allowed until thirty (30) days prior to the Closing Date to examine the title at his or her own expense and if within that time he shall furnish the Vendor in writing with any valid objections to the title which the Vendor shall be unwilling or unable to remove and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations, be null and void and the monies paid to the Vendor to that date on account of the Deposit shall be returned as provided for herein and the Vendor shall not be liable for any damages or costs whatsoever, including, without limiting the generality of the foregoing, 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. Save as to any valid objections so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Real Property.
11. The Purchaser acknowledges that the Real Property is or will be encumbered by mortgages and/or encumbrances which the Purchaser is not to assume and that the Vendor will not be obligated to obtain and register a discharge of such mortgages and/or encumbrances insofar as they affect the Real Property until a reasonable time after the Closing (as defined in the Addendum) and the Purchaser shall accept the undertaking of the Vendor’s solicitors to obtain and register as soon as reasonably possible after Closing a discharge of such mortgages and/or encumbrances except as provided for herein and further agrees not to refuse to complete this transaction on the grounds that such mortgages and/or encumbrances have not been discharged.
12. The transfer/deed of land shall be prepared at the Vendor’s expense and may contain any or all of the provisions set forth in this Agreement and shall be executed by the Purchaser, if required by the Vendor, and the Purchaser shall execute and deliver on the Closing Date a covenant, undertaking or agreement incorporating all or any of the terms contained herein or as may be required by the Vendor. The Purchaser undertakes and agrees to register the transfer/ deed of land at his own expense at the time of Closing. Each party is to pay the cost of registration and taxes on its own documents. The Purchaser shall deliver to the Vendor, on or before Closing, as required by the Vendor the Acknowledgement in the form attached to this Agreement, if any, duly completed and executed. The Purchaser agrees to advise the Vendor or its solicitors within thirty (30) days prior to the Closing Date of the manner in which title is to be taken by the Purchaser, failing which title to the Real Property shall be engrossed in the name of the Purchaser as noted on this Agreement and the Purchaser shall be estopped from requiring any further changes to the manner in which the transfer/deed of land is engrossed, it being acknowledged by the Purchaser that he/she shall comply with the provisions set out in paragraph 35 of this Agreement relating to proposed assignments, transfers, leases by the Purchaser.
13. The Purchaser hereby acknowledges the full priority of any mortgage or construction financing arranged by the Vendor and/or secured by the Real Property over its interest as Purchaser for the full amount of the said mortgage or construction financing, notwithstanding any law or statute to the contrary and agrees to execute all acknowledgements or postponements required to give full effect thereto. The Purchaser covenants and agrees that this Agreement is subordinate to and postponed to any mortgages arranged by the Vendor and any advances thereunder from time to time, and to any easement, license or other agreement concerning the Real Property. The Purchaser further agrees to consent to and execute all documentation as may be required by the Vendor in this regard and the Purchaser hereby irrevocably appoints the Vendor as the Purchaser’s attorney to execute any consents or other documents required by the Vendor to give effect to this paragraph.
14. In the event, that the Municipality does at some point in time provide a release of any of the Site Plan or Subdivision Agreements the Vendor may either provide such release to the Purchaser for registration of such release by the Purchaser at the Purchaser’s expense or register the release, if any, in which event the Purchaser shall pay the Vendor the cost of registration of such release forthwith upon request although the Vendor may, at its option, add such cost to the statement of adjustments as a credit to the Vendor. The foregoing provision does not in any

way whatsoever require the Vendor to request any such release or impose an obligation on the Vendor to take any steps to obtain any such release.

15. The Purchaser acknowledges that the transfer/deed of land to the Real Property to be given on the Closing Date may emanate from the registered owner of the Real Property and not from the Vendor herein, and the Purchaser agrees to accept same and to accept such owner's title covenants in lieu of the Vendor's, in the event the Vendor is not the registered owner of the Real Property on Closing and the Purchaser hereby releases the registered owner from all obligation, liability and responsibility whatsoever arising out of or associated with the construction of the Dwelling and installation of all other improvements within the lot boundaries of the Real Property, and the Purchaser agrees to execute and deliver on closing a separate acknowledgement and release in favour of the registered owner to this effect.

PLANNING ACT

16. This Agreement shall be conditional upon compliance with the subdivision control provision of the *Planning Act of Ontario*, as may be amended, which compliance shall be obtained by the Vendor, at its sole expense, on or before Closing.

INSURANCE

17. The Purchaser shall place his own insurance on the Real Property for Closing.

ADJUSTMENTS

18. On the Closing Date, the Purchaser shall pay to the Vendor, as an adjustment on the statement of adjustments, in addition to any other monies required to be paid as set out in this Agreement, the following:
- (a) an amount equal to the cost of enrolment and/or regulatory fees paid by the Vendor for the Real Property under, pursuant to or as a requirement or prerequisite of any governmental authority, administrative body, and any of the following: the ONHWPA, New Home Construction Licensing Act, 2017, or by any of the regulators or authorities pursuant to any of the foregoing or any successor legislation, including, without limitation, Tarion and/or the HCRA (together with any provincial or federal taxes exigible with respect thereto);
 - (b) any amounts which remain unpaid and owing to the Vendor on account of upgrades and/or extras and/or changes ordered by the Purchaser;
 - (c) the Vendor's proportionate amount of the realty taxes (including local improvement charges) and tax account administration fee which shall be apportioned and allowed to Closing. Realty taxes (including local improvement charges) shall be estimated by the Vendor for the calendar year in which the transaction is completed and shall be adjusted as if such sum has been paid by the Vendor, notwithstanding that same may not have been levied or paid by the Date of Closing, subject, however, to readjustment when the actual amount of such taxes are ascertained;
 - (d) the costs of any utility check meter, water meter, hydro meter, propane or gas meter installed in or about the Dwelling, the installation of any such meters, the connection charges for any such meters and/or sewers and the installation and energization charges, as the case may be, of hydro, water and gas services provided to the Dwelling. A certificate of the Vendor or statutory declaration of an officer of the Vendor specifying the said costs shall be final and binding on the Purchaser;
 - (e) all amounts chargeable and billable to the Purchaser for water, hydro, propane, gas, cable T.V. and any other services arising as a result of the Purchaser's failure to make his own contractual arrangements with the relevant public or private utility authorities and suppliers on the Closing Date and for which the Vendor is subsequently charged, it being the express intent of the parties that it shall be the sole responsibility of the Purchaser to notify all relevant utility authorities and make the necessary contractual arrangements to ensure service to the Dwelling;
 - (f) the amount of any increases in or new development charges and/or education development charges and/or parkland dedication charges, payments, or levies applicable to the Real Property levied or put into effect after the date of acceptance of this Agreement, including without limitation, any levies, capital charges, imposts, education charges or other charges of any nature or kind whatsoever (collectively the "Levies") made or imposed by the Municipality or any other governmental authority and/or competent authority in connection with the Real Property or, if assessed against the development of which the Real Property forms a part, a portion thereof attributable to the Real Property and Dwelling to be determined by dividing the total amount of such Levies by the number of dwellings on the Site Plan and by charging the Purchaser in the statement of adjustments with that portion of the charges and costs pursuant to *Development Charges Act 1997, S.O. 1990*, the *Education Act R.S.O. 1990*, as amended from time to time, or any other relevant legislation or authority or parkland dedication calculation methodology or regimes, as applicable, which amount shall be determined by the Vendor and which determination shall be conclusive between the parties hereto;
 - (g) the amount of One Thousand (\$1,000.00) Dollars as security for any damages to or unauthorized changes that the Purchaser may make to the grading of the Real Property and/or the driveway (including, without limitation, maintenance by the Purchaser of the landscaping features as installed by the Vendor in accordance with the landscape plans specified under the Site Plan Agreement), and/or any amounts the Purchaser may owe to the Vendor and/or for any breach of any of the Purchaser's obligations pursuant to this Agreement and any damages, costs and expenses the Vendor may incur as a result thereof. Such security shall be repaid to the Purchaser upon written request from the Purchaser after all clearances, securities, and requirements relating thereto under any Development Agreements with the Municipality, including without limitation the return of any securities posted by the Vendor under such Development Agreements and/or such later date as the Vendor may require provided the Purchaser still owns the Real Property and occupies same as his principal residence less any amounts the Vendor may have to pay to correct or remedy any damages and changes and/or to pay itself any amounts owing to the Vendor and/or to cover any damages, costs and expenses incurred by the Vendor as a result of anything set out above;
 - (h) the amount of Three Hundred (\$300.00) Dollars plus HST representing the cost of any boulevard/community tree planting. The Purchaser acknowledges that the location of trees is determined in accordance with the approved landscape plans and there may not be a tree planted in front of the Real Property and/or within the Real Property, but the foregoing fee shall nevertheless apply;
 - (i) the charges imposed upon the Vendor or its solicitors by the Law Society of Upper Canada upon registration of a transfer/deed of land or charge/mortgage of land or any other instrument, plus applicable H.S.T.;
 - (j) any tax, whether categorized as multi-stage sales tax, a business transfer tax, a modified retail sales tax, a value-added tax, or any other type of tax whatsoever that may be levied or charged in the future by any governmental authorities, including, but without limiting the generality of the foregoing the municipal, federal, or provincial governments or any of their agencies, on or with respect to any sale, transfer, lease or disposition of property or any provision of goods or services made in the course of a taxable activity and the Purchaser shall be solely responsible for paying and/or reimbursing the Vendor for such tax, whether or not the legislation imposing such tax places the primary responsibility for payment thereof onto the Vendor, and the Vendor shall be allowed to charge the Purchaser as an adjustment on the Closing Date with the estimated amount of any such tax, notwithstanding that such tax may not have been formally or finally levied and payable with such tax adjustment being subject to readjustment, if necessary, when the actual final assessment or levy is available or determinable;
 - (k) the cost for the survey of the Real Property if same is provided to the Purchaser, plus applicable H.S.T.;
 - (l) any new taxes imposed on the sale of the Real Property by the federal, provincial, or municipal government or any increases to existing taxes currently imposed on the sale of the Real Property by such government;
 - (m) an adjustment in the Vendor's favour for that portion of the H.S.T to be paid by the Purchaser pursuant to paragraph 22, if any;

- (n) the Purchaser agrees to pay Three Hundred (\$300.00) Dollars plus HST to the Vendor as a partial reimbursement for its costs included in complying with all Tarion and HCRA rules and regulations relating to this transaction and for requiring the Vendor's solicitor to sign the Transfer/Deed for completeness;
 - (o) the amount of Three Hundred (\$300.00) Dollars plus HST towards the cost of fees payable by the Vendor to its lenders including the cost of obtaining (partial) discharges of mortgages not intended to be assumed by the Purchaser;
 - (p) if the Purchaser wishes to at any time after entering into this Agreement of Purchase and Sale vary the manner in which the Purchaser is to take title to the Property, or wishes to add or change any unit(s) being acquired from the Vendor, or change his or her solicitor, or change any other information or any documentation reflected in the Agreement of Purchase and Sale or comprising part of the closing package that is prepared by the Vendor's solicitors, then the Purchaser hereby covenants and agrees to pay to the Vendor's Solicitor's the legal fees, administrative fees and ancillary disbursements which may be incurred by the Vendor or charged by the Vendor or the Vendor's Solicitors in order to implement any of the foregoing changes so requested by the Purchaser being a minimum of \$350.00 plus HST, but without there being any obligation whatsoever on the part of the Vendor to approve of, or to implement, any of the foregoing changes so requested;
 - (q) the sum of One Hundred and Fifty (\$150.00) Dollars plus HST 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 Real Property by wire transfer or direct deposit. All payments by wire transfer or direct deposit, where permitted by the Vendor and the Vendor's Solicitor, shall be made in strict accordance with the provisions of the Vendor's Solicitor's wire transfer or direct deposit instructions, which may be amended by the Vendor's Solicitor from time to time at its sole and absolute discretion. Without derogation from any other right or remedy of the Vendor, if the Purchaser or the Purchaser's solicitor fails to comply with the wire or direct deposit instructions of the Vendor's Solicitor, the Purchaser shall pay an additional adjustment of One Hundred and Fifty (\$150.00) Dollars plus HST as an administrative fee per occurrence;
 - (r) the cost of recycling containers and composter units in the amount of Two Hundred and Fifty (\$250.00) Dollars plus HST;
 - (s) the amount of Six Hundred and Fifty (\$650.00) Dollars plus HST for driveway paving. The Vendor will not be responsible to repair any tire marks after the asphalt coat has been laid; and
 - (t) any other adjustment hereinafter agreed to by the Vendor and the Purchaser in writing.
19. If any of the adjustments to be made on the Closing Date cannot be accurately determined at the time of Closing, then the Vendor may estimate the adjustment to be made and the Closing shall take place in accordance with this estimate. There shall be a later and final adjustment when all the items to be adjusted can be accurately determined.
20. Unless expressly provided in this Agreement, the rental hot water tank (or, if applicable, tankless hot water system) to be installed in the Dwelling is not included in the Purchase Price and shall remain chattel property. The Purchaser shall take all necessary steps to assume immediately on closing, charges for hydro, water and other services, and the Vendor may recover any payments therefore from the Purchaser. It is understood and agreed that the rental hot water tank/water heater will remain the property of the appropriate company or other supplier of such item, and accordingly, the Purchaser shall be required to pay the monthly rental/lease charges assessed with respect thereto from and after the Closing Date, and shall execute all requisite rental documents in connection therewith prior to the Closing Date.
- The Purchaser acknowledges that (i) the water heater or water heater/hot water tank/water heater component of a high velocity system (or, if applicable, tankless hot water system) is to be non-owned (ii) the terms governing the lease/rental for the water heater/hot water tank/water heater component of the high velocity system (or, if applicable, tankless hot water system) will be provided by the Vendor prior to closing and the Purchaser will be required to execute a lease/rental document containing the terms prior to closing; and (iii) the terms of the lease/rental may contain a buy-out option allowing the Purchaser to purchase the water heater or water heater/hot water tank/water heater component of the high velocity system (or, if applicable, tankless hot water system) if desired. If any provider of hot water tanks (or, if applicable, tankless hot water system) no longer rents the water heater or water heater/hot water tank/water heater component of the high velocity system (or, if applicable, tankless hot water system) and if arrangements are not made with another supplier for the installation of the water heater or water heater/hot water tank/water heater component of the high velocity system (or, if applicable, tankless hot water system) on a rental basis, then notwithstanding anything to the contrary in this Agreement, the Purchaser shall pay, as an adjustment on closing, the cost of the water heater/tank or water heater/hot water tank/water heater component of the high velocity system (or, if applicable, tankless hot water system), such cost to be determined by statutory declaration sworn on the part of the Vendor. The water meter is not included in the purchase price if it is not property of the Vendor. The Purchaser shall pay, or reimburse the Vendor for the cost of, or the charge made, for water service and installation of the water meter and the cost of the hydro installation and connection fee.
21. In the event any cheque given by the Purchaser is returned after being presented for payment to the financial institution on which it is drawn, by reason of there not being sufficient funds in the account on which said cheque is drawn, the Purchaser shall pay the Vendor for each such returned cheque the sum of \$500.00 plus HST as liquidated damages and not as a penalty which payment shall, at the Vendor's option, be made as an adjustment on the Closing Date in favour of the Vendor or be delivered to the Vendor together with the replacement cheque.

HARMONIZED OR SINGLE SALES TAX

22. (a) It is acknowledged and agreed by the parties hereto that the Purchase Price already includes a component equivalent to both the federal portion and the provincial portion of the harmonized goods and services tax or single sales tax exigible with respect to this purchase and sale transaction less the Rebate as defined below (hereinbefore and hereinafter referred to as the "**HST**"), and that the Vendor shall remit the HST to CRA on behalf of the Purchaser forthwith following the completion of this transaction. The Purchaser hereby warrants and represents to the Vendor that with respect to this transaction, the Purchaser qualifies for the federal and provincial new housing rebates applicable pursuant to the *Excise Tax Act* (Canada), as may be amended, (collectively, the "**Rebate**") and further warrants and represents that the Purchaser is a natural person who is acquiring the Real Property with the intention of being the sole beneficial owner thereof on the Closing Date (and not as the agent or trustee for or on behalf of any other party or parties), and covenants that upon the Closing Date, the Purchaser or one or more of the Purchaser's relations (as such term is defined in the *Excise Tax Act*) shall personally occupy the Dwelling as his primary place of residence, for such period of time as shall be required by the *Excise Tax Act*, and any other applicable legislation, in order to entitle the Purchaser to the Rebate (and the ultimate assignment thereof to and in favour of the Vendor) in respect of the Purchaser's acquisition of the Real Property. The Purchaser further warrants and represents that he has not claimed (and hereby covenants that the Purchaser shall not hereafter claim), for the Purchaser's own account, any part of the Rebate in connection with the Purchaser's acquisition of the Real Property, save as may be otherwise hereinafter expressly provided or contemplated. The Purchaser hereby irrevocably assigns to the Vendor all of the Purchaser's rights, interests and entitlements to the Rebate (and concomitantly releases all of the Purchaser's claims or interests in and to the Rebate, to and in favour of the Vendor), and hereby irrevocably authorizes and directs CRA to pay or credit the Rebate directly to the Vendor. In addition, the Purchaser shall execute and deliver to the Vendor, forthwith upon the Vendor's or Vendor's solicitors request for same (and in any event on or before the Closing Date), all requisite documents and assurances that the Vendor or the Vendor's solicitors may reasonably require in order to confirm the Purchaser's entitlement to the Rebate and/or to enable the Vendor to obtain the benefit of the Rebate (by way of assignment or otherwise), including without limitation, the GST/HST New Housing Rebate Application for Houses Purchased from a Builder or other similar form as prescribed from time to time (the "**Rebate Form**"). The Purchaser covenants and agrees to indemnify and save the Vendor harmless from and against any loss, cost, damage and/or liability (including an amount equivalent to the Rebate, plus penalties and interest thereon) which the Vendor may suffer, incur or be charged with, 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 the ineffectiveness of the documents purporting to assign the benefit of the Rebate to the Vendor). As security for the payment of such amount, the Purchaser does hereby charge and pledge his interest in the Real Property with the intention of creating a lien or charge against same. It is further understood and agreed by the parties hereto that:
- (i) if the Purchaser does not qualify for the Rebate, or fails to deliver to the Vendor or the Vendor's solicitors forthwith upon the Vendor's or the Vendor's solicitors request for same (and in any event on or before the Closing Date) the Rebate Form duly executed by the Purchaser, together with all other requisite documents and assurances that the Vendor or the

Vendor's solicitors may reasonably require from the Purchaser or the Purchaser's solicitor in order to confirm the Purchaser's eligibility for the Rebate and/or to ensure that the Vendor ultimately acquires (or is otherwise assigned) the benefit of the Rebate; or

- (ii) if 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 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), by certified cheque delivered on the Closing Date, an amount equivalent to the Rebate in addition to the Purchase Price and in those circumstances where the Purchaser maintains that he is eligible for the Rebate despite the Vendor's belief to the contrary, the Purchaser shall (after payment of the amount equivalent to the Rebate as aforesaid) be fully entitled to pursue the procurement of the Rebate directly from CRA. It is further understood and agreed that in the event that the Purchaser intends to rent out the Dwelling after the Closing Date, the Purchaser shall not be entitled to the Rebate, but may nevertheless be entitled to pursue, on his own after the Closing Date, the federal and provincial new rental housing rebates directly with CRA, pursuant to Section 256.2 of the *Excise Tax Act*, as may be amended, and other applicable legislation relating to the provincial new rental housing rebate.

- (b) Notwithstanding any other provision herein contained in this Agreement, the Purchaser acknowledges and agrees that the Purchase Price does not include any HST exigible with respect to any of the adjustments payable by the Purchaser pursuant to this Agreement, or any extras or upgrades or changes purchased, ordered or chosen by the Purchaser from the Vendor which are not specifically set forth in this Agreement, and the Purchaser covenants and agrees to pay such HST to the Vendor in accordance with the *Excise Tax Act*. In addition, and without limiting the generality of the foregoing, in the event that the Purchase Price is increased by the addition of extras, changes, upgrades or adjustments and as a result of such increase, the quantum of the Rebate that would otherwise be available is reduced or extinguished (the quantum of such reduction being hereinafter referred to as the "**Reduction**"), then the Purchaser shall pay to the Vendor on the Closing Date the amount of (as determined by the Vendor in its sole and absolute discretion) the Reduction.

EXTRAS/UPGRADES

23. The Purchaser covenants and agrees that he shall pay to the Vendor in advance for all extras, upgrades or changes ordered by the Purchaser at the time such order is made 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 the Purchaser's default under any of the terms of this Agreement. If any amount payable for extras, upgrades or changes is owing to the Vendor as of the Closing Date, such amount shall be paid in full on the Closing Date. Notwithstanding anything herein contained to the contrary, the Purchaser acknowledges and agrees that if, upon Closing, 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 discretion, determine that it will not provide extras, upgrades or changes or cannot complete the extras, upgrades or changes, then there shall be refunded to the Purchaser upon the Closing Date 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 the event such extras, upgrades or changes were included at no charge whether or not included as part of this Agreement then the Vendor's cost of completing such incomplete items will be refunded. The Purchaser further acknowledges and agrees that the amount so paid to the Purchaser (or for which, in the alternative, the Purchaser receives 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 deemed to have been released from any and all obligations, claims or demands whatsoever with respect to such incomplete extras, upgrades or changes.

NOTICE AND WARNING CLAUSES

24. The Purchaser acknowledges that existing and/or future development agreements and any subsequent agreements to be entered into or registered between the Vendor and the Municipality or any other applicable party may require the Vendor to provide the Purchaser with certain notices or warnings including, without limiting the generality of the foregoing, notices or warnings regarding the use of the Real Property, environmental issues, noise levels from adjacent roadways or otherwise, maintenance of municipal fencing, school transportation and related educational issues, and the status of services and works in the subdivision. The Purchaser acknowledges and agrees that the Vendor may be unable, at this time, to provide the Purchaser with all such notices and warnings. On or before Closing, the Purchaser shall forthwith execute upon request an acknowledgment or amendment to this Agreement containing the required notices and warning clauses. The Purchaser acknowledges and agrees that the Vendor may be unable to sell the Real Property to the Purchaser unless the Purchaser executes such acknowledgments or amendments as aforesaid. In the event that the Purchaser fails to execute such acknowledgments or amendments forthwith upon being requested to do so, the Vendor shall be entitled, at its sole option, to terminate this Agreement and upon such termination, all monies paid to the Vendor hereunder shall be forfeited to the Vendor and this Agreement shall be at an end, and the Purchaser shall not have any further rights hereunder. Without limiting the generality of the foregoing, the Purchaser acknowledges being advised of the notices restrictions as set out in Schedule "G" and Schedule "H" to this Agreement of Purchase and Sale.

INSURANCE/RISK

25. All buildings and equipment comprising the Dwelling and the Real Property shall be and remain at the risk of the Vendor until Closing and pending completion of the sale, the Vendor will hold all insurance policies and the proceeds thereof for the Vendor's benefit alone. In the event of damage to the Dwelling, the Vendor may either in its sole discretion (a) repair the damage, finish the Dwelling and complete the sale and, if necessary, delay the Closing Date in the manner permitted in the Addendum; or (b) terminate this Agreement and return to the Purchaser all deposit monies paid by the Purchaser to the Vendor payable under law if the damage to the Dwelling has frustrated this Agreement at law.

PURCHASER COVENANTS AND AGREEMENTS

26. Notwithstanding the closing of this transaction, the Purchaser hereby authorizes and shall not obstruct or interfere in any way with the Vendor, the subdivider or the developer, the Municipality, the public and/or private utilities, the telephone and/or cable company or persons authorized by any of them, free access to the Real Property and the Dwelling at all reasonable hours in order to make inspections and to do such work or repairs, including, but not restricted to, correction of sodding and/or grading, installation of catch basins, installation, repair, construction or reconstruction and/or maintenance of any of the municipal services, public and/or private utilities and other services, including sewers and water mains; and for any of the purposes aforesaid or related thereto, such entry on the Real Property and Dwelling by any such persons shall be deemed to not be committing trespass and the Purchaser does hereby give leave and licence to any of such persons for the purposes aforesaid and free access for any such persons shall continue for such period of time as may be set out in the Subdivision Agreements or any other agreements affecting the Real Property or as may be required by the Vendor, the subdivider or the developer and/or any municipal or governmental authority, regulatory body or public or private utility. The Purchaser further covenants to comply with and not to breach any of the Subdivision Agreements, including, without limitation, site plan agreements, or any other such agreements.
27. The Purchaser undertakes and covenants that he will not, at any time either before or after the Closing Date, without the prior written authority of the Vendor and the subdivider or the developer (which may be unreasonably or arbitrarily withheld) interfere with or alter the drainage ditch, obstruct the natural flow of water or obstruct the drainage as designed and engineered by the subdivider or the developer, erect fences, porches, patios, planting, paving, swimming pool, hot tubs, clothes lines or obstructions of any kind, remove top soil or subsoil, cut down living trees or do anything which may change or alter the grading or obstruct the drainage of the Real Property or surrounding lots or lands in any way and if he does, the Vendor or its servants, successors, agents and assigns may enter thereon and correct such grading or remove or relocate such obstructions at the Purchaser's expense and be paid, forthwith upon demand, the cost thereof. The Purchaser shall adhere to the overall drainage patterns of the Subdivision, including such easements as may exist or may be required for the purpose of water drainage upon the Real Property to and from adjoining lands, and the Purchaser agrees to grant such easements as may be required from time to time by the Vendor or subdivider or developer for drainage. The foregoing covenant may, at the option of the Vendor, be included in any transfer of title to the Purchaser and shall run with the land. The Purchaser agrees that he shall be solely responsible for watering and general

maintenance of sod and/or plantings from the Closing Date or from the date that sod and/or plantings are laid, whichever shall be later, and the Vendor shall have no obligation in that regard whatsoever. If the Vendor is required by the subdivider, developer or any governmental authority to replace any laid sod and/or plantings as a result of the Purchaser's default under this Section, the Purchaser shall promptly pay the Vendor for same and the Vendor shall not be obliged to do so until payment has been made therefore in full to the Vendor by the Purchaser.

28. The Vendor hereby notifies the Purchaser and the Purchaser acknowledges that the Vendor, the subdivider or the developer has agreed to provide and pay for paved roads, sidewalks, curbs, street lighting, sanitary and storm sewers, street signs and other services as required by the Subdivision Agreements, including, without limitation, site plan agreements, and that such responsibility may be that of the subdivider. In the event that title to the Real Property is transferred directly from the subdivider or the developer or another party (the "Party") rather than the Vendor the Purchaser covenants and agrees to execute and deliver on the Closing Date an acknowledgement and release in a form satisfactory to the Vendor and/or subdivider and/or developer and/or the Party releasing the subdivider or the developer or the Party, as the case may be, from any and all matters in respect of the within transaction and acknowledging that the subdivider or the developer or the Party, as the case may be, has no liability, obligation or responsibility to the Purchaser.
29. The Purchaser agrees that until all lots or blocks in the Subdivision are sold, the Vendor shall have the exclusive right 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 home.
30. The Purchaser agrees that in the event that there is any water leakage into the basement or any other damage of any kind or nature whatsoever which the Vendor shall be required at law or by Taron to repair, the Vendor shall not be liable for any consequential damage caused by the water or otherwise nor for any damage to any improvements, fixtures, furnishings or personal property of the Purchaser, but shall be responsible only for the repair of such damage or leakage in accordance with the terms hereof. Further, the Purchaser waives his right to any claim against the Vendor for damage to the Dwelling due to shrinkage, warpage, twisting or settlement or any secondary or consequential damage resulting therefrom. Further, the Vendor shall not be liable for any secondary or consequential damages whatsoever which may result from any defect in materials, design or workmanship related to the Dwelling. The Purchaser further acknowledges that the Vendor is not responsible for the repair of any exterior work resulting from settlement, including driveways, walkways, patio stones or sodded areas or for any damage to interior household improvements or decor caused by material shrinkage, twisting or warpage. The Purchaser agrees that this Section may be pleaded by the Vendor in estoppel of any claims by the Purchaser pursuant to this Section. The Vendor reserves the right, in its sole and absolute discretion, to perform remedial work as it deems necessary or appropriate from time to time, as the case may be, and any such work shall not operate as a waiver of the provisions hereof.
31. The Purchaser agrees that prior to the Closing Date he will not in any circumstances enter onto the Real Property without the express written authority of the Vendor and accompanied by a representative of the Vendor and any entry other than as aforesaid shall be deemed to be a trespass and the Vendor shall be entitled to exercise any rights that it may have pursuant to this Agreement or at law as a result of same, including, without limitation termination of this Agreement in accordance with paragraph 42(c). In addition, the Purchaser agrees that he will not in any circumstances, either personally or by his agent, servant or authorized representative, perform or have performed any work of any nature or kind whatsoever on the Dwelling or the Real Property prior to the conveyance of the Real Property to the Purchaser and in the event of a breach of this covenant, the Vendor shall be entitled, at its sole option, to deem such breach as an event of default by the Purchaser under this Agreement, in which case the Vendor may exercise its remedies pursuant to paragraph 42(c) of this Agreement and/or take whatever steps are necessary to remove, correct or remedy any such work, and in such event, at the Vendor's sole option, the costs and expenses thereof plus a fifteen percent (15%) administration fee shall be paid to the Vendor by the Purchaser forthwith upon demand by the Vendor or added to the Purchase Price as an adjustment on the Closing Date. In the event the Vendor completes the sale of the Real Property to the Purchaser all warranties related to any items and/or matters the Purchaser affected by his actions shall be void.
32. 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 Real Property in connection with the excavation, erection, and construction of the Dwelling, one or more trees may be removed from the Real Property 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 the trunk 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 Real 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 Real Property.
33. The Purchaser agrees that he or she will not, for a period of at least two (2) years from the Closing Date, plant any trees, shrubs, vines, hedges or other landscaping on the Real Property without the express written consent of the Vendor which consent may be unreasonably or arbitrarily withheld. The Vendor shall have the right during such period to enter on the Real 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 Real Property in contravention of this Section without such act being a trespass.

NON-REGISTRATION AND NO ASSIGNMENT AND NO OBJECTION

34. The Purchaser covenants and agrees that he or she will at no time register or attempt to register this Agreement on title to the Real Property by way of caution, deposit, assignment or in any way whatsoever, and it is expressly agreed by all parties hereto that any such registration or attempt by the Purchaser or anyone acting for or through him or her shall constitute an event of default under this Agreement. In the event that this Agreement, a caution, a deposit, an assignment or any other instrument whatsoever is registered against or dealing with the title in contravention of this provision, then the Purchaser hereby appoints the Vendor his true and lawful attorney and/or agent for the purposes of removing the instrument from title, including the giving of any discharge, lifting or release of any caution, deposit or the assignment of any rights pursuant to this Agreement. The Purchaser hereby irrevocably consents to a court order removing any such notice of this Agreement, caution, deposit or any other documents or instruments whatsoever from title to the Real Property. The Purchaser shall bear all costs incurred by the Vendor in the exercise of any of its rights pursuant to this provision. The Purchaser acknowledges that notwithstanding any rule of law to the contrary that by executing this Agreement he has not acquired any equitable or legal interest in the Dwelling or the Real Property.
35. The Purchaser covenants and agrees that he or she will in no way, directly or indirectly, list for sale or lease, advertise for sale or lease, rent, convey, transfer, sell or lease, nor in any way assign his or her interest under this Agreement or the Purchaser's rights and interests hereunder or in the Real Property, nor directly or indirectly permit any third party to list or advertise the Real Property for sale or lease at any time prior to the Closing Date without the prior written consent of the Vendor which consent may be unreasonably or arbitrarily withheld. The Purchaser acknowledges and agrees that once a breach of the preceding covenant and agreements occurs such breach shall be a default hereunder and, at the Vendor's sole option, be deemed 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 taking whatever steps are available to the Vendor in the event of the Purchaser's default, including, without limitation termination of this Agreement in accordance with paragraph 42(c). The Purchaser shall not be permitted to direct title to any third parties without the prior written consent of the Vendor which consent may be unreasonably or arbitrarily withheld.
36. The Purchaser covenants and agrees that he shall not directly nor indirectly object to nor oppose any official plan amendment(s), rezoning application(s), severance application(s), minor variance application(s) and/or site plan application(s), nor any other applications ancillary thereto relating to the development of the Real Property, or any neighboring or adjacent lands. The Purchaser further acknowledges and agrees that this covenant may be pleaded as an estoppel or bar to any opposition or objection raised by the Purchaser thereto.
37. The Purchaser covenants and agrees to use the Dwelling only for allowable uses under the relevant zoning by-laws applicable to the Property from time to time. The Purchaser acknowledges that it is the Purchaser's sole responsibility to ensure that the Purchaser's use of the Dwelling is in compliance with all municipal by-laws. The Purchaser covenants and agrees that the Purchaser shall not, either before or after closing, utilize or allow the Dwelling to be utilized, and/or apply for or allow any person to apply for any occupancy permit in respect of the Dwelling which shall permit the use thereof contrary to the zoning by-law applicable to the Dwelling. The Purchaser agrees that the allowable uses of the Dwelling shall be further restricted, which restrictions shall be incorporated in restrictive covenants to be registered on title to the Property, drafts of which is attached as Schedules "F-1" and "F-2" hereto.

ELECTRONIC REGISTRATION AND TENDER

38. The parties waive personal tender and agree that tender in the absence of any other mutually acceptable arrangement and subject to the provisions of this Agreement shall be validly made by the Vendor upon the Purchaser by a representative of the Vendor (which shall include the Vendor's solicitor) attending or being available at the offices of the Vendor's solicitors at 3:30 p.m. on the Closing Date and remain there until 4:30 p.m. of the same date and being ready, willing and able to complete the subject transaction. In the event the Purchaser or his solicitor fails to appear or appears and fails to close the subject transaction such attendance by the Vendor's representative shall be deemed satisfactory evidence that the Vendor was ready, willing and able to complete the sale at such time. Payment shall be tendered by certified cheque drawn on any Canadian chartered bank.
39. Notwithstanding anything contained herein to the contrary, in the event the Purchaser or his Solicitor advise the Vendor or its Solicitors, on or before the Closing Date that the Purchaser is unable or unwilling to complete the purchase or take occupancy, the Vendor is relieved of any obligation to make any formal tender upon the Purchaser or his Solicitor and may exercise forthwith any and all of its right and remedies provided for in this Agreement and at law.
40. Given that the electronic registration system (hereinafter referred to as the "Teraview Electronic Registration System" or "TERS") is operative in the applicable Land Titles Office in which the Real Property is registered, the following provisions shall prevail:
- (a) the Purchaser shall be obliged to retain a solicitor, who is both an authorized TERS user and in good standing with the Law Society of Upper Canada, to represent the Purchaser in connection with the completion of this transaction. The Purchaser shall authorize such solicitor to, at the option of the Vendor's solicitor, either execute an escrow closing agreement with the Vendor's solicitor on the standard form recommended by the Law Society of Upper Canada (hereinafter referred to as the "Escrow Document Registration Agreement") establishing the procedures and timing for completing this transaction or to otherwise agree to be bound by the procedures set forth in the Escrow Document Registration Agreement. If the Vendor's Solicitor provides written notice to the Purchaser's solicitor that it accepts and agrees to be bound by the terms of the form of Document Registration Agreement prepared by the Law Society of Upper Canada and adopted by the Joint LSUC – CBAO Committee on Electronic Registration of Title Documents, as may be amended from time to time, the Vendor's solicitor and the Purchaser's solicitor shall be deemed to have executed such form which shall be the Escrow Document Registration Agreement defined in this paragraph and referred to in this Agreement.
 - (b) the delivery and exchange of documents, monies and keys to the Dwelling, 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, keys 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) the Purchaser expressly acknowledges and agrees that he will not be entitled to receive the transfer/deed of land to the Real Property for registration until the balance of funds due on the Closing Date, in accordance with the statement of adjustments, are either remitted by certified cheque(s) via personal delivery or by electronic funds transfer to the Vendor's solicitor (or in such other manner as the latter may direct) prior to the release of the transfer/deed of land for registration;
 - (d) each of the parties hereto agrees that the delivery of any documents not intended for registration on title to the Real Property may be delivered to the other party hereto by telefax transmission (or by a similar system reproducing the original) or by electronic transmission of electronically signed documents through the Internet provided that all documents so transmitted have been duly and properly executed by the appropriate parties/signatories thereto which may be by electronic signature. The party transmitting any such document shall also deliver the original of same [unless the document is an electronically signed document pursuant to the *Electronic Commerce Act of Ontario*, as may be amended] to the recipient party by overnight courier sent the day after Closing, if same has been so requested by the recipient party; and
 - (e) 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 to the Purchaser's solicitor in accordance with the provisions of the Escrow Document Registration Agreement or the provisions of this Agreement and keys are also delivered to the Purchaser's solicitor or made available for the Purchaser to pick up at the Vendor's sales office, customer service office or construction site office;
 - (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 the Escrow Document Registration Agreement or the provisions of this Agreement; and
 - (iii) has completed all steps required by TERS 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 specifically, when the Transfer of the Real Property is created on the TERS system and messaged to the Purchaser's solicitor under the TERS system,

without the necessity of personally attending upon the Purchaser or the Purchaser's solicitor with the aforementioned documents and/or keys and/or funds, and without any requirement to have an independent witness evidencing the foregoing.
41. Notwithstanding anything herein contained to the contrary, in the event the Purchaser or the Purchaser's solicitor advises the Vendor or the Vendor's Solicitor, on or before the Closing Date, that the Purchaser is unable or unwilling to complete the purchase of the Real Property, the Vendor shall be relieved of any obligation to make any formal tender upon the Purchaser or the Purchaser's solicitor and the Vendor may forthwith exercise any and all of its rights and/or remedies in this Agreement and/or at law.

DEFAULT AND REMEDIES

42. (a) The Purchaser shall be deemed to be in default under this Agreement in each and every one of the following events, namely:
- (i) upon the non-payment of all or any portion of the Purchase Price, or any other amount due hereunder;
 - (ii) upon a breach of, or failure in the performance or observance of any covenant, term, agreement, restriction, stipulation or provision of this Agreement to be performed and/or observed by the Purchaser; and
 - (iii) upon any lien, execution or encumbrance arising from any action or default whatsoever of the Purchaser being charged against or affecting the Real Property.
- (b) A certificate of the Vendor or an officer of the Vendor that default has been made and the date of default and that notice, if required, of such default has been given to the Purchaser, shall be conclusive evidence of the facts therein stated. If such default continues for five (5) days after written notice thereof has been given to the Purchaser or the Purchaser's solicitor, by the Vendor or its solicitors (other than any default by the Purchaser on the Closing Date, for which no notice or period to remedy shall be given or required), then in addition to any other rights or remedies which the Vendor may have, the Vendor, at its option, shall have the rights and remedies as set out below.
- (c) In the event of a default by the Purchaser, then, in addition to any other rights or remedies which the Vendor may have, the Vendor, at its sole option, shall have the right to terminate this Agreement and preserve any rights the Vendor may have against the

Purchaser and in such event, all monies paid hereunder (including the deposit monies paid or agreed to be paid by the Purchaser pursuant to this Agreement which sums shall be accelerated on demand of the Vendor), together with any interest earned thereon and monies paid or payable for extras or upgrades or changes ordered by the Purchaser, whether or not installed in the Dwelling, shall be forfeited to the Vendor. The Purchaser agrees that the forfeiture of the aforesaid monies shall not be a penalty and it shall not be necessary for the Vendor to prove it suffered any damages in order for the Vendor to be able to retain the aforesaid monies. The Vendor shall in such event still be entitled to claim damages from the Purchaser in addition to any monies forfeited to the Vendor. In the event the Vendor's solicitors are holding any of the deposit monies in trust pursuant to this Agreement, then in the event of a default, the Vendor's solicitors shall pay to the Vendor the said deposit monies together with any interest accrued thereon, provided the Vendor has delivered to its solicitors a certificate of the Vendor or an officer of the Vendor, certifying that the Purchaser has committed a default pursuant to this Agreement that has not been remedied and that the Vendor has terminated this Agreement and that the Vendor is therefore entitled to the said deposit monies and accrued interest, if any. Thereupon the Purchaser hereby releases the Vendor's solicitors from any obligation to hold the said deposit monies, if any, and interest, if any, in trust, and shall not make any claim whatsoever against the said solicitors and the Purchaser hereby irrevocably authorizes and directs the said solicitors to deliver the said deposit monies, if any, and accrued interest, if any, to the Vendor.

(d) It is understood and agreed that the rights contained in this Section on the part of the Vendor are in addition to any other rights (whether of a more onerous nature or not) which the Vendor may have at law, in equity or under any other provisions of this Agreement, and the Vendor expressly has the right to exercise all or any one or more of the rights contained in this Agreement, or at law or in equity, without exercising at such time, the remainder of such right or rights and without prejudice to the subsequent right of the Vendor to exercise any remaining right or rights at law, in equity or in this Agreement. In the event the Purchaser fails to make payment of any amount as and when required pursuant to the terms of this Agreement, the payment amount shall bear interest at a rate equal to eight per cent (8%) above the prime rate of the Vendor's bank, calculated from the due date to the date of payment. Prime rate for any day means the prime lending rate of interest expressed as a rate per annum (computed on a year of 365 days) which the Vendor's bank establishes from time to time as the reference rate of interest in order to determine interest rates it will charge for demand loans made in Canada in Canadian dollars as the same is in effect from time to time. In the event of any other default under this Agreement by the Purchaser the Vendor shall have the right, at its sole option, but not the obligation, to take whatever steps are necessary to correct and/or remedy such default and the Purchaser shall pay forthwith to the Vendor upon demand the costs and expenses of the Vendor in doing so plus a fifteen percent (15%) administration fee. In the event the Purchaser fails to pay any of the foregoing amounts to the Vendor after demand the Vendor shall have the right, at its option, to add any of such outstanding amounts to the Purchase Price as an adjustment on the Closing Date. Furthermore, in the event that the Purchaser is in default of any obligation under this Agreement, the Purchaser covenants and agrees to pay as an adjustment on the Closing Date the legal fees and ancillary disbursements which may be incurred by the Vendor or charged by the Vendor's solicitors in order to address such default, including but not limited to preparation and delivery of each notice of default, each notice of termination, each agreement to revive and each other applicable document (with the Vendor's solicitors' legal fees being a minimum of \$250.00 plus HST in each instance). In addition, in the event that the Purchaser delays the Closing Date, the Vendor shall have the right to charge Two Hundred Dollars (\$200.00) per day as liquidated damages for each day of the delay, plus a legal/administrative fee of Five Hundred Dollars (\$500.00) per delay towards the administration of a delayed closing, as applicable, and to amend and/or create documentation, but without there being any obligation whatsoever on the part of the Vendor to consent to any such delays

43. 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 he is in law responsible to any services installed within the Subdivision, which services 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 against the Real Property which Vendor's lien may be enforced in the same manner as a mortgage/charge thereon.

44. The Purchaser hereby agrees to indemnify and save harmless the Vendor, its servants and agents, successors and assigns, from all actions, causes of action, claims and demands whatsoever for, upon or by reason of any damage, loss or injury to a person or property of the Purchaser or any of his friends, relatives, workmen, agents or anyone else for whom at law the Purchaser is responsible who have entered on the Real Property or any part of the Subdivision whether with or without the authorization, express or implied, of the Vendor.

45. No waiver by the Vendor of any breach of covenant or default in the performance of any obligation hereunder or any failure by the Vendor to enforce its rights herein shall constitute any further waiver of the Vendor's rights herein, it being the express intent of the parties that any waiver or forbearance in enforcing its rights by the Vendor shall apply solely to that particular breach or failure.

46. Notwithstanding anything contained in this Agreement it is understood and agreed by the parties hereto that in the event that construction of the Dwelling is not completed on or before the Closing Date for any reason or in the event the Vendor cannot complete the subject 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 those costs set out in the Addendum.

CAUSE OF ACTION/VENDOR ASSIGNMENT

47. (a) The Purchaser acknowledges and agrees that notwithstanding any rights which he might otherwise have at law or in equity arising out of this Agreement, the Purchaser shall not assert any of such rights, nor have any claim or cause of action whatsoever as a result of any matter or thing arising under or in connection with this Agreement (whether based or founded in contract law, tort law or in equity, and whether for innocent misrepresentation, negligent misrepresentation, breach of contract, breach of fiduciary duty, breach of constructive trust or otherwise), against any person, firm, corporation or other legal entity, other than the person, firm, corporation or legal entity specifically named or defined as the Vendor herein, even though the Vendor may be (or may ultimately be found or adjudged to be) a nominee or agent of another person, firm, corporation or other legal entity, or a trustee for and on behalf of another person, firm, corporation or other legal entity, and this acknowledgment and agreement 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, claims or causes of action against any such third parties.

(b) At any time prior to the Closing Date, the Vendor shall be permitted to assign this Agreement (and its rights, benefits and interests hereunder) to any person, firm, partnership or corporation and upon any such assignee assuming all obligations under this Agreement and notifying the Purchaser or the Purchaser's solicitor of such assignment, the Vendor named herein shall be automatically released from all obligations and liabilities to the Purchaser arising from this Agreement, and said assignee shall be deemed for all purposes to be the vendor herein as if it had been an original party to this Agreement, in the place and instead of the Vendor.

NOTICE

48. Any notice required to be delivered under the provisions of the Addendum shall be delivered in the manner required therein.

Any other notice given pursuant to the terms of this Agreement shall be deemed to have been properly given if it is in writing and is delivered by hand, ordinary prepaid post, facsimile transmission or electronic mail to the attention of the Purchaser or the Purchaser's solicitor to their respective addresses set out in this Agreement and to the Vendor at c/o 6 Forest Laneway, Suite C1, Toronto, Ontario, M2N 5X9 or the Vendor's Solicitors to their respective addresses set out in this Agreement or in all cases such other address as may from time to time be given by notice in accordance with the foregoing. Such notice shall be deemed to have been received on the day it was delivered by hand, facsimile transmission or electronic mail and upon the third day following posting excluding Saturdays, Sundays and statutory holidays. In the event of a mail stoppage or slow down, all notices shall be delivered, sent by facsimile transmission or sent by electronic mail. This Agreement or any amendments or addendum thereto may, at the Vendor's option, be properly delivered, if delivered by facsimile transmission or if a copy of same is computer scanned and forwarded by electronic mail to the other party.

PURCHASER'S CONSENT TO THE COLLECTION AND LIMITED USE OF PERSONAL INFORMATION

49. The Purchaser hereby consents to the Vendor's collection, use and disclosure of the Purchaser's personal information for the purpose of enabling the Vendor to proceed with the Purchaser's purchase of the Real Property, completion of this transaction, and for post-closing and after-sales customer care purposes. Such personal information includes the Purchaser's name, home address, e-mail address, telefax/telephone number, age, date of birth, marital status, residency status, social insurance number (only with respect to subparagraph (b) below), financial information, desired Dwelling design(s) and colour/finish selections. In particular but without limiting the foregoing, the Vendor may disclose such personal information to:
- (a) any relevant governmental authorities or agencies, including without limitation, the Land Titles Office (in which the Real Property is registered), the Ministry of Finance for the Province of Ontario (i.e. with respect to Land Transfer Tax), and the Canada Revenue Agency ("CRA") (i.e. with respect to H.S.T.);
 - (b) CRA, to whose attention the T-5 interest income tax information return and/or the NR4 non-resident withholding tax information return is submitted (where applicable), which will contain or refer to the Purchaser's social insurance number or business registration number (as the case may be), as required by Regulation 201(1)(b)(ii) of the *Income Tax Act (Canada)*, as may be amended;
 - (c) any companies or legal entities that are associated with, related to or affiliated with the Vendor (or with the Vendor's parent/holding company, if applicable) and are developing one or more other developments, projects or communities that may be of interest to the Purchaser or members of the Purchaser's family, for the limited purposes of marketing, advertising and/or selling various products and/or services to the Purchaser and/or members of the Purchaser's family;
 - (d) any financial institution(s) providing (or wishing to provide) mortgage financing, banking and/or other financial or related services to the Purchaser and/or members of the Purchaser's family with respect to the Real Property, including without limitation, the Vendor's construction lender(s), the person and/or firm monitoring the project of which the Real Property forms a part (the "Project") and its costs, the Vendor's designated construction lender(s), Taron, HCRA and/or any warranty bond provider and/or deposit insurer, required in connection with the development and/or construction financing of the Project and/or the Real Property and/or the financing of the Purchaser's acquisition of the Property from the Vendor;
 - (e) any insurance companies of the Vendor providing (or wishing to provide) insurance coverage with respect to the Project and/or the Real Property (or any portion thereof) and any title insurance companies providing (or wishing to provide) title insurance to the Purchaser or the Purchaser's mortgage lender(s) in connection with the completion of this transaction;
 - (f) any trades/suppliers or sub-trades/suppliers, who have been retained by or on behalf of the Vendor (or who are otherwise dealing with the Vendor) to facilitate the completion and finishing of the Dwelling and the Real Property and the installation of any extras or upgrades ordered or requested by the Purchaser;
 - (g) one or more providers of cable television, telephone, telecommunication, security alarm systems, hydro-electricity, water/chilled water/hot water, gas and/or other similar or related services to the Real Property (or any portion thereof) (collectively, the "Utilities") unless the Purchaser gives the Vendor prior notice in writing not to disclose the Purchaser's personal information to one or more of the Utilities;
 - (h) one or more third party data processing companies which handle or process marketing campaigns on behalf of the Vendor or other companies that are associated with, related to or affiliated with the Vendor, and who may send (by e-mail or other means) promotional literature/brochures about new developments, projects or communities and/or related services to the Purchaser and/or members of the Purchaser's family unless the Purchaser gives the Vendor prior notice in writing not to disclose the Purchaser's personal information to one or more of the aforementioned third party data processing companies;
 - (i) the Vendor's solicitors, to facilitate the closing of this transaction, including the closing by electronic means via the TERS, and which may (in turn) involve the disclosure of such personal information to an internet application service provider for distribution of documentation; and
 - (j) any person, where the Purchaser further consents to such disclosure or disclosures required by law.

Any questions or concerns of the Purchaser with respect to the collection, use or disclosure of his personal information may be delivered to the Vendor at the address set out in the Addendum to the attention of the Privacy Officer.

KEYS

50. The Purchaser agrees that keys may be released to the Purchaser at the Vendor's sales office, customer service office or construction site office upon completion of this transaction, unless otherwise determined by the Vendor. The Vendor's or its solicitors' advice that keys are available for release to the Purchaser constitutes a valid delivery of keys to the Purchaser.

ONE-TIME UNILATERAL RIGHT TO EXTEND CLOSING

51. The Vendor shall have a one-time unilateral right to extend the Closing Date for one (1) Business Day (as defined in the Addendum) to avoid the necessity of tender where the Purchaser is not ready to close on the Closing Date and delayed closing compensation will not be payable for such period.

CONSTRUCTION ACT

52. The Purchaser covenants and agrees that he is a "home buyer" within the meaning of the Construction Act of Ontario, as may be amended, and will not claim any lien holdback on the Closing Date.

GENERAL

53. This offer, when accepted, shall constitute a binding agreement of purchase and sale. Time shall in all respects be of the essence of this Agreement. All of the Purchaser's and Vendor's covenants and obligations contained in this Agreement shall survive Closing of this transaction. It is agreed that there is no representation, warranty, guarantee, collateral agreement or condition affecting this Agreement or the Dwelling or the Real Property, except as set forth herein in writing, and this Agreement shall not be amended except in writing. The Purchaser releases and absolves the Vendor of any obligation to perform or comply with any promises or representations as may have been made by any sales representative or in any sales or marketing material(s), unless the same has been reduced to writing herein.
54. This offer and acceptance is to be read with all changes (including gender and number) required by the context, and shall be construed in accordance with the laws of the Province of Ontario.
55. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and permitted assigns.
56. The parties hereto agree that the signatures and/or initials on this Agreement or its acceptance, rejection or modification can be transmitted by fax transmission or, at the Vendor's option, by email (wherein a copy is scanned and forwarded by email to the other party) and that communication by such means will be legal and binding on all parties hereto.
57. In the event there are any matters provided for in this Agreement which are or may be the Vendor's responsibility pursuant to a municipal, regional or other governmental authority requirement and which the Municipality and/or Region and/or any other governmental authority no longer requires the Vendor to perform, complete, construct or install then such matter(s) shall be deleted from this Agreement and the Vendor shall have no responsibility or obligation in respect thereof.

58. The Purchaser agrees to comply with the terms of any direction re: funds provided by the Vendor or its solicitors in respect of the balance due on the Closing Date and to deliver on the Closing Date certified cheques for the balance due on Closing as directed by the Vendor or its solicitors.
59. The headings of this Agreement form no part hereof and are inserted for convenience of reference only.
60. If any provision of this Agreement or the application to any circumstances shall be held to be invalid or unenforceable, then the remaining provisions of this Agreement or the application thereof to other circumstances shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.
61. The Purchaser and the Vendor acknowledge that this Agreement shall be deemed to be a contract under seal.
62. The Purchaser agrees as follows:
 - (a) if any documents 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 must be registered in the Land Titles Office where the Real Property is registered, and a notarial copy thereof (together with a statutory declaration sworn by the Purchaser's solicitor unequivocally confirming, without any qualification whatsoever, that the said power of attorney has not been revoked) shall be delivered to the Vendor and the Vendor's solicitors along with such documents; and
 - (b) where the Purchaser is a corporation, or where the Purchaser is buying in trust for another person or corporation for a disclosed or undisclosed beneficiary or principal (including, without limitation, a corporation to be incorporated), the execution of this Agreement by the principal or principals of such corporation, or by the person named as the Purchaser in trust as the case may be, shall be deemed and construed to constitute the personal indemnity of such person or persons 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 the Purchaser may not plead such agency, trust relationship or any other relationships as a defence to such liability.

ADDITIONAL PROVISIONS

63. The Purchaser acknowledges that certain lots within the development may require catch basins in the rear yard and associated leads and that hydro transformers, street light poles, light standards, gang meters, telecommunication boxes, hydrants and valves and/or such other utility structures may front onto, or be located within, certain lots (including the Real Property) within the development or may be attached to the Dwelling. The Purchaser agrees to accept the Real Property subject to any retaining walls, catch basins, noise fencing, privacy fencing, decorative fencing, other fencing, utility structure, landscaping or other development enhancement features required pursuant to the municipally approved plans. Any fencing, retaining walls or noise barriers or other items of a similar nature erected by the Vendor or the Municipality on, adjacent to or abutting the Real Property shall be maintained by the Purchaser, after Closing, without any modification or alteration whatsoever and in good order and tidy appearance and any landscaping provided by the Vendor in connection therewith shall be maintained by the Purchaser in good order and condition.
64. The Purchaser acknowledges and agrees that notwithstanding references in this Agreement (or in any Schedules to this Agreement) to features of land, such as landscaping, trees, sod, fencing, yard(s) etc., the Vendor does not covenant, represent or warrant that the Real Property or the site plan will contain any such features, unless such features are specifically set out in Schedule "C" to this Agreement.
65. The Purchaser hereby acknowledges that complete engineering data in respect of the municipally approved final grading of the Real Property may not, as yet, be completed. Accordingly, it may either (i) not be possible to construct the Dwelling with a walkout basement, lookout basement, backsplit or rear deck or (ii) the Vendor may be required to construct the Dwelling with a walkout basement, lookout basement, backsplit or rear deck even though one was not contemplated. In the event that this Agreement calls for a walkout basement, lookout basement, backsplit or rear deck and the Municipality will not permit the walkout basement, lookout basement, backsplit or rear deck, the Vendor shall provide written notice of same to the Purchaser and the Purchaser shall accept the Real Property without the walkout basement, lookout basement, backsplit or rear deck and be entitled to an abatement in the Purchase Price on Closing of the amount paid for the consideration of the walkout basement, lookout basement, backsplit or rear deck, as determined solely by the Vendor and evidenced by a certificate of the Vendor or statutory declaration of an officer of the Vendor. In the event that this Agreement does not call for a walkout basement, lookout basement, backsplit or rear deck, and the Municipality requires the construction of a walkout basement, lookout basement, backsplit or rear deck, the Vendor shall provide written notice of same to the Purchaser and the Purchaser shall accept the walkout basement, lookout basement, backsplit or rear deck and pay the Vendor's actual costs of such additional construction for same without mark-up but include the cost of all associated construction equipment, labour and materials as an adjustment on the Closing Date (which costs shall be determined solely by the Vendor and evidenced by a certificate of the Vendor or statutory declaration of an officer of the Vendor). In dwellings where a lookout basement is required, a deck with steps and larger rear wall basement windows may be required. The Vendor may install such deck with steps and windows and the Purchaser shall pay to the Vendor, as an adjustment on the Closing Date, an amount equal to the Vendor's actual costs to supply and install such deck with steps and larger rear wall basement windows without mark up, but include the cost of all associated construction equipment, labour and materials (which costs shall be determined solely by the Vendor and evidenced by a certificate of the Vendor or statutory declaration of an officer of the Vendor). In addition, in dwellings where a walkout basement, lookout basement or backsplit is required, lot grading circumstances may require that the patio doors on the main floor be constructed with wrought iron installed on its exterior and may require one (1) patio door and one (1) window be installed in the rear wall of the basement and the costs associated with same shall be dealt with in the same manner as set out above.
66. If the Municipality requires the installation of any additional improvements not otherwise included in the Purchase Price of the Real Property and Dwelling (the "**Municipal Additional Requirements**") in or about the Dwelling, the Purchaser covenants and agrees to pay to the Vendor for the cost of the Municipal Additional Requirements and for the installation thereof, plus an administration fee of 15% of the costs relating thereto. The Purchaser shall pay such cost forthwith upon request from the Vendor or as an adjustment on the Closing Date to the credit of the Vendor, at the Vendor may decide.
67. The Purchaser agrees to provide the Vendor, from time to time, a copy of his mortgage commitment from a financial institution and/or confirmation from the applicable lender that such mortgage commitment remains in good standing within seven (7) business days of this request by the Vendor, failing which the Purchaser will be in default under this Agreement. In the event such mortgage commitment is terminated or not in good standing at any time prior to Closing the Purchaser shall be deemed to be in default under this Agreement. If a copy of the mortgage commitment or confirmation as contemplated above are provided by a mortgage broker or other party on behalf of the financial institution/applicable lender then the mortgage broker or other party shall be satisfactory to the Vendor in its sole discretion failing which the Purchaser shall be deemed to be in default under this Agreement. The Purchaser hereby consents to the Vendor and its designated or proposed lenders obtaining a consumer's report containing credit and/or personal information for the purposes of this transaction.
68. In the event that prior to Closing, the Purchaser's lender withdraws its approval of the Purchaser for a loan to purchase the Real Property due to any default, act or omission of the Purchaser or the Purchaser advises the Vendor that he cannot obtain financing for the purchase of the Real Property then the Purchaser shall be deemed to be in default under this Agreement. The Vendor shall also have the right, but not the obligation, at its sole option to take back or arrange financing whether a first and/or second mortgage directly from the Purchaser for an amount determined by the Vendor for a one year term payable interest only on the outstanding principal balance of such mortgage at a rate of interest not to exceed the prime rate of interest of the Vendor's bank plus five per cent per annum calculated and payable monthly with any adjustments to the prime rate being made as same occur. The mortgage(s) shall be on the Vendor's or arranged mortgagee's standard form of mortgage and contain a due on sale clause and payment of monthly instalments of interest by post-dated cheque or pre-authorized payment clause and the Purchaser covenants and agrees to execute and deliver such mortgage(s) on the Closing Date. The Purchaser shall also 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 arranged mortgagee in connection with the taking back or giving of such mortgage(s). The Purchaser covenants that his spouse shall execute all such additional documents as may be required including a guarantee of the repayment of such mortgage(s).
69. The Vendor reserves the right to revise/create elevation selections made available to purchaser(s), which selections may not be available to the Purchaser at the time of the Purchaser's elevation selection. The Vendor expressly makes no representations or warranties as to the elevations of the dwellings adjacent to or neighbouring the Dwelling.

70. The Purchaser shall solely be responsible for watering and general maintenance of the sod, trees, shrubs and other landscaping installed on the Real Property or on the street allowance adjacent to the Real Property from and after the Closing Date or from the date that such sod, trees, shrubs or other landscaping is installed, whichever date is later, and the Vendor shall have no obligation in this regard. In the event that the Vendor is required to replace any sod, trees, shrubs or other landscaping as a result of the Purchaser failing to comply with his obligations pursuant to this paragraph, the Purchaser acknowledges that the Vendor shall not be obligated to complete any remedial work unless the Vendor is paid in full by the Purchaser in advance.
71. The Purchaser acknowledges and agrees that the Vendor shall not be liable for any damaged or diseased trees on the Real Property. After the Closing Date, the Purchaser shall be responsible for the care, removal and replacement of all trees on the Real Property, subject to compliance with zoning by-laws and regulations prescribed by the Municipality from time to time.
72. The Purchaser acknowledges that for transactions closing between January 1 and June 30 of any year, final lot grading and sodding may not be completed until November 30 of that year. Similarly, for transactions closing between July 1 and December 31 of any year, final lot grading and sodding may not be completed until June 30 of the following year. The Purchaser acknowledges and agrees that the Vendor shall not be required to give a separate undertaking to the Purchaser on the Closing Date to complete unfinished work or rectify deficiencies and the Purchaser shall not be entitled to a holdback of any amount due and payable to the Vendor on the Closing Date as security for the Vendor's obligations in this regard.
73. In the event that the Real Property has any drainage swales, catchbasins or other stormwater management facilities, the Purchaser covenants and agrees not to alter any such facilities. In addition, the Purchaser acknowledges and agrees to keep such facilities clear of all debris, leaves, grass and other materials which may prevent the proper operation of such facilities from and after the Closing Date. In the event that the Purchaser fails to comply with these obligations, the Purchaser acknowledges and agrees that he shall be responsible for all damages or injuries which may result.
74. In the event that the Real Property has a retaining wall, the Purchaser acknowledges and agrees that he or she shall be responsible for maintaining the retaining wall from and after the Closing Date. In the event that the Purchaser fails to comply with this obligation, the Purchaser shall be responsible for all damages and injuries which may result.
75. Pursuant to subsection 3(1) and any other relevant provisions of the *Electronic Commerce Act* of Ontario, as amended (or any successor or similar legislation), it is expressly acknowledged and agreed by the parties hereto that:
- (a) the Vendor's execution and delivery of this Agreement and any schedules, amendments and/or addendums thereto, and any and all documents ancillary thereto, including any documents required or desired in connection with the closing of this purchase and sale transaction (including without limitation, the Vendor's provision and delivery of any notices and/or documents that may be required to be in writing); and
 - (b) the Purchaser's execution and delivery of this Agreement and any schedules, amendments and/or addendums thereto, and any and all documents ancillary thereto, including any acknowledgements and/or receipts in accordance with this agreement, as well as any documents required or desired in connection with the closing of this purchase and sale transaction (including without limitation, the Purchaser's provision and delivery of any notices and/or documents that may be required to be in writing);

may be made or manifested in an electronic format, and may be executed by way of an electronic signature of any such documents (undertaken by or through a computer program, or by any other electronic means, including without limitation, by or through DocuSign Inc.'s electronic signing platform, or by any other similar secure electronic application or platform), as expressly contemplated and permitted by the *Electronic Commerce Act 2000, S.O. 2000, as amended*, and as and when any such document(s) is/are executed by way of an electronic signature, same shall thereupon be deemed to be valid, binding and enforceable upon the party or parties so executing same electronically. For purposes of clarification, the terms "electronic signature" and "electronic" shall have the meanings respectively ascribed to such terms in the *Electronic Commerce Act 2000, S.O. 2000, as amended*. If and when either or both of the parties hereto executes this Agreement by or through DocuSign Inc.'s electronic signing platform (or by any other similar secure electronic application or platform), then such party or parties shall, upon the request of the other, be obliged to forthwith provide the other party hereto with a certificate of completion produced or issued by DocuSign Inc. (or any similar certificate issued by any other secure electronic platform) which confirms, verifies and/or validates the electronic signature of the party or parties so executing same electronically. **Notwithstanding anything hereinbefore provided to the contrary, it is expressly understood and agreed that the Purchaser shall nevertheless be obliged to provide and deliver to the Vendor's Solicitors at least one originally-signed HST New Housing Rebate Form (and not an electronically-signed version thereof, nor a photocopy, a telefaxed copy or a scanned/e-mailed copy thereof) in connection with the final closing of this purchase and sale transaction.**

A photocopy or a scanned and e-mailed copy of this executed Agreement may be relied upon (and correspondingly enforced) to the same extent as if it were an originally-executed version.

SCHEDULE "B"

SITE PLAN



SCHEDULE "C"

STANDARD FEATURES

The following are included in the Purchase Price:

UNIQUE EXTERIORS

- Unique exteriors, featuring clay brick, soldier coursing, architectural stone, aluminum trim, frieze board, metal siding and architecturally controlled materials as per plan.
- All elevations and colour schemes are subject to architectural control to ensure an enhanced streetscape.
- Prefinished maintenance free soffits, fascia, eaves trough and downspouts as per elevation.
- Coloured vinyl thermopane casement windows on all elevations as per plan. Corner units to have special characteristics & features in accordance with architectural control.
- Basement windows to be sliders.
- Lots to be fully graded and sodded.
- Two exterior water taps — one in garage and one at rear of house.
- Sectional garage door with glass panel as per plan.
- Optional access from garage to house as per plan on models where grade permits.
- Concrete patio slab walks to front entry from driveway and concrete patio slabs at rear as per plan.
- Poured concrete garage floor.
- Quality elegant hardware with security deadbolt at front entry.
- Self-sealing quality asphalt roof shingles with Manufacturer's limited warranty.
- Poured concrete foundation walls with damp-proofing and weeping tiles as per plan.
- Exterior light fixtures.
- Metal insulated front entry doors with optional glass inserts as per plan.
- Covered concrete front porch with decorative columns as per plan.
- Glass side lights installed on front entry door as per plan.
- Aluminum exterior railing with glass panels as per plan.

LUXURY INTERIOR FEATURES

- Quality solid oak handrails and pickets finished in natural color.
- Sprayed stippled ceilings with 4" smooth border in all rooms except kitchen, powder room, bathrooms and laundry room.
- Tray ceiling in master bedroom as per plan.
- Painting includes two quality coats, including primer on all walls.
- One paint colour throughout.
- Sliding vinyl thermopane glass patio door with screen to rear backyard as per plan.
- 800 Series interior doors with satin nickel style hardware.
- Colonial baseboard and casing for doors and windows.
- Professional engineered floor joists.
- Ceiling Height (Semi-detached Units):
Basement - 8' / Ground Floor - 9' / Second Floor - 8'
- Ceiling Height (36' & 44' Units):
Basement - 8' / Ground Floor - 9' / Second Floor - 8'

ENERGY EFFICIENT FEATURES

- Gas fired hot water system on rental basis. Location to be determined based on mechanical design and requirements.
- Windows and doors sealed with quality exterior caulking.
- Screens on all opening windows.
- Ducting sized for future central air conditioning, as required.
- Professionally engineered roof trusses as per plan.
- All electrical wiring in accordance with applicable regulations.
- Direct vent natural gas furnace with electronic ignition as per plan.
- Insulation in full conformity with Ontario Building Code standards.

KITCHEN AND BATHROOM FEATURES

- Quality designed kitchen cabinets and vanities from Vendor's choice of styles.
- Optional pantries, kitchen islands and breakfast bars as per plan.
- Double stainless steel sink with single lever washerless faucet.
- Rough-in dishwasher space with plumbing and electrical supply.
- Kitchen exhaust fan ducted to exterior.
- White bathroom fixtures including chrome accessories. (Towel bar and toilet roll holder)
- Pedestal sink in powder room as per plan.
- Free standing tub as per plan.
- Privacy locks on all bathroom doors.
- Mirrors in all bathrooms.
- Frameless glass shower door and walls in ensuite bathroom as per plan.

- Low flow water-saving toilets and shower heads.
- Water temperature balancing valves to all separate bathtubs and showers.
- Exhaust fans in all bathrooms.
- Post formed laminate counter tops.
- Bathrooms include single lever faucets as per plan.

FLOORING FEATURES

- Ceramic floor tile, from Builder's standard samples, in foyer, powder room, kitchen, breakfast area, all bathrooms and laundry room (if applicable) as per plan.
- Quality underpad in all carpeted areas.
- Quality 35 oz. broadloom installed wall to wall as per plan.
- All sub-floor sheathing glued to engineered floor joists, and joints sanded and screwed prior to finished floor installation.

ELECTRICAL FEATURES

- 200 Amp circuit breaker panel located in basement with copper wiring throughout.
- White Decora electrical switches and receptacles.
- One exterior waterproof electrical outlet, one electrical outlet in garage and one electrical outlet at front porch.
- One smoke detector on every floor.
- 5 telephone rough-in provided in kitchen, master bedroom, great room, and basement as per plan.
- 5 cable television rough-in provided in kitchen, master bedroom, great room, and basement as per plan.
- Hard wired Carbon Monoxide detector interlocked as per Ontario Building Code.
- Electrical light fixtures are installed throughout, including ceiling light fixture in all bedrooms, family room, and chandelier in dining room as per plan.
- Pull light switches in basement.
- Switch-controlled ceiling light receptacle in living room.
- Electrical duplex receptacles protected by ground fault interrupter in all bathrooms and kitchens.
- Rough-in for future central vacuum.
- Rough-in for future security system.

LAUNDRY AREA FEATURES

- Exterior dryer vent provided.
- Heavy-duty receptacle electrical outlet for dryer and standard electrical outlet for washing machine.
- Single laundry tub as per plan.

WARRANTY

- Sundance Homes Warranty in accordance with TARION.
- Seven Year Taron protection program for major structural only.
- All Purchasers' choices are from Builder's standard samples only.
- Purchaser acknowledges that the garage is an unfinished area as per applicable plan and not included in the size of the house.
- House to be finished in a good professional & workmanlike manner.
- Variations from Vendor's samples may occur in finishing materials, kitchen and vanity cabinetry, floor and wall finishes due to normal production process, dye lot variations, availability or site conditions.
- Vendor will not allow the Purchaser to do any work and/or supply any material to finish dwelling or enter the premises before closing date.
- House types and streetscapes subject to final Architectural approval of the Township of Springwater or Developer's Architectural Control Architects and final siting, and approvals of the Vendor's architect.
- Exterior elevations will be similar to Artist's concept pictures shown, but not necessarily identical.
- Actual floor space may vary from stated floor area.
- Location of furnace, hot water system, structural posts & beams are to be determined by architect and may not be located as shown on the brochure and Purchasers shall be deemed to accept same.
- Room dimensions and window configuration may vary with final construction drawings. All dimensions are approximate.
- Prices, terms, materials, specifications and conditions subject to change without notice.
- The Vendor has the right to substitute materials of equal or better quality. E. & O.E.

September 20, 2021

N.B. Subject to paragraph 4 of Schedule "A" of the Agreement of Purchase and Sale, of which this Schedule "B" forms part of, the Vendor shall have the right to substitute other products and materials for those listed in this Schedule or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to, or better than, the products and materials so listed or so provided.

* Ceiling Heights in some areas may be lower due to heating/ventilation supply ductwork.

1. Marble and wood are subject to natural variations in colour and grain. Ceramic tile and broadloom are subject to pattern, shade and colour variations. Floors and specific finishes will depend on Vendors package as selected. All specifications, dimensions and materials are subject to change without notice.
2. If the Dwelling is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given at least seven (7) days prior to notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise all of the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this Schedule provided that such materials and items are of equal quality to or better than the materials and items set out herein.
3. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
4. References to model types or model numbers refer to current manufacturer's models. If these types or models shall change, the Vendor shall provide an equivalent model.
5. All dimensions, if any, are approximate.
6. All specifications and materials are subject to change without notice.
7. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchase may have requested the Vendor to construct an additional feature within the Dwelling which is in the nature of an optional extra (such as, by way of example only, a fireplace); if, as a result of building, construction or site conditions within the Dwelling or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect.
8. Floor and specific features will depend on the Vendor's package as selected.

SCHEDULE "D"
ELEVATIONS/FLOOR PLAN

SCHEDULE "D"
ELEVATIONS/FLOOR PLAN

SCHEDULE "E"
CONSENT AND RECEIPT CONFIRMATION

(1) Purchaser's Consent to Receive Promotional Electronic Messages *(please check appropriate box)*

- I agree to receive promotional electronic messages from the Vendor and the Vendor's affiliates and associates (the "**Vendor Entities**").
- I do not want to receive promotional electronic messages from the Vendor or the Vendor Entities.

The Vendor Entities require the Purchaser's consent in order to send the Purchaser electronic messages regarding relevant real estate development and other product offerings of the Vendor Entities. By checking the box above, the Purchaser hereby consents to receiving promotional electronic messages from the Vendor Entities regarding the Vendor Entities' real estate development and other product offerings. The Purchaser may withdraw this consent at any time by contacting the Vendor at the address set out in the Addendum, Attention: Privacy Officer.

DATED _____.

SIGNED, in the presence of:)	
)	
)	_____
)	Purchaser
_____)	
WITNESS:)	
(as to all Purchaser's)	
signatures, if more than)	_____
one purchaser))	Purchaser

SCHEDULE "F-1"
RESTRICTIONS

The burden of each of the covenants hereinafter set out shall run with each and every lot, part lot and/or block located on Plan _____ registered in the name of the Applicant on the date of registration of this Application (the "**Lands**"). The Purchaser for itself, its successors and assigns covenants with the Vendor, its successors and assigns, that the Purchaser and the Purchaser's successors in title from time to time of all or any part or parts of the said lands, will observe and comply with the stipulations, restrictions, provisions and covenants set forth below, namely:

1. All owners of each of the lots on the Lands (hereinafter individually referred to as a "**Lot**") hereby irrevocably covenant and agree to abide by and observe each and every one of the covenants and restrictions set out in this Schedule and, further, in the event of the sale of the Lot and house by the Purchaser, the deed from the Purchaser for the home shall contain a copy of this Schedule of Restrictive Covenants.
2. No changes to the exterior finishes of the dwelling in any manner whatsoever are permitted, including, but not limited to, roofing shingles, vents to roof and walls, soffit, fascia, eavestroughing, siding and trim, windows, exterior doors, stone veneer, decks, privacy screens and railings. In the event of maintenance to or replacement being required of any of the exterior finishes, the owner(s) undertake(s) not to use building materials which are not the same or as close as possible to the as-constructed materials with regard to colour, shape, size and texture.

Owners shall not change, maintain or replace any exterior finishes of the dwelling unless and until they have co-ordinated such with all other owners of the building of which the dwelling forms part; so as to ensure uniform colour, texture shape and size to the finishes of the entire building at all times.
3. No owner of a Lot shall install any fencing, above ground or in-ground swimming pool, hot tub, privacy screen or deck on the Real Property without the express written consent of the applicable governmental authorities, conservation authorities, and the Vendor or the Vendor's consulting architect, which consent may be arbitrarily withheld or contain conditions deemed necessary by the Developer or its consulting architect, in their sole and unfettered discretion. No owner may erect a storage shed or any other auxiliary building within his or her Real Property. No Owner may remove any trees from the Real Property without the prior written consent of the Municipality. No Owner may alter a driveway within his or her Real Property in any way, save and except for the repair or replacement of the exiting driveway. Without limiting the generality of the foregoing and by way of example only, existing driveways may not be widened;
4. If an air conditioning system is to be installed at a later date, no air conditioning equipment and exterior vents should be installed unless that said equipment is in the least noise sensitive location. Such installation of an air-conditioning system shall not take place unless the installation; and the method and manner of installation shall comply with the Ministry of Environment and Climate Change's criteria and other applicable requirements as may be specified by the Municipality. In this regard, the air conditioning equipment should be screened, if required, or integrated with the landscape design.
5. No signs, billboards, notices or advertising matter of any kind shall be placed upon the land or anything growing thereon, or upon or in any buildings, fences or other things erected or placed thereon other than one sign advertising the property for sale or rent or candidate signs during a municipal, provincial or federal election campaign period, not larger than three feet (3') by two feet (2').
6. No antennae, either television or radio transmitter or receiver, or other communications devices, shall be erected on any building, structure or lot as long as there is a commercial cable service available.
7. No exterior drying apparatus or device shall be erected on the Real Property or attached to any Dwelling or building other than a free-standing, folding drying rack.
8. No owner(s) shall, without the prior written authority of the municipality (which may be arbitrarily withheld), interfere with or alter any above or below ground drainage, catch basin or storm water management system or lead, or obstruct the natural flow of water, or obstruct the drainage as designed and engineered. No owner shall alter the grading or change the elevation or contour of the Lot's or lands adjoining the Lot's except in accordance with drainage and grading plans approved by the municipal public works department. No owner shall alter the overall drainage patterns of the Lot's, water drainage upon the Lot's or to and from adjoining lands, and each owner agrees to grant and shall not refuse to grant such easements as may be required from time to time by the owner of adjoining lands for drainage purposes.
9. Each of these covenants and restrictions shall be deemed independent and severable in whole or in part and the invalidity or unenforceability of any one covenant or restriction or any portion thereof shall not affect the validity or enforceability of any other covenant or restriction or remaining portion thereof.
10. The burden of these covenants and restrictions shall run with all properties in respect of this development and the benefit of these covenants and restrictions may be annexed to and run with each and every Lot, part lot and/or block located on Plan ___M-_____. All owners, their respective successors and assigns, in title, from time to time of the Real Property and all Lot's shall keep, observe, perform and comply with the stipulations, provisions and covenants set forth herein.

SCHEDULE "F-2"
RESTRICTIONS

In this document:

(a) the term "**Benefiting Lands**" shall mean [insert legal description of land], Midhurst, Ontario, now owned by the "**Applicant**".

(b) the term "**Applicant**" shall mean 1757704 Ontario Inc., its successors and assigns.

(c) the term "**Lands**" means all of the Lots and Block [insert applicable information] on Plan [insert Plan number once obtained] (the "**Subdivision**") and the terms "**Lot**" and "**Lots**" and "**Block**" and "**Blocks**" refer to an individual "**Lot**" or "**Lots**" or "**Block**" or "**Blocks**" within the lands.

(d) the term "**Municipality**" shall mean the "Township of Springwater".

(e) the term "**Owner(s)**" shall mean the registered owner(s), of each individual Lot and Block from time to time, as indicated in the records maintained by the Land Registry Office at Durham (No. 51);

(f) in these restrictions, words importing the singular include the plural and vice versa, and words importing a specific gender include the other genders, as the case may be.

The following restrictions and covenants shall run with the Lands and shall be binding upon the Owners and occupants of the Lands and shall remain in force from the date hereof until [SUCH DATE TO BE DETERMINED BY THE VENDOR IN ITS DISCRETION PRIOR TO REGISTRATION OF THESE RESTRICTIONS].

1. The Owner shall not place anything upon their Lot or Block which could restrict, inhibit and/or prevent representatives of either the Applicant or the Municipality to install, inspect, maintain and/or repair the above and below grade municipally-approved services or municipally-approved structures and fixtures, including any below grade services, situated within or beneath the Lands.
2. The Owner shall not, without the prior written authority of the Applicant and/or the Municipality (which may be arbitrarily withheld), alter the grading or drainage or interfere with or alter any drainage ditches, swales, retaining walls, catch basins, or obstruct the natural flow of water, or obstruct the drainage as designed and engineered to the Subdivision and shall not take or permit any action which will/does not adhere to the overall grading and drainage patterns of the Subdivision, including pre-servicing such easements as may exist, or may be required for the purpose of water drainage upon the Lands, to and from adjoining lands, and the Owner agrees to grant such easements as may be required from time to time by the Applicant and/or the Municipality for drainage purposes.
3. The Owner shall not, prior to the entire Subdivision being assumed by the Municipality, without the prior written consent of the Applicant (which may be arbitrarily withheld), and thereafter, without the prior written approval of the Municipality (which may be arbitrarily withheld), erect/construct fences, porches, patios, planting, paving, swimming pool, clothes lines or obstructions of any kind upon their Lot or Block or any part of the Lands, remove top soil or subsoil, cut down living trees or do anything which may change or alter the grading or obstruct the drainage of the Lands or surrounding lots or lands in any way and if they do, the Municipality and/or the Applicant or their servants, successors, agents and assigns may enter thereon (without such act being a trespass) and correct such grading or remove or relocate such obstructions at the Owner's expense and be paid, forthwith upon demand, the cost thereof.
4. The Owner shall not, without the prior written approval of the Applicant, make changes to the exterior finishes of their dwelling unit built upon their Lot or Block, in any manner whatsoever, including, but not limited to, roofing shingles, vents to roof and walls, soffit, fascia, eavestroughing, siding and trim, windows, exterior doors, stone veneer, decks, privacy screens and railings. In the event of maintenance to or replacement being required of any of the exterior finishes, the Owner shall only use building materials which are the same or as close as possible to the as-constructed materials with regard to colour, shape, size and texture.
5. The Owner shall not install any air conditioning system at a later date, unless the air conditioning equipment and exterior vents are installed so that said equipment is in the least noise sensitive location in respect of the installation and that the method and manner of installation complies with the requirements of the Ministry of Environment and Climate Change's criteria and other applicable requirements specified by the Municipality. The air conditioning equipment should be screened, if required, or integrated with the landscape design.
6. The Owner shall not place any signs, billboards, notices or advertising matter of any kind upon the Lands or anything growing thereon, or upon or in any buildings, fences or other things erected or placed thereon other than one sign advertising such Owner's property for sale or rent not larger than three feet (3') by two feet (2'). This provision shall not apply to political signs during an active political election campaign.
7. The Owner shall not erect any antennae, television or radio transmitter or receiver, or any other communications devices on any building or structure situate on their Lot or Block, so long as there is a commercial cable service available thereto, except that one satellite dish per dwelling may be installed, provided, however, that:

- (a) the satellite dish does not exceed 24" in diameter;
 - (b) the satellite dish is erected on the backside of the ridge of the roof and is not visible from the street;
 - (c) the satellite dish is not immediately adjacent to abutting properties or obstructive of any views or sight-lines of any buildings on an adjacent property.
8. The Owner shall not erect any exterior drying apparatus or device on their Lot or Block or attached to any dwelling or building thereto, other than a free-standing, folding drying rack.
 9. The Owner shall not remove or destroy any live trees on the Lands.
 10. (a) No motor vehicle (other than private passenger motor vehicles), no boats and/or boat trailers, and no trailers with living, sleeping or eating accommodation, shall be placed, located, kept or maintained on the Lands or any part thereof unless concealed in a wholly enclosed garage.

(b) No motor vehicle which is not being used from day to day, or which is undergoing repairs of any nature shall be parked or located upon the Lands or any part thereof, unless concealed in a wholly enclosed garage.
 11. The Owner shall not refuse or deny the Applicant the right, at all reasonable times to remove, or cause removal, or repair or replace any matter or thing upon their Lot or Block which is in breach of these restrictions; provided that such removal or repair shall be at the expense of the Owner, be payable upon demand, and shall be a charge against the Owner's Lot or Block; and entry upon the Owner's Lot or Block for such purposes shall not be deemed a trespass and the Owner consents to such entry.
 12. No building, structure or any addition thereto, landscaping, driveway and parking area, shall be maintained or kept save in good repair and condition, to the reasonable standards satisfactory to the Applicant or its successors and assigns, and the Municipality.
 13. The Owner of a Lot or Block covenants and agrees with all other Owners as follows:
 - (a) not to contravene or cause to be contravened by any act or omission any provision of any agreement, restriction or regulation of the Municipality or any other authority having jurisdiction thereover, their respective successors and assigns, pertaining to the development, servicing, grading, drainage, landscaping, use and occupancy of any part of the Lands and appurtenances, whether now in effect or hereinafter imposed;
 - (b) not to do anything on any part of the Lands or elsewhere which will interfere with or cause damage to any service installed or to be installed in the Subdivision, which services include without limitation roads, ditches, curbs, drains, sidewalks, stakes/bars, water boxes and other water, sewer, gas and hydro works. Any such damage so caused may be corrected by the Municipality, the Applicant or other appropriate authority at the Owner's expense and shall (together with a management fee equal to 15% of such costs) be a charge against title to the Owner's Lot or Block and payable, on demand.
 - (c) not to refuse to grant, forthwith upon request and without charge, any easement or right required by any municipal or other servicing authority for the installation/maintenance of any service, provided that such does not prevent the erection of dwelling units on that part of the Lands so affected in compliance with the applicable zoning and building requirements.
 14. No house or structure shall be constructed upon the Lands except in conformity with the building and zoning requirements of the Municipality.
 15. The Owner acknowledges that the Lands and the Lots form part of an adult lifestyle residential community and the Owner agrees not to support or assist any change to the foregoing concept and not use or occupy the house or any structure in any manner which is not consistent with an adult lifestyle residential community

General Clauses

16. Provided always that notwithstanding anything herein contained, the Applicant, and its successors and assigns shall have power by instrument or instruments in writing from time to time to waive, alter or modify the above covenants and restrictions in their application to the Lands or any part(s) thereof.
17. Wherever in these restrictive covenants, reference is made to the successors and assigns of the Applicant, it shall mean the successors in title, the Owner and Owners for the time being, of the last part of the Lands which the Applicant shall convey away (which may be without notice to the Owner of any Lot or Lots or Block or Blocks to any part thereof comprising part of the Lands).
18. Provided that any of the obligations, rights and covenants of the Applicant contained in these restrictions may be assigned to the Association and upon such assignment, the Association shall assume all obligations, rights and covenants of the Applicant and perform the same as would be performed by the Applicant and, without limiting the foregoing, to and including the issuance of any certificate of compliance to date with respect to these restrictions.

19. To the intent that the burden of the restrictive covenants shall run with the Lands until [SUCH DATE TO BE DETERMINED BY THE VENDOR IN ITS DISCRETION PRIOR TO REGISTRATION OF THESE RESTRICTIONS], and to the intent that the benefit of these restrictive covenants may be annexed to and run with the Benefiting Lands, each Owner of any Lot or Lots or Block or Blocks or any part thereof included with the Lands, for itself, its successors and assigns, covenants and agrees with the Applicant, its successors and assigns, that such Owner and such Owner's successors in title, from time to time, of all or any part or parts of the Lands, will observe and comply with the stipulations, restrictions and provisions herein, and that nothing shall be erected or fixed, placed or done upon the Lands, or any part thereof, in breach or violation of, or contrary to the fair meaning of the said stipulations, restrictions and provisions set forth herein.

21. These covenants and restrictions shall be deemed independent and severable and the invalidity or unenforceability of any one covenant or restriction (or a portion(s) thereof) shall not affect the validity or enforceability of any other covenant or restriction (or the remaining portion(s) thereof).

SCHEDULE "G"

WARNING CLAUSES AND NOTICE PROVISIONS

The Purchaser acknowledges having reviewed the following warning clauses and notice provisions and in proceeding with the transaction contemplated by this Agreement of Purchase and Sale agrees to accept and comply with each of the following:

- 1.1 Purchasers acknowledge and agree that the hot water tank (or tankless system, as the case may be) within each dwelling shall be rented/leased and the Purchaser agrees on or before the closing date to enter into a lease agreement with such company selected by the Vendor for the lease of same at a rental rate determined by such company.
- 1.2 Purchasers are advised that transformers, fire hydrants and valves, light standards, cable and telephone boxes and catch basins may be located in close proximity to their dwellings or within their Lot.
- 1.3 Purchasers are advised that despite the inclusion of noise control features in this development area and within the Lots, sound levels due to increasing road traffic on Wilson Drive and Snow Valley Road, the adjacent industrial/commercial uses to the north/northwest of the subdivision, the railway line and rail operations to the north/northwest of the subdivision and/or existing commercial developments/golf course/hydro station to the west of Wilson Drive and South of Snow Valley Road may be of concern and occasionally interfere in/with some activities of the dwelling occupants as the sound levels may exceed the Municipality's and the Ministry of the Environment and Climate Change's ("MOECC") noise criteria.
- 1.4 Purchasers are advised that there are existing adjacent industrial/commercial uses to the north/northwest of the subdivision, a railway line and rail operations to the north/northwest of the subdivision and existing commercial developments/golf course/hydro station to the west of Wilson Drive and South of Snow Valley Road.
- 1.5 Each dwelling within a Lot may have its own utility meters on the exterior of the dwelling. Alternatively, Purchasers are advised that utility meters may be clustered and located on the exterior wall or an additional wall attached to certain dwellings at the ends of Blocks in accordance with the regulations and design of the applicable utility company.
- 1.6 Purchasers are advised that the final design of the overall subdivision has not yet been approved. Changes in lot layout may occur and certain lots may not be available for sale as a result of studies being undertaken as part of the approval process.
- 1.7 Purchasers are advised that the Vendor reserves the right to add or relocate certain mechanical equipment within the dwellings within the Lots, including but not limited to, a heat pump system and/or other mechanical equipment and/or ancillary equipment, to be located and placed along either the interior of an outside wall or an interior demising wall, in accordance with engineering and/or architectural requirements.
- 1.8 Purchasers are advised that it is anticipated by the Vendor that in connection with the Vendor's application to the appropriate governmental authorities for draft plan of subdivision approval certain requirements may be imposed upon the Vendor by various governmental authorities. These requirements (the "Requirements") usually relate to warning provisions to be given to Purchasers in connection with environmental or other concerns (such as warnings relating to noise levels, the proximity of the Lot to major streets and similar matters). Accordingly, the Purchaser covenants and agrees that on the Closing Date set out in the Agreement of Purchase and Sale, the Purchaser shall execute any and all documents required by the Vendor acknowledging, inter alia, that the Purchaser is aware of the Requirements and the Purchaser shall accept the same, without in any way affecting this transaction.
- 1.9 Purchasers/Tenants are advised of the following warning clauses to be included in offers of purchase and sale and/or lease agreements:
 - (a) "Purchasers/tenants are advised that noise levels due to increasing road and/or rail traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the noise criteria of the Ministry of the Environment and /or the Municipality."
 - (b) "Purchasers/tenants are advised that due to the proximity to existing commercial and industrial developments, noise from these facilities may at times be audible."
- 1.10 Occupants are advised that sound levels due to increasing road traffic, existing adjacent industrial/commercial uses to the north/northwest of the subdivision, a railway line and rail operations to the north/northwest of the subdivision and existing commercial developments/golf course/hydro station to the west of Wilson Drive and South of Snow Valley Road may occasionally interfere with some activities of the occupants as the sound level will exceed the Ministry of Environment and Climate Change's noise criteria.
- 1.11 Each purchaser specifically acknowledges and agrees that the Real Property will be developed in accordance with any requirements that may be imposed, from time to time, by any of the governmental authorities, and that the proximity of the Real Property to major arterial roadways may result in noise transmissions to the Property, and cause noise exposure levels affecting the Property to exceed the noise criteria established by the governmental authorities, and that despite the inclusion of noise control features within the Real Property, noise levels from the aforementioned sources may continue to be of concern, occasionally interfering with some activities of the residential occupants in the Real Property. The Purchaser nevertheless agrees to complete this transaction in accordance with the terms hereof, notwithstanding the existence of such potential noise concerns, and the Purchaser further acknowledges and agrees that a noise-warning clause similar to the preceding sentence (subject to amendment by any wording or text recommended by the Vendor's noise consultants or by any of the governmental authorities) may be registered on title to the Property on the closing date, if, in fact, same is required by any of the governmental authorities.
- 1.12 It is further acknowledged that one or more of the development agreements for the Project may require the Vendor to provide the Purchaser with certain notices, including without limitation, notices regarding such matters as land use, the maintenance of retaining walls, landscaping features and/or fencing, noise abatement features, garbage storage and pick-up and school transportation. The Purchaser agrees to be bound by the contents of any such notice(s), whether given to the Purchaser at the time that the Agreement of Purchase and Sale was entered into or at any time thereafter up to the closing date, and the Purchaser further covenants and agrees to execute, forthwith upon the Vendor's request, an express acknowledgment confirming the Purchaser's receipt of such notice(s) in accordance with (and in full compliance of) such provisions of the development agreement(s), if and when required to do so by the Vendor.
- 1.13 Residents of the Lots are absolutely prohibited from altering the grading and/or drainage patterns established by the Vendor in respect of the Lots and the Real Property, and residents shall not place any fence, shrub, bush, hedge or other landscaping treatment on any Real Property.
- 1.14 The Real Property may be subject to various easements in the nature of a right of way in favour of adjoining and/or neighbouring land owners for access, utilities, construction and to permit ingress and egress to those properties.
- 1.15 Purchasers are advised that there may be sidewalks and/or above ground utility facilities such as fire hydrants, hydro transformers, streetlights, community mailboxes and cable/telecommunication pedestals located in front of or within the vicinity of their properties or within the municipality's road allowance or on easements.
- 1.16 Purchasers are advised that door to door postal service will not be available within this development.
- 1.17 Purchasers are advised that they are not permitted to install any fencing or privacy screen along the full length within their Lots nor are they permitted to alter, improve or widen the driveway within their Lots.

- 1.18 Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual Lots/building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.
- 1.19 Purchasers are advised that the stormwater management infrastructure is located on the subject Property, which forms an integral part of the stormwater management infrastructure for the community. It is the purchaser's/owner's responsibility for the long-term maintenance of this system by ensuring that proper drainage is maintained. Grading within the rear yard, such as swales which convey stormwater to this system must remain in their original form.
- 1.20 All Lot owners shall be responsible for snow clearing on the walkways and sidewalks (if any) with their respective Lot or immediately adjacent thereto.
- 1.21 Purchasers are advised and hereby put on notice that decorative and/or privacy fencing and landscaping may be located within the lands comprising their Lots or areas adjacent to their Lots. Such fencing shall not be altered or removed. It shall be the responsibility of dwelling owners to maintain and repair other fencing.
- 1.22 The Purchaser acknowledges being advised of the following notices:
- (a) Despite the best efforts of the Simcoe County District School Board] and the Simcoe Muskoka Catholic District School Board], sufficient accommodation may not be locally available for all students anticipated from the development area and that students may be accommodated in facilities outside the area, and further, the students may later be transferred.
 - (b) Purchasers agree for the purpose of transportation to school if bussing is provided by the Simcoe County District School Board] or the Simcoe Muskoka Catholic District School Board] in accordance with the Board's policy, that students will not be bussed from home to school, but will meet the bus at designated locations in or outside the area.
- 1.23 Purchasers are advised of the following provisions that are required to be included, pursuant to the provisions of the Subdivision Agreement, and which form part of this Agreement of Purchase and Sale:
- (a) **R.1 Hammerheads**
Purchasers of Lots abutting a hammerhead or temporary turning circle are advised of the intended use of this area as a hammerhead or turning area, and the road may or will be extended in future.
 - (b) **R.2 Noise**
Purchasers are advised that as a result of the development of this subdivision adjacent to, but not limited to, existing roads, commercial operations, railway lands and walkways and parks that noise levels may cause disturbances or loss of privacy which may affect the living environment of the residents. The Municipality shall not be held responsible for any complaints or claims arising from the noise of such services and facilities.
 - (c) **R.3 Night Lighting**
The Owner shall advise prospective purchasers of lots adjacent to a public walkway or park of the potential for exposure to night lighting that may occur in the walkway or park from time to time.
 - (d) **R.4 Park Development**
Purchasers are advised that as a result of the development of the community park facilities that active lighted facilities may cause a disturbance or loss of privacy.
 - (e) **R.5 Environmental Protection Lands**
The Owner shall advise prospective purchasers of lots adjacent to environmentally protected lands and shall install signage, as appropriate, to identify the limits of any environmentally protected lands as they relate to the applicable residential lots, if any
 - (f) **R.6 Postal Service**
Purchasers are advised that door-to-door postal service will not be available within this Plan. Owners are advised that a community super mail box or group mail box will be located within or nearby the Lands as determined by Canada Post.
 - (g) **R.7 School Locations and School Boards**
Pupils from this development attending educational facilities operated by the Simcoe County District School Board and/or the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighborhood school's area.

Purchasers are advised that the public schools on designed sites in the community are not guaranteed. Further, purchasers are advised that potential school sites may not be developed for the use as a school in the event that these sites are determined to be surplus or are not required by a school board, and that commercial, residential, or institutional uses may instead be established on any such site. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or directed to schools outside of the area.

Purchasers are advised that school buses will not enter cul de sacs and that pick up points will not be located within the subdivision until major construction activity has been completed.
 - (h) **R.8 Airport**
If applicable, Purchasers are advised that this plan is in close proximity of an airport and will not object to the day to day operations of the facility or any future expansion of the airport or its operations. Purchasers are advised that noise levels may cause disturbances or loss of privacy which may affect the living environment of the residents. The Municipality shall not be held responsible for any complaints or claims arising from the noise of such services and facilities.
 - (i) **R.9 Employment and Industrial Lands**
Purchasers of lots adjacent to employment or industrial uses are to be advised of the potential for exposure to noise and dust that may occur.
 - (j) **R.10 Outdoor Recreation Uses**
Purchasers of lots adjacent to outdoor recreation uses including gun clubs and active agricultural operations surrounding the Midhurst Settlement Area are to be advised of the potential of dust, potential odour, outdoor ambient noise and slow moving traffic.

(k) R.11 Private Laneways

Purchasers are advised that private laneways may be subject to a common elements condominium corporation and agreements for maintenance, snow removal, and garbage pick-up. Accordingly, purchasers are to be advised that all laneways should be kept free and clear of vehicles to ensure that emergency service, snow removal and waste collection vehicles have continued access, and that failure to comply with this requirement will result in ticketing and towing of vehicles.

(l) R.12 Railway Lines

The Owner agrees to include a clause within all offers of purchase and sale or lease, and be registered on title or included in the lease for each dwelling affected by any noise and vibration, advising that an active railway is located in close proximity to the intersection of Snow Valley Road and Wilson Drive.

(m) R.13 Parking

Purchasers of lots with single car garages shall agree that the garage represents one parking space as per the requirements of the Municipality's relevant zoning-bylaw, and that parking by-laws may be established during certain seasons restricting the total number of cars that can be parked on each lot.

1.24 Purchasers are advised of the following warning clauses:

- (a) that encroachments of any kind are not permitted in Block 33, valleylands, valleyland buffers, stormwater management blocks, or park lands;
- (b) that Block 33 is to be naturalized and left in its natural state, provided the Purchasers acknowledge that nothing in this notice shall in any manner whatsoever preclude or be interpreted as precluding the Town or other public body from undertaking any improvements to the said lands at any further date;
- (c) that Block 33 is publicly owned land and may be developed to include public walkways and trails and that such uses may result in increased vehicular and pedestrian traffic on the street and adjacent to or in the vicinity of the property and a high volume of pedestrian traffic on the walkways. Purchasers are further advised that properties adjacent to such Blocks may be affected by noise and lighting from such uses;
- (d) that a Minimum Vegetation Protection Zone (MVPZ) buffer block is being provided between the rear lot line and the adjacent Block 33, which will be owned by the Toronto and Region Conservation Authority. This buffer block is considered to be part of the publicly owned environmental protection area, which is intended to be renaturalized, and will not be actively maintained and mowing of this area will not be completed or permitted. Uses such as private picnic, barbeque or garden areas; storage of materials and/or the dumping of refuse or ploughed snow are not permitted on these lands. In addition, access to the adjacent TRCA lands through the subject property is not permitted. Private rear yard gates are prohibited.

1.25 Purchasers of Lots 12-15 are advised that the rear lot lines on the subject property are irregularly shaped and, that the owners acknowledge that they have been duly advised by this clause that the adjacent natural heritage lands are not available for purchase to regularize the rear lot lines or to add to their lot area. Accordingly, the owner(s) must accept the dimensions of their lots and configuration as it exists at the time of purchase, as being the final size and configuration.

1.26 Purchasers are advised that a local airport is located in close proximity to Midhurst Settlement Area resulting in potential noise impacts.

In proceeding with the purchase of the Real Property, the Purchaser acknowledges and agrees that he/she has reviewed the aforementioned warning clauses and accepts and agrees to comply with the foregoing warning clauses as well as any further Requirements that may apply to the Project from time to time.

SCHEDULE "H"

WARNING CLAUSES AND NOTICE PROVISIONS

The Purchaser acknowledges he/she is/are advised of the following:

H.1 The Purchaser acknowledges that it is anticipated by the Vendor that in connection with the Vendor's application to the appropriate governmental authorities for draft plan of subdivision approval certain requirements may be imposed upon the Vendor by various governmental authorities. These requirements (the "**Requirements**") usually relate to warning provisions to be given to Purchasers in connection with environmental or other concerns (such as warnings relating to noise levels, the proximity of the subdivision to major street, garbage storage and pickup, school transportation, and similar matters). Accordingly, the Purchaser covenants and agrees that (1) on the Closing Date, the Purchaser shall execute any and all documents required by the Vendor acknowledging, inter alia, that the Purchaser is aware of the Requirements, and (2) if the Vendor is required to register the Requirements on title the Purchaser shall accept the same, without in any way affecting this transaction.

H.2 It is further acknowledged that one or more of the Development Agreements may require the Vendor to provide the Purchaser with certain notices, including without limitation, notices regarding such matters as land use, the maintenance of retaining walls, landscaping features and/or fencing, noise abatement features, garbage storage and pick-up, sanitary sewers, school transportation, and noise/vibration levels from adjacent roadways and/or nearby railway lines. The Purchaser agrees to be bound by the contents of any such notice(s), whether given to the Purchaser at the time that this Agreement has been entered into, or at any time thereafter up to the Closing Date, and the Purchaser further covenants and agrees to execute, forthwith upon the Vendor's request, an express acknowledgment confirming the Purchaser's receipt of such notice(s) in accordance with (and in full compliance of) such provisions of the Development Agreement(s), if and when required to do so by the Vendor.

H.3 The Purchaser acknowledges that he or she is aware that the mail will be delivered to a designated community mailbox within the development in consultation with Canada Post.

H.4 Site Alteration - Purchasers are advised that alteration of Lot grading, drainage swales, construction of above and below ground pools, landscaping, construction and alteration of fencing, sheds and other structures, including decks, etc., will not be permitted until an Occupancy Certificate has been issued by the Township and all conditions satisfied, where application, and approval for such alteration has been approved by the Township. The Purchaser shall be solely responsible for any and all damages or injuries which may arise from the failure to do so.

H.5 Development Charges - Purchasers are advised that this plan of subdivision is subject to the provisions of the Development Charges Act, as amended and the Township's Development Charges By-law enacted pursuant thereto. Development Charges for dwelling units are payable at the time of issuance of the building permit and therefore pursuant to the by-law, are subject to increase until building permits are actually issued.

Purchasers are advised that the Township may refuse the issuance of building permits for any dwelling for which the Development Charge has not been paid. The Township may add unpaid Development Charges to the tax roll for the property and may collect such amounts as taxes.

H.6 Building and Occupancy Requirements - Purchasers are advised that the Subdivision Agreement registered or to be registered on title to the Real Property contains provisions about the issuance by the Township of an occupancy certificate and that the Purchasers should read section 16 of that agreement.

Purchasers are advised that Block 100, as set out on the draft plan, building designs are subject to Architectural Control in accordance with the Architectural Design Guidelines and must be approved by the Township's Control Architect prior to the issuance of any building permit.

Purchasers are advised that occupancy of any dwelling within this Development is illegal unless a conditional Occupancy Permit or Final Occupancy Permit has been obtained from the Township of Springwater, in accordance with the Ontario Building Code.

Information may be obtained from the Township of Springwater Planning Services, 2231 Nursery Road, Minesing, Ontario, L9X 1A8

H.7 Noise Control Features - Purchasers are advised that despite the inclusion of noise control features within the development area and within the individual dwelling units, noise levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.

Purchasers are advised that the dwelling units have been designed with the provision for adding central air conditioning by the occupant 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

Warranty Information for New Freehold Homes

This information sheet provides a basic overview of the warranties and protections that come with your new home. This warranty is provided to you by your builder and backed by Tarion. For more detailed information visit tarion.com and log into our online learning hub at www.tarion.com/learninghub

The Pre-Delivery Inspection (PDI)

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

The PDI is only one piece of evidence relating to damaged or incomplete items, and you should note and document (e.g. via photos or video) any concerns or damaged items as soon as you notice them after taking possession if they were missed on your PDI. If the damaged items are not addressed by your builder, you can include them in your 30-Day Form to Tarion. Damaged items are covered under the warranty if the damage was caused by the builder or their trades. There is more information about the PDI here: www.tarion.com/learninghub

Deposit Protection

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

Delayed Closing Coverage

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

Warranty Coverage

The warranty on work and materials commences on your date of possession and provides up to a maximum of \$300,000 in coverage. There are limitations on scope and duration as follows. Your builder warrants that your home will, on delivery, have these warranties:

One-Year Warranty

- Your home is constructed in a workmanlike manner, free from defects in material, is fit for habitation and complies with Ontario's Building Code
- Protects against the unauthorized substitution of items specified in the Agreement of Purchase and Sale or selected by you

Two-Year Warranty

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

Seven-Year Warranty

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

Continued...

Warranty Exclusions

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

Construction Performance Guidelines

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

Important Next Steps

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

About Tarion

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

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

**Freehold Form
(Tentative Closing Date)**

Property Midhurst Valley Lot No. _____

**Statement of Critical Dates
Delayed Closing Warranty**

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

NOTE TO HOME BUYERS: Home buyers are encouraged to refer to the Home Construction Regulatory Authority’s website 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 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 SUNDANCE CARSON HOMES INC.
Full Name(s)

PURCHASER _____
Full Name(s)

1. Critical Dates

The **First Tentative Closing Date**, which is the date that the Vendor anticipates the home will be completed and ready to move in, is: the ___ day of _____, 20__.

A **Second Tentative Closing Date** can subsequently be set by the Vendor by giving proper written notice at least 90 days before the First Tentative Closing Date. The Second Tentative Closing Date can be up to 120 days after the First Tentative Closing Date, and so could be as late as: the ___ day of _____, 20__.

The Vendor must set a **Firm Closing Date** by giving proper written notice at least 90 days before the Second Tentative Closing Date. The Firm Closing Date can be up to 120 days after the Second Tentative Closing Date, and so could be as late as: the ___ day of _____, 20__.

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

The Vendor can set a Delayed Closing Date that is up to 365 days after the earlier of the Second Tentative Closing Date and the Firm Closing Date: This **Outside Closing Date** could be as late as: the ___ day of _____, 20__.

2. Notice Period for a Delay of Closing

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

Notice of a delay beyond the First Tentative Closing Date must be given no later than: the ___ day of _____, 20__.

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

Notice of a second delay in Closing must be given no later than: the ___ day of _____, 20__.

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

3. Purchaser’s Termination Period

If the purchase of the home is not completed by the Outside Closing Date, then the Purchaser can terminate the transaction during a period of **30 days** thereafter (the **“Purchaser’s Termination Period”**), which period, unless extended by mutual agreement, will end on: the ___ day of _____, 20__.

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

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

Acknowledged this ___ day of _____, 20__.

VENDOR: _____

PURCHASER: _____

Freehold Form (Tentative Closing Date)

SETTING AND CHANGING CRITICAL DATES

1. Setting Tentative Closing Dates and the Firm Closing Date

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

2. Changing the Firm Closing Date – Three Ways

- (a) The Firm Closing Date, once set or deemed to be set in accordance with section 1, can be changed only:
 - (i) by the Vendor setting a Delayed Closing 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 Closing Date is set in accordance with section 4 or 5, then the new date is the "Firm Closing Date" for all purposes in this Addendum.

3. Changing the Firm Closing Date – By Setting a Delayed Closing Date

- (a) If the Vendor cannot Close on the Firm Closing Date and sections 4 and 5 do not apply, the Vendor shall select and give written notice to the Purchaser of a Delayed Closing Date in accordance with this section, and delayed closing compensation is payable in accordance with section 7.
- (b) The Delayed Closing Date may be any Business Day after the date the Purchaser receives written notice of the Delayed Closing Date but not later than the Outside Closing Date.
- (c) The Vendor shall give written notice to the Purchaser of the Delayed Closing Date as soon as the Vendor knows that it will be unable to Close on the Firm Closing Date, and in any event at least 10 days before the Firm Closing Date, failing which delayed closing compensation is payable from the date that is 10 days before the Firm Closing Date, in accordance with paragraph 7(c). If notice of a new Delayed Closing Date is not given by the Vendor before the Firm Closing Date, then the new Delayed Closing Date shall be deemed to be the date which is 90 days after the Firm Closing Date.
- (d) After the Delayed Closing Date is set, if the Vendor cannot Close on the Delayed Closing Date, the Vendor shall select and give written notice to the Purchaser of a new Delayed Closing 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 Closing 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 10.

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.
- (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;
 - (iii) the Purchaser acknowledges that the amendment may affect delayed closing compensation payable; and

Freehold Form (Tentative Closing Date)

- (iv) if the change involves extending either the Firm Closing Date or the Delayed Closing Date, then the amending agreement shall:
- i. disclose to the Purchaser that the signing of the amendment may result in the loss of delayed closing 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 closing compensation payable by the Vendor for the period up to the new Firm Closing Date or Delayed Closing Date.

If the Purchaser for his or her own purposes requests a change of the Firm Closing Date or the Delayed Closing 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 Closing Date or Delayed Closing 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 Closing Date or Delayed Closing Date, as the case may be. Delayed closing 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 closing 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 Closing Date or Delayed Closing 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 Closing Date or Delayed Closing 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 closing compensation payable under section 7 is payable from the existing Firm Closing 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:

See Appendix

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:

See Appendix

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 Closing Date, and will be deemed to be 90 days before the First Tentative Closing Date if no date is specified or if the date specified is later than 90 days before the First Tentative Closing 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*, 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.

Freehold Form (Tentative Closing Date)

MAKING A COMPENSATION CLAIM

7. Delayed Closing Compensation

- (a) The Vendor warrants to the Purchaser that, if Closing is delayed beyond the Firm Closing 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 date of Closing; 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 closing compensation is payable only if: (i) Closing occurs; or (ii) the Purchase Agreement is terminated or deemed to have been terminated under paragraph 10(b) of this Addendum. Delayed closing compensation is payable only if the Purchaser's claim is made to Tarion in writing within one (1) year after Closing, 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 Closing Date to the Purchaser less than 10 days before the Firm Closing Date, contrary to the requirements of paragraph 3(c), then delayed closing compensation is payable from the date that is 10 days before the Firm Closing 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 closing compensation, such as for moving and storage costs. Submission of false receipts disentitles the Purchaser to any delayed closing compensation in connection with a claim.
- (e) If delayed closing compensation is payable, the Purchaser may make a claim to the Vendor for that compensation after Closing 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 closing 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 closing 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 delay 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 Closing. A claim may also be made and the same rules apply if the sale transaction is terminated under paragraph 10(b), in which case, the deadline for a claim is one (1) year after termination.

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.

MISCELLANEOUS

9. Ontario Building Code – Conditions of Closing

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

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- (i) the Purchaser shall not be entitled to delayed closing 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 Closing, then the Vendor shall provide the signed written confirmation required by subparagraph (ii) on or before the date of Closing.
- (c) If the Vendor cannot satisfy the requirements of paragraph (a) or subparagraph (b)(ii), the Vendor shall set a Delayed Closing Date (or new Delayed Closing 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 Closing Date (or new Delayed Closing Date), the Vendor shall comply with the requirements of section 3, and delayed closing compensation shall be payable in accordance with section 7. Despite the foregoing, delayed closing compensation shall not be payable for a delay under this paragraph (c) if the inability to satisfy the requirements of subparagraph (b)(ii) above 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.

10. 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) Closing has not occurred by the Outside Closing 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 Closing Date shall be the date set under paragraph 3(c), regardless of whether such date is beyond the Outside Closing Date.
- (c) If: calendar dates for the applicable Critical Dates are not inserted in the Statement of Critical Dates; or if any date for Closing 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.
- (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 Closing alone.

11. 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 10(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 is 2% less than the minimum rate at which the Bank of Canada makes short-term advances to members of Canada Payments Association, as of the date of termination of the Purchase Agreement.
- (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.

12. 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 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, and **"Close"** has a corresponding meaning.

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

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

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

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

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

“First Tentative Closing Date” means the date on which the Vendor, at the time of signing the Purchase Agreement, anticipates that it will be able to close, as set out in the Statement of Critical Dates.

“Outside Closing Date” means the date which is 365 days after the earlier of the Firm Closing Date; or Second Tentative Closing Date; or such other date as may be mutually agreed upon in accordance with section 4.

“Property” or “home” means the home including lands being acquired by the Purchaser from the Vendor.

“Purchaser’s Termination Period” means the 30-day period during which the Purchaser may terminate the Purchase Agreement for delay, in accordance with paragraph 10(b).

“Second Tentative Closing 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 Closing 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.

13. 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.

14. 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 14, 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.
- (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.

**Freehold Form
(Tentative Closing Date)**

15. 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

**Freehold Form
(Tentative Closing Date)**

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 Closing 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 Closing permit; and/or
- (c) completion of the home.

**SCHEDULE B TO ADDENDUM
TO AGREEMENT OF PURCHASE AND SALE**

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.

	<u>DESCRIPTION</u>	<u>SECTION IN SCHEDULE "A" – ADDITIONAL PROVISIONS TO THE PURCHASE AGREEMENT</u>	<u>AMOUNT</u>
1.	Amendment to finish/colour selection	3(a)	\$250 plus HST
2.	Authorization and Waiver for agent to make selections	3(a)	\$200 plus HST
3.	Reimbursement for costs in compliance with Tarion/HCRA rules and regulations and for Vendor's solicitor signing Transfer/Deed for completeness	18(n)	\$300 plus HST
4.	Security for grading alterations	18(g)	\$1,000
5.	Boulevard/tree planting fee	18(h)	\$300 plus HST
6.	Obtaining (partial) discharges of mortgages	18(o)	\$300 plus HST
7.	Changes to title instructions, solicitor and/or any other information by the Purchaser	18(p)	\$350 plus HST
8.	Wire transfer or direct deposit payment	18(q)	\$150 plus HST
9.	Fails to comply with the wire or direct deposit instructions	18(q)	\$150 plus HST
10.	Cost of recycling containers and composter units	18(r)	\$250 plus HST
11.	Cost of driveway paving	18(s)	\$650 plus HST
12.	Unaccepted cheque	21	\$500 plus HST per cheque
13.	Fees and liquidated damages	42(d)	\$200 plus HST per day and \$500 plus HST per delay
14.	Legal fees relating to Notice of Default, Notice of Termination, agreement to revive, and such other notices/letters that may arise as a result of a default by the Purchaser	42(d)	\$250 per notice/letter, plus HST and disbursements

**SCHEDULE B TO ADDENDUM
TO AGREEMENT OF PURCHASE AND SALE**

(CONTINUED)

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.

	<u>DESCRIPTION</u>	<u>SECTION IN SCHEDULE "A" – ADDITIONAL PROVISIONS TO THE PURCHASE AGREEMENT</u>
1.	Utility costs	18(e)
2.	Realty taxes	18(c)
3.	Any new taxes or increases to existing taxes	18(j) and 18(l)
4.	Enrolment and/or regulatory fees in respect of the Real Property	18(a)
5.	Unpaid amounts, including upgrades, extras and/or changes	18(b)
6.	Utility meters, connection, installation, energization, etc. charges	18(d)
7.	Law Society of Upper Canada charge imposed on Vendor or its solicitors	18(i)
8.	Contribution towards increases in Levies, Development Charges, etc.	18(f)
9.	Any other additional or further adjustments agreed to in writing between the Vendor and Purchaser subsequent to the execution of this Agreement.	18(t)
10.	Certain amendments, change in solicitor, change in other information	18(p)
11.	HST Rebate where Purchaser does not qualify for the Rebate	18(m) and 22
12.	HST on adjustments, credits, extras and upgrades and the Reduction	22(b)
13.	Extras/Upgrades	23
14.	Removing unauthorized title registrations	34
15.	Interest on default and damages	42(d)
16.	Purchaser indemnity for entry	44
17.	Cost of Survey	18(k)
18.	Costs and/or amounts for basements, decks, steps, windows, doors and associated construction equipment, labour and materials	65
19.	Cost of Municipal Additional Requirements	66

**APPENDIX TO ADDENDUM
TO AGREEMENT OF PURCHASE AND SALE
EARLY TERMINATION CONDITIONS**

The Early Termination Conditions referred to in paragraph 6(d) of the Addendum are as follows:

CONDITIONS PERMITTED IN PARAGRAPH 1 (a) OF SCHEDULE "A" TO THE ADDENDUM

None

CONDITIONS PERMITTED IN PARAGRAPH 1 (b) OF SCHEDULE "A" TO THE ADDENDUM

1. **Description of Early Termination Condition:**

This Agreement is conditional upon the Vendor entering into binding Agreements of Purchase and Sale for the sale of twenty (20) dwelling units within the freehold project consisting of eighty three (83) dwellings (being a combination of detached and semi-detached dwellings) for the project marketed as Sundance Midhurst Valley (the "**Freehold Project**"). This condition is for the benefit of the Vendor and may be waived by the Vendor in its sole discretion. In the event that no notice is received from the Vendor by the Purchaser on or before the date set forth below that this condition has or has not been satisfied, it shall be deemed to have been satisfied.

The date by which this Condition is to be satisfied is the 18th day of March, 2022.

2. **Description of Early Termination Condition:**

This Agreement is conditional upon the Vendor obtaining financing for the construction of the Freehold Project on terms satisfactory to it in its sole and absolute discretion. This condition is for the benefit of the Vendor and may be waived by the Vendor in its sole discretion. The date by which this condition is to be satisfied or waived by the Vendor is noted below. In the event that no notice is received from the Vendor by the Purchaser on or before the date set forth below that this condition has or has not been satisfied, it shall be deemed to have been satisfied.

The date by which this Condition is to be satisfied is the 18th day of March, 2022.

3. **Description of Early Termination Condition:**

This Agreement is conditional upon the Vendor being satisfied, in its sole and absolute discretion, with the credit worthiness of the Purchaser. The Vendor shall have sixty (60) days from the date of acceptance of this Agreement by the Vendor to satisfy itself with respect to such credit worthiness. The Purchaser covenants and agrees to provide all requisite information and materials including proof respecting income and source of funds or evidence of a satisfactory mortgage approval signed by a lending institution or other mortgagee acceptable to the Vendor, confirming that the said lending institution or acceptable mortgagee will be advancing funds to the Purchaser sufficient to pay the balance due on the Title Transfer Date, as the Vendor may require to determine the Purchaser's credit worthiness.

The date by which this Condition is to be satisfied is the 60th day after the date of acceptance of this Agreement by the Vendor.