



## SCHEDULE "A" EXCEPTIONAL STANDARD FEATURES TOWNS & SINGLES

### Appealing Exterior Features & Structural Components

1. Advanced floor joist system utilizing upgraded "**Engineered Floor Joist Technology.**"
2. Tongue and groove sub-flooring with sanded joints, glued and fastened with screws for additional stability.
3. All exterior walls with **2" X 6"** framing.
4. Poured concrete basement floors and foundation walls with weeping tiles, damp proofing, and drainage membrane applied to exterior walls.
5. For enhanced energy efficiency, minimized air leakage and economical heating, the home will include full-height basement insulation, and expanding foam insulation to all garage ceilings (where finished areas are above) and around all windows and exterior doors.
6. Convenient cold cellars complete with an interior light and a weather-stripped solid core or steel insulated door (as per Builder's discretion) and floor drain, as per plan and only where grade permits.
7. All homes feature **9'-0" ceilings on the main and second floor** except where boxes, bulkheads and where mechanical piping/systems require that the ceilings be dropped. The location and size of ceiling drops remains at the discretion of the Builder or Builder's architects/consultants. The purchaser shall accept the same. Double height features vaulted and cathedral ceilings, as per plan.
8. Prominent usage of architecturally selected and controlled colour coordinated clay brick, precast, stone, and other unique materials. Stonework as per applicable elevation. Colour, style, materials, and elevations are pre-selected and architecturally controlled by a delegate of the municipality or other 3<sup>rd</sup> party to achieve an architecturally pleasing streetscape.
9. Durable, pre-finished aluminum or vinyl soffits, fascia, eavestrough, down pipes, and siding – all colour coordinated.
10. **Limited lifetime manufacturer's warranty**, self-sealing asphalt shingles and accenting metal roof details, as per plan.
11. Prominent insulated front entry door with upgraded satin nickel grip set and deadbolt, featuring panel glass inserts to all front entry door features, as per plan. Complimenting granite exterior door sills to both front and rear doors.
12. Prefinished aluminum exterior railing for porch and decorative applications, as required by Building Code and as per plan.
13. Distinguished insulated sectional garage door(s) with complementing glass inserts as per elevation.
14. **ENERGY STAR™** labeled vinyl Low-E Argon Thermopane casement windows throughout for improved interior temperature regulation, complete with screens on operable windows. Applicable designs to receive Garden Doors as per plan. All exterior doors include weather stripping. All windows and doors are colour coordinated to match architecturally approved and controlled exterior colour packages.
15. Vinyl horizontal sliding basement windows approximately 30" x 16". Subject to grade. Window wells as required at the discretion of the Builder. Basement window colour may not match the colour of main and second floor windows, the purchaser accepts the same.
16. Professionally graded and sodded lot with precast patio slab and steps at front walkway. Precast step(s) at rear door, as required by grade.
17. Base coat paved asphalt driveway included. Topcoat driveway paving will be charged as an adjustment (plus applicable taxes) on closing as per applicable home type. See Schedule X for details.
18. **"Standard"** at-grade lots will receive precast step(s) at main floor access doors to rear yard. **"Look-Out" or "Deck Lot"** grade conditions will receive a deck (as per builder standard spec.) with steps to grade from main floor rear yard access door (Lot premiums may apply). **"Walk-Out"** lot grade conditions will receive a deck at the main floor rear access door (as per builder standard spec) with no steps to grade (Lot premiums may apply).

## Kitchen & Baths

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

## Design Conscious Interior Finishes

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

## Mechanical & Plumbing Systems

1. Flexible water pipe solution using PEX (polyethylene) to reduce noise and eliminate solder contaminants within plumbing system.
2. **Forced air high-efficiency gas furnace** complete with electronic (programmable) thermostat.
3. Hot water delivery system (on rental basis).
4. Ductwork, in basement, to be sealed for better air flow. All duct work is sized to allow for future central air conditioning.

5. **Heat Recovery Ventilator (HRV)** for fresh air exchange, energy efficiency and a healthier home.
6. Exhaust fans installed in all finished bathrooms.
7. Stainless steel hood fan over stove vented to the exterior.
8. Provisional rough-in for future dishwasher (electrical run from panel to underside of subfloor located at sink).
9. Two exterior hose bibs are provided, one at rear (or side) and one in garage.
10. Free standing laundry tub includes hot/cold water connections and will be installed as per plan with location to be determined by the builder.
11. All showers receive the comfort of pressure balance control valves.
12. All sink basins and plumbing fixtures to include the convenience of separate shut-off valves.
13. **Solar Ready conduit provisions for future use from basement to the attic.**
14. Low flow shower heads and faucet aerators are designed to conserve water and help the environment, while maintaining water flow.

### **Electrical Components**

1. Black exterior coach lights on front and rear elevations.
2. 100-amp electrical service with breaker panel.
3. Weatherproof exterior electrical outlets, one at rear of home and one at the front porch.
4. **Electric Vehicle (EV) Rough-In** for future car charging capability.
5. 220 volt Heavy –Duty receptacle for stove and dryer.
6. Ground fault indicator receptacles, as per building code.
7. The security of hard-wired visual smoke detectors on all floors and each bedroom. Carbon monoxide detectors as applicable and as per code.
8. White Decora light switches and receptacles throughout.
9. Ceiling light fixtures in all bedrooms, hallways, side halls, foyer, kitchen, dinette, living room, great room, and family room, if applicable, as per plan. Bathrooms to receive a strip light fixture over the vanity and/or ceiling fixture (excluding powder room- to receive ceiling fixture only).
10. Pot light within ensuite shower enclosure.
11. Rough-in for future central vacuum system with dedicated plug within garage (termination of pipe may be in basement, garages or both- as determined by Vendor).
12. Convenient ceiling receptacle in garage for future garage door opener.
13. Single switch operating all basement lighting.
14. Energy efficient LED light bulbs where applicable, helping reduce energy cost.
15. Principal bedroom and family room are pre-wired for cable TV rough-ins, and the home is pre-wired for 2 telephone rough-in locations. All above referenced rough-in locations are predetermined by the Builder.
16. All purchasers will have a personally scheduled appointment with the Vendor's Home Automation Contractor to coordinate any additional home automation requirements, should they desire.

### **Floor Coverings**

1. Minimum **3" wide Engineered Natural Oak hardwood flooring throughout main floor**, excluding tiled areas, as per plan, from the Builders' standard samples.
2. All broadloom, under pad and adhesive are Carpet Rug Institute (CRI) Green-Label Plus Certified and confirmed to be an environmentally responsible product with low emissions of Volatile Organic Compounds (VOCs).

3. **40 oz. broadloom** with high density under pad throughout second floor, where applicable and as per plan from the Vendors' standard samples.
4. Contemporary ceramic tile flooring in foyer, kitchen, dinette, all bathrooms, and finished laundry areas from Builders' wide assortment of standard samples.

**Added Features**

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

**Warranty**

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

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

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

**Additional Conditions**

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

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

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

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

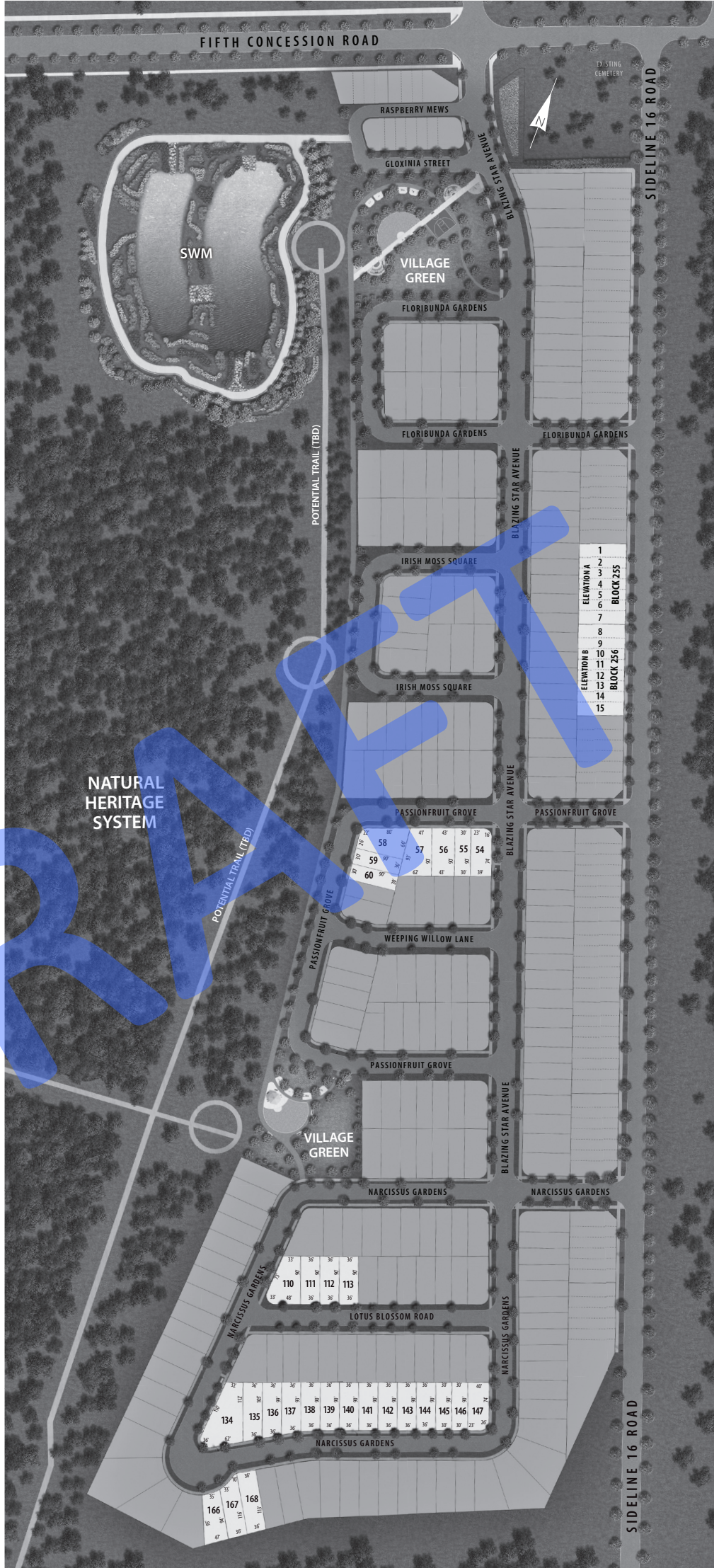




**SEATONVILLE**  
URBAN VILLAGE LIVING

**SITE PLAN**

**DRAFT**



All plans and lot dimensions are approximate and subject to change at the discretion of the Vendor. Lot dimensions have been rounded to the nearest whole number. Landscaping road patterns, sidewalks are proposed only and may change. Driveway locations to be finalized at the Vendor's sole discretion, Purchaser shall accept the same. Lot conditions and grading is based upon preliminary engineering and is subject to change without notice. The park configuration, features, walkways and trails are as determined by municipality. Plan is artist's concept. E. & O. E. June 2023.

**PURCHASER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**PURCHASER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**VENDOR** \_\_\_\_\_ **DATE** \_\_\_\_\_

# SCHEDULE OU OPTIONS AND UPGRADES AGREEMENT - DETACHED

**Arista Homes (Seatonville) Inc.**

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

	<u>Qty</u>	<u>U. of M.</u>	<u>Unit Price</u>	<u>Total</u>
1) SALES-01 - The amount in upgrades to be chosen at the time of colour chart selection, amount includes G.S.T and P.S.T where applicable (No cash value) : \$15,000.00 (FIFTEEN THOUSAND DOLLARS) IN DÉCOR	1.00	Lump Sum		BONUS
2) AIR COND - Supply & install Air Conditioning Unit Sized for Model	1.00	Lump Sum		BONUS
3) PMB-03 - 3 Piece Rough In for Basement	1.00	Lump Sum		BONUS
4) Smooth Ceilings on Main Floor.	1.00	Lump Sum		BONUS
5) SALES-02 - Purchaser(s) acknowledge(s) and accept(s) that all existing promotions are applied herein	1.00	Lump Sum		\$0.00
6) SMART HOME SOLUTIONS BONUS PACKAGE – – 1 SMART Doorbell (wired) – 1 SMART Thermostat (T3007EF) – 1 SMART Home Leak Detector <u>Location and Installation of above-referenced SMARThOME Solutions Bonus Package features within the home at the sole discretion of the Vendor. Items may or may not be installed at time of occupancy. Purchaser agrees to accept the same.</u>	1.00	Lump Sum		\$0.00
7) SALES-09 - Door from garage to home included IF GRADE PERMITS AND IS SUBJECT TO MUNICIPAL APPROVAL. In the event that it is deemed that the door is not permissible, then the Purchaser(s) agrees to accept the same without credit or abatement to the purchase price.	1.00	Lump Sum		\$0.00
8) SALES-11 - Purchaser acknowledges and accepts that future final lot/grading conditions and final home sitings may require the introduction of inset steps at Portico/Covered Porch (as per plan) or also require that the front/rear foyers and or laundry/mud room areas (as per plan) be sunken - in either of these instances it will be required that the Vendor include additional interior stairs in applicable main floor areas. Purchaser further acknowledges that in the event of such changes/modifications are required the Purchaser agrees to accept the same without credit or abatement to the Purchase Price.	1.00	Lump Sum		\$0.00
9) SALES-12 - Purchaser(s) acknowledge(s) and accepts that sidewalk locations, utility pedestals, mailboxes, rearyard catch basins and other street furniture are proposed only, and subject to change at the sole discretion of the Vendor, Municipality and Engineering Authorities.	1.00	Lump Sum		\$0.00
10) SALES-13 - Purchaser acknowledges and accepts that all renderings are Artists Concept Only and that Porch/Portico pickets and railings will only be installed if required by the Ontario Building Code, the City of Vaughan or at the Vendors sole discretion. Purchaser accepts the same.	1.00	Lump Sum		\$0.00

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



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<b>Elev.:</b> _____	<b>First Tentative:</b> _____
<b>Co-Buyers:</b> _____	<b>Co-Buyers:</b> _____

PUCHASER'S REQUEST FOR EXTRAS AND OPTIONS	PRICE
<b>Number 1:</b>	
<b>Number 2:</b>	
<b>Number 3:</b>	
<b>Number 4:</b>	
<b>Number 5:</b>	
<b>Number 6:</b>	
<b>Number 7:</b>	
<b>Number 8:</b>	
<b>Number 9:</b>	
<b>Number 10:</b>	
<b>SUBTOTAL:</b>	\$
<b>HST:</b>	<b>\$ INCLUSIVE</b>
<b>TOTAL PURCHASER'S EXTRAS:</b>	\$

_____	Arista Homes (Seatonville) Inc.
Date	Date
_____	Arista Homes (Seatonville) Inc.
Date	Date

The Client(s) & Vendor agree that:

- a) The Client will be charged a \$500 fee for any changes made to approved paperwork.
- b) The Client(s) is responsible to replace any payment returned as "insufficient funds" or "stopped payment" within 24 hours together with a \$500 fee (as liquidated damages and not as a penalty) by certified cheque or bank draft only.
- c) The changes or additions will be built/installed only if the total costs of the changes/additions are paid in full, in advance at the time of execution.
- d) The Vendor will refuse to accept any change(s) if the stage of construction affected by the change(s) has been scheduled by the Vendor or his agents.
- e) Verbal instructions are not considered valid and do not form part of this agreement.
- f) The Vendor shall not be liable for the quality of the changes, and makes no warranties in respect thereto, except to transfer to the Client(s) any guarantees, or warranties received from the manufacturer or suppliers of the said changes. The Vendor may at its discretion substitute any and all materials for those of equal or better quality where it deems necessary or applicable.
- g) The Client(s) acknowledge that the Vendor will be cashing the Client(s)' cheque(s) for extras prior to confirmation of prices and/or availability of extras without prejudice to the Vendor's right to confirm pricing of extras with the Client(s) and to confirm availability of such extras for the dwelling unit being constructed for the Client(s). If such extras are not available, the provisions hereof shall be applicable.
- h) If there is any discrepancy between this schedule/change order and other schedules included in the Purchase and Sale Agreement, then it is agreed to by all parties that this schedule/change order takes precedence. If written instructions are not clear, the Client(s) agrees to accept the change(s) as interpreted and installed by the Vendor.
- i) Prices exclude taxes.
- j) Taxes include HST (GST & PST) where applicable.
- k) The Purchaser acknowledges and agrees that payment for extras ordered from the Vendor shall be treated as a further deposit(s) on account of the purchase price of the dwelling being purchased herein and that such extras will be an addition to the purchase price of the dwelling.





**Arista Homes (Seatonville) Inc.**  
HST CALCULATION SCHEDULE - DETACHED

**Purchaser(s) :**

**Lot No :**

**Model :**

**Elev :**

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

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

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

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

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

## SCHEDULE "L"

The Purchaser(s) acknowledges that this Agreement of Purchase and Sale is binding upon the Purchaser(s). The Vendor acknowledges that the Purchaser(s) shall have a period of 5 (five) business days from the date of acceptance to have the Purchaser's solicitor review the form and content of the Agreement and to set out in writing to the Vendor's solicitor any specific concerns with respect to the form and content of the Agreement. The Vendor agrees that it will permit such review to the Agreement of Purchase and Sale as the Vendor's solicitor deems satisfactory and the parties hereto covenant and agree that the Agreement shall be deemed to be amended in accordance with those comments requested by the Purchaser's solicitor that are approved by the Vendor's solicitor. The Purchaser(s) and their solicitor understand and agree that this schedule is not for the purpose of negotiating the terms and conditions of the Agreement of Purchase and Sale but merely for clarification purposes.

In addition, the Purchaser agrees to provide the name, address and telephone number of its solicitor and all other information requested or required for the completion of the transaction to the Vendor or its solicitor in writing no later than 60 days prior to the Closing Date. If the Purchaser changes solicitors or the Purchaser or its solicitor (i) fail to provide aforesaid information or required title information; (ii) change or amend any of the information provided, including title information required for engrossing the transfer to the Dwelling; or (iii) provide information to the Vendor or its solicitors that is incorrect or amended for any reason, the Purchaser shall be charged a fee as determined by the Vendor plus applicable taxes on the Statement of Adjustments.

\_\_\_\_\_  
Purchaser(s) Initials

## SCHEDULE "REN"

Purchaser acknowledges and confirms that the hot water heating system and related equipment (the "Equipment") is not be included in the Purchase Price and shall remain chattel property. The Purchaser agrees to execute a rental agreement for the said Equipment and shall take all necessary steps to assume immediately on the Closing, charges for hydro, water and other services, and the Vendor may recover any payments therefor from the Purchaser. In addition, the Purchaser covenants and agrees to notify all such utilities forthwith after Closing as to the change in ownership of the property and that all such accounts are to be transferred into the names of the Purchaser rather than the name of the Vendor. The water meter is not included in the purchase if it is not the property of the Vendor. The Purchaser shall pay, or reimburse the Vendor for the cost of, or the charge made for, water service or installation of the water meter and the cost of hydro installation and connection fee. The rental agreement for the Equipment will take effect between the Purchaser and the supplier of the Equipment (the "Supplier") on the Closing Date. The Purchaser understands that rental information, including the Supplier's standard rental terms and conditions and the current monthly rental rates (which may change from time to time), will be provided either at or prior to the time of Closing.

The Purchaser and Vendor acknowledge and confirm that by entering into this Agreement of Purchase and Sale, the Purchaser hereby acknowledges and confirms that the Equipment to be installed in the home will be a rental unit, and the rental of said unit will be assumed by the Purchaser from the Supplier pursuant to a rental agreement with such Supplier, which rental agreement will be provided to the Purchaser prior to Closing. The rental agreement may contain provisions with respect to: (i) requirement for the Purchaser to make monthly rental payments for the Equipment; (ii) penalties and/or interest applicable to late rental payments; (iii) annual increases to the monthly rental payments; (iv) requirements for the Purchaser, upon the sale of the Property to a new purchaser, to notify the new purchaser that the Equipment is leased and to have the new purchaser of the Property enter into a new or assume the existing rental agreement for the Equipment; (v) insurance requirements; and (v) a buy-out option allowing the Purchaser to purchase the Equipment if desired, but Purchasers are advised that such purchase price shall be determined by the Supplier in accordance with the terms of the rental agreement and may be an onerous amount. Further, the rental agreement may be for a term of ten (10) to fifteen (15) years or longer. The Supplier may be Simply Green, or another hot water heating system supplier that is chosen by the Vendor, at its sole, absolute and unfettered discretion.

Further, by entering into this Agreement of Purchase and Sale, the Purchaser confirms its agreement to enter into a rental agreement with the Supplier. If the Supplier is Simply Green, the Purchaser hereby confirms its agreement to enter into the rental agreement with Simply Green on the terms and conditions described in the information contained in the Standard Terms and Conditions (see below) and hereby authorizes the Vendor, to the extent required, to act as its fully indemnified agent for the limited purpose of doing so on its behalf.

### **SIMPLY GREEN HOME SERVICES TERMS & CONDITIONS**

**1) Interpretation** - This document sets out the terms and conditions applicable to your water heater equipment lease which you have agreed to enter into by executing the Agreement of Purchase and Sale for your new home or, in the event you are a subsequent purchaser, by assuming same on the completion of your purchase (the "Agreement"). In this Agreement "you", "your" and "customer" refer to the person leasing the water heater equipment (the "Product") described on the opposite side of this page. Where there is more than one person named, the same terms refer to all persons named and all obligations of the persons named above under this Agreement shall be joint and several. "•", "us", "we", and "our" refer to •(the "Lessor") and its authorized personnel, agents, contractors and assigns.

**2) Location, Condition and Operation of the Product** - We have not made any warranty or guarantee with respect to the Product, the supplier or the manufacturer, including as to whether the Product is suitable for you or for any particular purpose. We shall not be responsible if the Product is defective or unacceptable for any reason, including a failure in its performance, capacity or operations. To the extent permitted by law, any warranties or guarantees provided under sale of goods legislation are hereby excluded. You agree to keep the Product at the address listed on the opposite side of this page (the "Premises") and to allow us reasonable access and the right to inspect the Product. You agree to keep the Product free and clear of all liens and encumbrances of every kind and to keep the Product in as good condition as when delivered, reasonable wear and tear excepted. You shall not make any alterations to the Product without our prior written consent. Any additions, upgrades, accessories, alterations or replacement to or for the Product will become our property and subject to the terms of this Agreement. You will operate the Product at your own risk. You agree to indemnify and save us harmless from any claims and damages suffered by us, however caused, arising out of the use of the Product. This indemnification obligation will survive termination of this Agreement.

**3) Legal Compliance and Taxes** - You will comply with all laws relating to this Agreement or to the Product including, without limitation, laws relating to use, operation or maintenance of the Product. You shall pay when due all taxes and other charges of any kind whatever now or in the future imposed by any government or public authority or agency ("Taxes") related to the operation or maintenance of the Product for the Term.

**4) Security Registration** - You hereby grant us an exclusive security interest in the Product as security for payment of the amounts owing by you to us under this Agreement. The attachment of security interest has not been postponed. You grant us the right to register the security interest under this Agreement against you and against title to the lands where the Product is to be located. Unless prohibited by law, you waive your right to receive a copy of such registration where required and you appoint us as your lawful attorney for registration and receipt of notice.

**5) Personal Property** - You agree that the Product shall be affixed to the Premises and shall be considered a fixture.

**6) Term** - The lease term for the Product (the "Term") commences the date the Product is installed or, if you purchased the Premises after the Product was installed, from the date of your purchase and continues for 180 months unless terminated earlier by you or us in accordance with the provisions herein (which, for greater certainty, includes you exercising your option to purchase in accordance with the terms contained herein).

**7) Sale of the Premises** - If you sell the Premises, you shall assign this Agreement to the purchaser, and we will permit the purchaser to assume your rights and obligations under this Agreement, effective from the date of sale, provided that: a) the purchaser is notified in the agreement of purchase and sale that the Product is leased and is subject to the terms and conditions of this Agreement; b) you advise us in advance of the purchaser's name and the intended date of sale; c) the purchaser agrees in writing or by conduct to lease the Product in accordance with this Agreement; and d) you have paid us all other amounts owing under this Agreement. You hereby authorize us to respond to information requests relating to your account made by or on behalf of the purchaser. If the conditions for an assignment set out above are not fulfilled, you shall exercise the option to purchase set out in paragraph 12 below.

**8) Payments** - You must make all payments (the "Payments") required to be made under this Agreement to us starting on the Billing Start Date set out on the opposite side of this page. Your obligation to pay when due all amounts under this Agreement shall be absolute and unconditional without any deduction, set-off, abatement, hold back or claim for compensation whatsoever.

**9) Adjustments to Payments** - The Payments will increase by up to 3.5% annually throughout the Term and you hereby acknowledge and agree to such increase being applied to your Payments without the requirement for us to send your statements reflecting the same. However, you are entitled to contact our customer service number at 1-800-764-5138 in order to obtain a statement specifying your current Payments.

**10) Payment Authorization** - If you opt to make payments by Pre Authorized Debit ("PAD"), the following terms will apply to your PAD: (a) you hereby authorize CCC or our assigns to debit the bank account identified on the cheque you delivered to us for all Payments required to be made under this Agreement; (b) you acknowledge that this PAD is personal; (c) the account will be debited on the day of each month; (d) this authority shall remain in effect until 30 days after you give us or our assigns written notice to cancel it at our office at the address listed below; (e) you have certain recourse rights if any debit does not comply with this paragraph. For example, you have the right to receive reimbursement for any debit that is not authorized or is not consistent with these terms; (f) you can obtain more information about your right to cancel (including a sample cancellation form) and about your recourse rights, from your financial institution or at [www.cdnpay.ca](http://www.cdnpay.ca); (g) you hereby waive your right to receive pre-notification of the amount of the PAD and agree that you do not require advance notice of the amount of PAD before a debit is processed.

**11) Enbridge Billing** - If you opt to make payments under the Enbridge Billing Service Option, your payments will appear under "Crown Crest Capital" on the other companies section of your Enbridge Gas Distribution Bill. These offers and claims are made by Crown Crest Capital alone. Crown Crest Capital is not owned by or affiliated with Enbridge Inc. or Enbridge Gas Distribution. You agree to switch to PAP should we discontinue the Enbridge Billing Service Option.

**12) Option to Purchase** - Provided you are not in Default (as defined) under this Agreement, you may elect to purchase the Product at any time during the Term on an "as is, where is" basis. The purchase price shall be equal to the price calculated at the date of buyout:

Buyout Price = (Monthly Payment) x (180 - number of monthly payments made)

All buyout prices are subject to provincial and government sales taxes. To inquire and receive your competitive purchase price, please call our toll free customer service number at 1-800-764-5138.

**13) Ownership of Product** - During the Term, ownership of and title to the Product will (except upon a sale to you hereunder) remain with us. You have no interest in the Product, other than the right to possess, insure and use the Product for the Term. In the event that the Term expires and you are not in Default (as defined) under this Agreement, ownership and title to the Product will transfer to you (the "Transfer"). You accept the Product on Transfer on an "as is, where is" basis. You have no further obligation to make Monthly Payments and we have no further obligations of any kind to you.

**14) Default Charges** - Interest at the rate of 0.0821918% per day, compounded monthly (34.489% effective annual rate) will apply to all unpaid Payments from their due date until paid. You further agree to pay us a returned-item charge in an amount equal to the greater of \$50.00 and the actual bank or legal charges incurred by us plus any other amounts allowed by law. In no event shall the total default charges owing by you exceed an amount that exceeds our reasonable costs incurred as a result of your default plus any related court costs and fees.

**15) Events of Default** - An event of "Default" shall occur upon any of the following: (a) if you fail to make any Payment, or fail to pay any other amount under this Agreement on its due date; (b) if you remove or attempt to remove the Product from the Premises herein described without our express written consent; (c) if you encumber or transfer ownership or sublet the Product without our consent; (d) if you fail to observe any conditions of this Agreement; (e) if you become subject to bankruptcy, insolvency, receivership or similar proceeding under the Bankruptcy and Insolvency Act, either voluntarily or involuntarily, or if an encumbrancer takes possession of the Product or a substantial part of your property; (f) if you allow any damage other than that caused by normal wear and tear resulting from proper use of the Product; (g) if you are in default under any other contract, agreement, or obligation, now existing or hereafter entered into with us or any assignee of ours; (h) if any representation or warranty made by you in connection with the entering into of this Agreement is untrue or incorrect; or (i) if you transfer title to the Premises herein described without first purchasing the Product, unless we have agreed in writing to the assumption of your obligations under this Agreement by the party acquiring title to the Premises.

**16) Our Rights Upon Default** - In the event of Default, we may terminate this Agreement and, in addition to any other right we may have at law or otherwise, may, without notice, do any or all of the following, separately or together, in any order or combination: (a) enter wherever the Product is located (or we believe that it is located) and repossess and remove it (and if necessary, disconnecting it from any other property) and you waive any and all claims for any damages to property or otherwise arising from such repossession; (b) without termination or being deemed to have terminated this Agreement upon five (5) days prior written notice to you, sell, rent or lease the Product in such manner and for amounts and upon such terms as we may reasonably determine and may apply the net proceeds against what you owe to us; and (c) require you to pay immediately on demand damages suffered by us as a result of the termination of this Agreement. These damages will be, as a genuine pre-estimate of liquidated damages for loss of a bargain and not as a penalty, equal to the aggregate of the Buyout Price set out in paragraph 12 above and all costs incurred by us, our assignees or Representatives in enforcing the terms of this Agreement. We agree to remit to you any monies collected by us from you or through our remarketing efforts, collectively in excess of the aggregate amount of liquidated damages described above, provided that the remittance shall not exceed the amount paid by you under this clause.

**17) Damage to Property** - Should the Product be removed by us from the Premises herein described due to your Default, we shall not in any way be liable in respect of any damages to your property resulting from such removal or from any work done in connection with such removal.

**18) Insurance** - You will, at your own expense, maintain, in a form acceptable to us, insurance covering the Product. We shall be named as loss payee and the policy shall contain a clause requiring the insurer to give us prior notice of a revision to its provisions or of its cancellation. The total or partial loss of the Product or its use or possession shall not relieve you of your obligations and liabilities under this Agreement.



**19) Product Risks** - If the Product is lost or damaged beyond repair or is stolen or for any other reason is not available or suitable for return at any time during the Term of this Agreement, you will notify us of that event and, unless we are agreeable to another arrangement, will immediately on demand pay to us a Casualty Value (as herein defined) less the amount of any insurance proceeds paid to us as a result of the event. The "Casualty Value" shall be equal to the Buyout Price as set out in Clause 12. Upon payment of the Casualty Value, you shall acquire, without recourse or warranty, all of our right, title and interest, if any, in and to such Product.

**20) Our Obligation to You** - Our obligation to you is to service and repair the Product with no service charges or parts replacement charges, except in the following circumstances: a) if you (or a third party not authorized by us) alter, modify, adjust, damage, repair, move or disconnect, the Product; b) if service or repairs to the Product are necessary because the Product was used for an unintended or unauthorized purpose; c) if you fail to maintain your Product in accordance with the requirements set out below under "Maintenance of Product"; or d) if you fail to notify us of an issue requiring service or repair. If during the Term, and assuming your account is in good standing, after diagnostic by us we determine the Product is beyond repair, we will replace the Product at no charge to you. Should you require assistance, our 24-hour per day, 7 days per week emergency phone number is 1-800-764-5138. Should we update this phone number, the updated number can be found on the Simply Green Home Services website.

**21) Maintenance of Product** - You shall be responsible for the normal care and maintenance of the Product in accordance with manufacturer's specifications. Simply Green Home Services can offer this maintenance at its market price, as required. Failure to provide maintenance may void the warranty and you will be responsible for any costs associated with repairs that result from the lack of maintenance. We may request evidence that you have carried out maintenance on the Product.

**22) Assignment** - We may assign, at our sole discretion at any time and without the consent of or notice to you, as and by way of security or absolutely, all or any portion of our right, title and interest in this Agreement, the Product described herein and in the PAD or other payment authorization granted by you, including as security for loan or other financing arrangement. For the purposes of this clause, "we" shall include any such assignee (an "Assignee"). You hereby consent to the delivery by us to any prospective Assignee of such information, including personal information, concerning you as may be in our possession. You may not assign this Agreement without our prior written consent.

**23) General Terms and Conditions** - You agree that: (a) you will provide all necessary further assurances, do all acts and sign all documents as we may require from time to time to give effect to this Agreement and to protect our rights hereunder; (b) a provision of this Agreement which is void or unenforceable in any jurisdiction is, as to that jurisdiction, void only to the extent of such provisions, without invalidating the remaining provisions or the invalid provision with respect to any other jurisdiction; (c) the captions, titles and clause numbers appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of this Agreement or its effect; (d) this Agreement will be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein, and the parties further agree that all disputes arising in connection with this Agreement shall be determined exclusively by the Ontario Superior Court of Justice; (e) time is of the essence of this Agreement; (f) this document, including the opposite side of this page constitutes the entire Agreement between you and us with respect to its subject matter and may be varied only by written documentation signed by both parties; (g) all of our rights are cumulative and not alternative and may be exercised by us separately or together in any order or combination; (h) information requests by any person(s) other than you shall be verified and subject to administration charges as set from time to time by us; (i) we will retain a copy of this Agreement in electronic form only, and (j) you agree that a facsimile and/or imaged copy is enforceable in a court of law.

**24) Consent to Disclosure and Sharing of Personal Information and Credit Investigation** - You authorize us and our affiliates and assigns, to use and disclose your personal information above to confirm your identity, to evaluate your creditworthiness, to administer this Agreement, to perform internal statistical analysis, and to assign or securitize any amounts payable by you under this Agreement or as otherwise required or permitted by law. You hereby authorize us or our assigns to conduct financial and credit investigations for purposes of approval, maintenance and enforcement of this Agreement or any judgment obtained by us or our assigns as a result of any default hereunder and to obtain any information required from any source and each source is hereby authorized to provide such information to us. This includes, but is not limited to, us or our assigns obtaining information from any creditor depository facility. We or our assigns may obtain such information at any time before or during the Term or after termination of the Agreement in the event any monies remain owing. This clause shall survive the Term or termination of this Agreement. All matters surrounding the collection, use and disclosure of your personal information are fully explained in our Privacy Policy, a copy of which is available on our website at [www.mysimplygreen.com](http://www.mysimplygreen.com), or upon making a request to us in writing to our address: 2225 Sheppard Ave E, Suite 800 Toronto, ON M2J 5C2.

Please note that by initialing below, the Purchaser hereby agrees to the terms set out in this Schedule "REN", agrees to enter into a rental agreement with the Supplier, and if said Supplier is Simply Green, the Purchaser agrees to the terms and conditions of Simply Green's rental agreement as set out above. Should the Supplier not be Simply Green the Purchaser agrees to accept the terms and conditions of the new Supplier that is chosen by the Vendor, at its sole, absolute and unfettered discretion.

I/We, the Purchaser(s) acknowledge that I/We have read the documents pertaining to Schedule "REN" and agree to the aforementioned.

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Purchaser(s) Initials

**SCHEDULE "N-C"**

Non-Canadians

Purchaser: \_\_\_\_\_ Property: \_\_\_\_\_

Vendor: Arista Homes (Seatonville) Inc.

1. The Purchaser hereby covenants, warrants and represents to the Vendor that: the Purchaser has executed this Agreement of Purchase and Sale (and this Schedule) entirely voluntarily; the Purchaser has no obligation to execute this Agreement of Purchase and Sale (including this Schedule); the Purchaser has had the opportunity to obtain legal advice prior to executing this Agreement of Purchase and Sale (including this Schedule).
2. The Purchaser hereby covenants, warrants and represents to the Vendor that it is aware of, and understands, the provisions contained in the *Prohibition on the Purchase of Residential Property by Non-Canadians Act* and all regulations thereto (*Prohibition on the Purchase of Residential Property by Non-Canadians Act* and all regulations thereto, as may be amended from time to time, are herein collectively referred to as the "**PRPNC Act**").
3. The Purchaser covenants, warrants and represents to the Vendor that the Purchaser is not a non-Canadian as defined by the PRPNC Act, or if the Purchaser is a non-Canadian, that the Purchaser qualifies for an exception as set out in the PRPNC Act (an "**Exception**") from the prohibition as set out in the PRPNC Act (the "**Prohibition**").
4. If, on or before the Closing Date, the Purchaser is a Non-Canadian (and does not qualify for an Exception from the Prohibition), same shall constitute a breach under this Agreement of Purchase and Sale which shall, at the Vendor's sole option, entitle the Vendor to terminate this Agreement and retain the deposit monies and all other monies paid pursuant to this Agreement of Purchase and Sale as liquidated damages and not as penalty in addition to and without prejudice to any other remedy available to the Vendor arising out of such default and the Purchaser shall have no further right to or interest in the Property.
5. The Purchaser hereby indemnifies and saves harmless the Vendor and all corporations and partnerships related, affiliated or associated therewith, and their respective directors, officers, partners, employees and agents, and their legal personal representatives, successors or assigns of each, from and against all loss, liability, claims, demands, damages, costs and expenses which may be made or brought against any of them, or which they may sustain by reason of the Purchaser being a non-Canadian or not qualifying for an Exception from the Prohibition in accordance with the PRPNC Act or the Purchaser's breach of the terms hereof.
6. The Purchaser shall within ten (10) days of request by the Vendor provide such written evidence and confirmation as required by the Vendor from time to time that Purchaser is not a non-Canadian or that the Purchaser qualifies for an Exception to the Prohibition in accordance with the PRPNC Act.
7. On the Closing Date, the Purchaser shall cause the Purchaser's solicitor to deliver to the Vendor's solicitor such documentation as the Vendor may request to confirm that the covenants, warranties and representations contained herein were true and accurate as at the date the Purchaser executed this Agreement of Purchase and Sale (and this Schedule) and continued to be true and accurate up to and including the Closing Date.

DATED this     day of                                     , 2023.

Corporate Name: \_\_\_\_\_

Per: \_\_\_\_\_

Name:

Title:

Per: \_\_\_\_\_

Name:

Title:

I/We have authority to bind the corporation.

**SCHEDULE "N-C"**

Non-Canadians

Purchaser: \_\_\_\_\_ Property: \_\_\_\_\_

Vendor: Arista Homes (Seatonville) Inc.

1. The Purchaser hereby covenants, warrants and represents to the Vendor that: the Purchaser has executed this Agreement of Purchase and Sale (and this Schedule) entirely voluntarily; the Purchaser has no obligation to execute this Agreement of Purchase and Sale (including this Schedule); the Purchaser has had the opportunity to obtain legal advice prior to executing this Agreement of Purchase and Sale (including this Schedule).
2. The Purchaser hereby covenants, warrants and represents to the Vendor that it is aware of, and understands, the provisions contained in the *Prohibition on the Purchase of Residential Property by Non-Canadians Act* and all regulations thereto (*Prohibition on the Purchase of Residential Property by Non-Canadians Act* and all regulations thereto, as may be amended from time to time, are herein collectively referred to as the "**PRPNC Act**").
3. The Purchaser covenants, warrants and represents to the Vendor that the Purchaser is not a non-Canadian as defined by the PRPNC Act, or if the Purchaser is a non-Canadian, that the Purchaser qualifies for an exception as set out in the PRPNC Act (an "**Exception**") from the prohibition as set out in the PRPNC Act (the "**Prohibition**").
4. If, on or before the Closing Date, the Purchaser is a Non-Canadian (and does not qualify for an Exception from the Prohibition), same shall constitute a breach under this Agreement of Purchase and Sale which shall, at the Vendor's sole option, entitle the Vendor to terminate this Agreement and retain the deposit monies and all other monies paid pursuant to this Agreement of Purchase and Sale as liquidated damages and not as penalty in addition to and without prejudice to any other remedy available to the Vendor arising out of such default and the Purchaser shall have no further right to or interest in the Property.
5. The Purchaser hereby indemnifies and saves harmless the Vendor and all corporations and partnerships related, affiliated or associated therewith, and their respective directors, officers, partners, employees and agents, and their legal personal representatives, successors or assigns of each, from and against all loss, liability, claims, demands, damages, costs and expenses which may be made or brought against any of them, or which they may sustain by reason of the Purchaser being a non-Canadian or not qualifying for an Exception from the Prohibition in accordance with the PRPNC Act or the Purchaser's breach of the terms hereof.
6. The Purchaser shall within ten (10) days of request by the Vendor provide such written evidence and confirmation as required by the Vendor from time to time that Purchaser is not a non-Canadian or that the Purchaser qualifies for an Exception to the Prohibition in accordance with the PRPNC Act.
7. On the Closing Date, the Purchaser shall cause the Purchaser's solicitor to deliver to the Vendor's solicitor such documentation as the Vendor may request to confirm that the covenants, warranties and representations contained herein were true and accurate as at the date the Purchaser executed this Agreement of Purchase and Sale (and this Schedule) and continued to be true and accurate up to and including the Closing Date.

DATED this     day of                                     , 2023.

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Signature of Purchaser

**SCHEDULE “W”**  
**ARISTA HOMES (SEATONVILLE) INC.**  
**WARNING CLAUSES**

The following Warning Clauses **SHALL BE** included in **ALL** offers of purchase and sale. The following Warning Clauses are preliminary conditions set forth by the Developer and are **subject to change as a result of final municipal approval**. The Purchaser(s) acknowledges and accepts all possible future changes and recognizes they may be required to sign and initial a revised set of Warning Clauses at a future time(s) as set forth by the Vendor.

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

- 1) The term “developer” refers to the third party who is developing the subject lands, and the term “vendor” refers to Mattamy Homes. The timing of landscaping and top works is the sole responsibility of the developer, not the vendor.
- 2) At the time of execution of this Agreement, the subdivision or development agreement(s) for the property has not been finalized. In the event that such agreement(s) contain requirements that certain provisions or notices be provided to purchasers in agreements of purchase and sale or otherwise that are not already provided for herein, the Vendor agrees to provide such provisions or notices to the Purchaser as soon as reasonably possible. Any such provisions or notices so provided to the Purchaser by the Vendor (by e-mail or other method of delivery as selected by the Vendor) shall automatically, and without further action required by either party hereto, form part of this Agreement. In addition, upon receipt of such notice or provisions, the Purchaser, if so requested by the Vendor, agrees to attend and execute such amendments to this Agreement as may be required incorporating such notices or provisions as part of this Agreement.
- 3) Purchasers are advised that the final mix of housing, elevations, lot width and housing types will only be confirmed upon registration of the subdivision plan, therefore, the purchaser should check with the builder to determine the final houses for construction in the immediate vicinity of the home that is being purchased.
- 4) The subdivision will be constructed in a planned sequence. Some areas will be occupied while other areas are under construction. As such, temporary inconveniences due to ongoing construction activities such as noise, dust, dirt, debris, and construction vehicle traffic may occur throughout the duration of the development of this community. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on adjacent buildings.
- 5) Purchasers are advised that this community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder for the particular situation for the model and lot you intend to purchase.
- 6) Purchasers are advised that each lot and block within the plan is subject to municipal property tax assessment and the owner of such lot or block shall, upon completion of assessment by the City of Pickering, receive a notice for payment of municipal property tax back to the time of registration of the lot or block.
- 7) Purchasers are advised that the Street and Lane names labelled on the attached schedules have been approved by the City of Pickering, but may be revised or renamed to the satisfaction of the City.
- 8) Purchasers are advised that the Vendor or, if applicable, the Declarant’s marketing material and site drawings and renderings (“Marketing Material”) which they may have reviewed prior to the execution of this Agreement remains conceptual and that final building plans are subject to the final review and approval of any applicable governmental authority and the Vendor or Declarant's design consultants and engineers,



**SCHEDULE “W”  
ARISTA HOMES (SEATONVILLE) INC.  
WARNING CLAUSES**

and accordingly such Marketing Material does not form part of this Agreement or the Vendor's obligations hereunder.

- 9) Purchasers are advised that sump pumps may be installed in each home and are installed in the most efficient location in accordance with engineering practice and cannot be relocated.
- 10) Purchasers are advised that prior to the placement of any structures in the side or rear yards, the Zoning by-law must be reviewed to determine compliance and that a Site Alteration Permit be obtained prior to proceeding to do any site work.
- 11) Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.
- 12) Door-to-door mail delivery will not be provided in this subdivision. Purchasers are further advised that Canada Post may designate a community mailbox location abutting or near their properties. The community mailboxes will typically be located within the boulevard area of the road allowance, located between the sidewalk and the property line.
- 13) Prior to the construction and acceptance of the community mailbox locations, temporary mailbox locations will be utilized within the community. The location of the temporary mailboxes may not be the same location as the permanent community mailboxes.
- 14) At the time of execution of this agreement, the final grading plan for the property has not been finalized. The developer reserves the right to revise the location of any storm drainage works, including catch basins, and rear lot catch basins, providing the final location is approved by the City of Pickering.
- 15) Purchasers are advised that a consulting professional engineer is required to certify that the final grading of the lot, and the building construction thereon conform with the final grading plan, and that this certification cannot be provided until the lot has been graded and sodded, which may not occur for up to 12 months after the building occupancy inspection is provided by the Planning and Development Department.
- 16) Purchasers are advised they shall not alter or interfere with the lot grading and drainage levels and patterns as approved by the City of Pickering, nor shall the purchaser alter, fill, fence, stop up or allow to become clogged or fall into a state of disrepair, any front, rear or side yard drainage depression or swale, catch basin, infiltration gallery or other drainage channel, facility or installation, as such alteration or other action as stated above may cause a failure of the drainage system in the area. Purchasers are advised that any unauthorized alteration of the established grading and drainage patterns by the homeowner may result in negative drainage impacts to adjoining lots and will be liable for any resulting damages and costs.
- 17) As some roof leaders from the dwelling units situated within the lands may not be connected to the storm sewers, the purchaser understands and agrees that there is an obligation and responsibility on the part of the purchaser to maintain the City of Pickering's requirements with respect to final grading of the lands in accordance with the City's lot grading policy and the grading plans approved by the City of Pickering for the lands herein. Purchasers also agree that rainwater roof leaders shall not be altered.
- 18) For the purpose of properly draining the lands, the developer may be required to install a catch basin and/or associated leads in the rear and/or side yards of the lot and provide an easement in favour of the City. Such easements will be in favour of the City and will include the City of Pickering standard easement terms applicable to the catch basin

**SCHEDULE “W”**  
**ARISTA HOMES (SEATONVILLE) INC.**  
**WARNING CLAUSES**

and/or associated lead. It is the responsibility of the Purchaser/Owner to maintain the said storm drainage works, including catch basins and leads, in an operational state of repair and free of all obstructions and to provide access to the subject lands to the developer or the City of Pickering as required in accordance with the easement required by the City of Pickering. The easement provides the City of Pickering with rights to access to maintain/repair the catch basin if necessary. Fences and/or sheds are not to be installed over the Rear Lot Catch Basin lid as it prevents maintenance. If a rear lot catch basin or rear lot catch basin lead and/or lid becomes damaged or needs to be removed due to fence and/or shed construction by a purchaser, the cost of repairs to the catch basin, or rear lot catch basin lead shall be the responsibility of the purchaser.

- 19) The vendor shall reserve the right, notwithstanding the completion of the sale of the Lot and/or Unit, to enter upon the said Lands for a period of two (2) years after the completion of the sale or until the assumption of the services, whichever is later, in order to carry out any lot grading work which, in the opinion of the City of Pickering, may be required.
- 20) No private connection shall be made to any service or utility without written permission of the City and work provided for under this Agreement which requires approvals from any other level of Government, Ministry or Commission shall not be commenced until such approvals have been obtained in writing.
- 21) Purchasers are advised that varying scales of telecommunication or hydro utility equipment may be located adjacent to the proposed development and may be visible from their dwelling.
- 22) Purchasers are advised that there may be above ground utilities, service boxes, hydrants, mailboxes, streetlights, hydro transformers, telecommunications, cable pedestals or other municipal services constructed adjacent to or upon boulevards in the vicinity of your dwelling.
- 23) Purchasers are advised that the power and other utility distribution system design for the subdivision has not been finally approved and, as a result, the final location of transformers and other utility boxes throughout the subdivision cannot be finalized at this time. The developer reserves the right to revise the location of any transformers or utility boxes as approved by the local utilities and the City of Pickering. The developer may be required to provide side/rear yard easements in favour of Elexicon Energy Inc.. The easement provides Elexicon Energy Inc. with rights to access to maintain/repair utilities and read meters as necessary. Fences and/or sheds or any other landscaping is not to be installed within the required easements. Any costs associated with the removal, damage or repair needs due to the installation of a fence/shed/landscaping shall be the responsibility of the purchaser
- 24) Purchasers are advised that grading of the subject or neighbouring properties may require the construction of swales, slopes, retaining walls, rear yard catch basins, fencing, or other services. Certain services are not assumed by the City of Pickering. Such services are more particularly described under the terms of the Subdivision Agreement. For more detailed information please contact the City of Pickering
- 25) Purchasers should be advised of the following conditions regarding their property line.
  - a) Private landscaping is not permitted to encroach within the City's road allowance, the Natural Heritage System, open spaces, parks, walkways, and easements. Any unauthorized encroachments are to be removed by the homeowner prior to Assumption, at the purchasers expense;
  - b) Obstructions and encroachments shall include, but not be limited to the construction, placement or maintenance of posts, fences, trees, hedges, landscaping, and concrete driveway curbs;
  - c) Homeowners should be aware that their property ownership does not extend to the

**SCHEDULE “W”  
ARISTA HOMES (SEATONVILLE) INC.  
WARNING CLAUSES**

- sidewalk in front of their home. The property line is typically 0.15 metres to 0.50 metres away from the sidewalk;
- d) Purchasers are expected to maintain but not alter the municipal boulevard (the space between the sidewalk and the curb directly in front of each said lot, or the space between the curb and the property line).
- 26) Purchasers are advised that they shall not construct, widen, remove or alter any curb cut within the road allowance of a City road, or cause any such work to be done except with approval of the City of Pickering.
- 27) Underground utilities are located within the boulevard such as telephone, hydro, gas, and cable. While the purchasers are to maintain the boulevard area there shall be no construction of fences, landscaping such as planting, retaining walls, decorative walls, pillars and electrical fixtures of any kind permitted within this area.
- 28) Purchasers are advised that the Developer will be planting trees in the City boulevards in accordance with City of Pickering standards. A tree may be planted on the boulevard in front or on the side of a particular residential dwelling. The location, size, and species of tree to be planted are at the discretion of the City of Pickering and cannot be altered. Spacing will be contingent upon tree species, tree habitat availability, and street furniture structures. This means not every lot will receive a tree. Purchasers are advised that the ability to accommodate the planting of a street tree within the public road allowance will also be influenced by housing form, development setbacks, utilities, driveway width and location
- 29) Any fee paid by the purchaser to the developer for the planting of trees on City boulevards in front of residential units does not obligate the City of Pickering nor guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling. Any boulevard tree planting fees paid are for the community development and are not lot specific. Further, purchasers acknowledge and agree that tree location requests will not be considered and refunds will not be issued to lots that do not receive a boulevard tree.
- 30) Purchasers are advised that all Lots will have no fewer than two (2) on-site parking spaces available, with at least one (1) of the two (2) spaces being located within the garage.
- 31) Driveway entrance widening or modifications will not be permitted. Purchasers must take note of the parking available on their own private lot and purchase homes with knowledge that additional space for additional vehicles may be limited or unavailable.
- 32) Purchasers are advised that overnight on-street parking on one side of the street may be available on the street in front of their home between April 1<sup>st</sup> and November 30<sup>th</sup> yearly, as per the City of Pickering Traffic & Parking By-Law 6604/05. The Owner is advised to review the approved plan to determine which side of the street will accommodate on-street parking. Vehicles may be parked overnight on the street when a valid parking permit has been served for that vehicle. A permit does not entitle any homeowner to a particular space, nor does it entitle the vehicle to a space on the street, should all spaces be occupied by permit or otherwise.
- 33) Purchasers are advised the Developer shall sod the front, side and rear yards of each of the residential lots and blocks in the project except for paved, planted or treed areas within the six months immediately following the occupancy of the dwelling unit except, where the occupancy of the dwelling unit occurs in November or December of any year, the time limit for sodding may be extended to June 30 in the following year.
- 34) Purchasers are advised that driveways shall not be paved until the dwelling has been occupied for a minimum of one winter season. For closing occurring during any calendar year, the driveway shall be paved between May 1 and October 15 of the

**SCHEDULE “W”  
ARISTA HOMES (SEATONVILLE) INC.  
WARNING CLAUSES**

following year.

- 35) Sidewalk locations have not been finalized and may change at the discretion of the City. Sidewalks may be installed on one side, both sides, or neither side of Right of Ways. Purchasers will not object to the construction of the sidewalk.
- 36) Public parklands and trails may not be fully developed at the time of occupancy. The timing of parkland and trails development and the programming of parkland are at the discretion of the City.
- 37) Purchasers are advised that the City of Pickering requires the Developer to cover costs associated with the rejuvenation of the Natural Heritage System, owned by the Province of Ontario, immediately abutting the subdivision as per approved plans by the City of Pickering. The purchaser agrees that they will not undertake any activity that could interfere with this activity.
- 38) Purchasers are advised that parks, open space, and walkways, in whole or in part, may be vegetated to create a naturalized setting. The City of Pickering will not carry out routine maintenance such as grass and weed cutting in these areas. Purchasers are advised that dumping of yard waste, other household materials, and garbage within public park blocks, open spaces, and walkways is strictly prohibited.
- 39) Purchasers of lots near a Park are advised that these open spaces will be used for several active and passive public recreation and leisure uses, including, but not limited to walkways, bike paths, playgrounds, trails, sports fields (lit or unlit), splash pad, and/or visitor parking. The park may be used on evenings and on weekends
- 40) Purchasers and/or tenants are advised that, during peak periods, park visitors may park on the street in front of their home. Street parking along municipal roads can be made available for the public and is not reserved for use by the property owner. Additional pedestrian traffic may also be present during peak periods. The City of Pickering, and the developer will not be responsible for any inconvenience or nuisance which may present itself as a result of the use of the future Parkland Area.
- 41) Purchasers are advised that the lands to the south and west are designated Natural Heritage System areas. These areas will be conserved and naturalized, with portions being used for a public trail system. These lands are to remain as much, as possible, in their natural state and may receive minimal maintenance. The City of Pickering, and the developer will not be responsible for any inconvenience or nuisance which may present itself as a result of this environmental protection area and associated trail system. Please note that uses such as private picnics, barbeque or garden areas; and/or the dumping of refuse (e.g. grass/garden clippings household compostable goods, garbage etc.) are not permitted on these lands. In addition, access to the valley corridor such as private rear yard gates and/or ladders are prohibited.
- 42) Purchasers are advised that after assumption of the subdivision, the City at its sole discretion may repair, replace, and/or remove any landscape design element on City property including, but not limited to, decorative perimeter fencing, trail features, stormwater management pond structures, irrigation, traffic island planting/signage and decorative paving.
- 43) Site drainage will be directed and treated within an engineered storm water management (SWM) facility, which will be developed as a storm water management pond. Minimal maintenance such as a periodic removal of paper, debris and a clean out of sediments will occur in accordance with City standards.
- 44) Stormwater Management facility are intended to be naturalized / kept in a natural state. As such, the SWM Pond Block may not receive routine maintenance such as grass and weed cutting.



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- 45) Purchasers are advised that the storm water management pond will contain a permanent pool of water. The pond is subject to fluctuating water levels due to rain events and is not to be used for recreational purposes or dumping. As part of future phases of development, the storm water management pond may be expanded to accommodate increased flows. The design and updated footprint of the pond is subject to the review and approval by the City of Pickering and will be governed by the storm water demand from future phases. Timing of this expansion is at the discretion of the City.
- 46) The City, or their delegate, reserve the right to install a public trail connection within the SWM Pond Block. Purchasers and/or tenants are advised that dumping of yard waste or other household materials in these areas is prohibited.
- 47) Students from this development may have to attend existing schools. Although school sites have been reserved within this community, a school may not be constructed for some time, if at all, and then only if the Ministry of Education authorizes funding and the construction of the required school.
- 48) For purposes of school transportation, residents are advised school buses will not enter cul-de-sacs and pick-up points will generally be located on through streets. Additional pick-up points will not be located within the subdivision until major construction activity has been completed.
- 49) Purchasers are advised the Region of Durham may include a transit loop within internal streets of the community in the future. Buses with varying frequencies of service may be expected to operate throughout the neighbourhood. Residents are expected to accept bus operations, with their associated impacts as a reality along the roadways of this community. Transit infrastructure including bus stops and shelters may be located on municipal streets as either temporary and/or permanent features.
- 50) Purchasers are advised that lands in north Pickering (North of Highway 407, West of Brock Road), have been designated for a Federal Airport. The impact of the Federal Airport development may include but are not limited to increased noise, vibrations, vehicular traffic, and lighting. The timing and development of the Federal Airport is undetermined at this time. The direction and location of flight paths are undetermined at this time.
- 51) Purchasers are advised that Whitevale Road (Future Alexander Knox Road), immediately east of the Hamlet of Whitevale will be closed to all vehicular traffic indefinitely. The timing of the closure of Whitevale Road (Future Alexander Knox Road) is undetermined at this time.
- 52) Purchasers are advised that Whitevale Road (Future Alexander Knox Road), immediately west of Brock Road, may be closed to all vehicular traffic at the time of occupancy.
- 53) Purchasers are advised that Fifth Concession Road will be widened to a 36m right-of-way with boulevards on either side of the roadway. As such, temporary inconveniences due to roadway proximity such as road and pedestrian traffic and noise may affect adjacent areas. The City of Pickering, the Region of Durham and the developer have provided mitigation measures to reduce the impact and will not be responsible for any inconvenience or nuisance which may present itself as a result of the proximity to the arterial right-of-way. The design and construction timing are at the discretion of the City of Pickering and the Region of Durham.
- 54) Purchasers are advised that there will be a signalized intersection at Fifth Concession Road and Blazing Star Avenue. The design and construction timing of this intersection are at the discretion of the City of Pickering and the Region of Durham.

**SCHEDULE “W”**  
**ARISTA HOMES (SEATONVILLE) INC.**  
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55) Purchasers are advised that the lands to the north and west of the development are to be developed as a future residential and mixed-use development. As such, temporary inconveniences due to ongoing construction activities such as noise, dust, dirt, debris, and construction vehicle traffic may occur throughout the duration of the development of this community. Timing for this development are at the discretion of the City of Pickering.

56) Purchasers are advised that there is an existing cemetery that is closed to the public abutting the development. This area is private property, and as such Purchasers are advised that uses such as the dumping of refuse (e.g. grass/garden clippings household compostable goods, garbage etc.) and/or encroaching onto these lands are not permitted.

57) Purchasers are advised that 1.8m tall metal wire privacy fencing will be installed around the stormwater management pond to prevent access to the pond area. City of Pickering Maintenance crews are the only ones not prohibited to enter the lands enclosed by this fencing.

58) Purchases are advised that to the north of the development, there are plans for a Regional Emergency Services Station. The timing for this block is at the discretion of the Region of Durham.

59) Purchasers are advised that lands to the northeast of the development and east of Sideline 16 are owned by the Toronto and Region Conservation Authority (TRCA). The Developer is not responsible for any inconvenience or nuisance which may present itself from the lawful use of these lands. Future plans for these lands are unknown at this time. Land use and construction timing are at the discretion of the TRCA, City of Pickering and Town of Ajax

60) Purchasers are advised that preliminary addressing has been assigned to the units being constructed within this plan of subdivision. It should be noted that, amendments to this plan of subdivision may occur prior to the registration of this plan of subdivision and therefore the addresses that have been assigned as at this date are subject to change. The City of Pickering will not be responsible, financially or otherwise, for any amendments that may be made to the plan of subdivision and/or any future changes that may be made to the assigned municipal address numbers. Official municipal address numbers will be issued only after the registration of this plan of subdivision

**A. The purchaser(s) and/or tenant(s) of Lot 247 and Blocks 248-263 (all units) are advised and acknowledge, covenant and agree that:**

Purchasers are advised that sound levels due to increasing road and rail traffic may occasionally interfere with some activities of the dwelling occupants as the sound level will exceed the Ministry of Environment’s noise criteria.

**B. The purchaser(s) and/or tenant(s) of Blocks 248 and 249 (all units) are advised and acknowledge, covenant and agree that:**

This dwelling unit was fitted with a central air conditioner to allow the windows and exterior doors to remain closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of Environment. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE and thus minimize the noise impacts both on and in the immediate vicinity of the subject property).

**C. The purchaser(s) and/or tenant(s) of Lot 247 and Blocks 250-263 (all units) are advised and acknowledge, covenant and agree that:**

**SCHEDULE “W”  
ARISTA HOMES (SEATONVILLE) INC.  
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This dwelling unit was fitted with ducting sized to accommodate a central air conditioning unit. The installation of central air conditioning by the homeowner will allow windows and exterior doors to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of Environment. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE and thus minimize the noise impacts both on and in the immediate vicinity of the subject property).

- D. The purchaser(s) and/or tenant(s) of Lots 19, 20, 45, 46, 92, 93, 48-182, 247, Lot 4 of Block 248, Lot 7 of Block 251, and Lot 1 of Block 263 are advised and acknowledge, covenant and agree that:**

The developer will install a 1.5 m black chain link fence, as a requirement of the subdivision agreement, along the lot lines of all residential lots abutting municipal storm water management blocks, Natural Heritage Systems, walkways, open space, and park blocks. As per City policy, chain link fencing shall be constructed on the property line. Fence gates or other means of access will not be permitted to access and/or encroach into municipal storm water management blocks, the Natural Heritage System, walkways, open space, and park blocks from residential properties. Dumping of yard waste or other household materials is prohibited within the municipal storm water management blocks, the Natural Heritage System walkways, open space, and park blocks. Purchasers are advised and hereby put on notice to reference the attached Schedule V.

- E. The purchaser(s) and/or tenant(s) of Lots 92, 93, and 148 are advised and acknowledge, covenant and agree that:**

The developer will install a 1.2 m black chain link fence, as a requirement of the subdivision agreement, along the front of lot lines of all residential lots abutting municipal storm water management blocks, Natural Heritage Systems, walkways, open space, and park blocks. As per City policy, this transitional chain link fencing shall be constructed on the property line and connect with the 1.5m black chainlink fencing adjacent to it. Fence gates or other means of access will not be permitted to access and/or encroach into municipal storm water management blocks, walkways, open space, and park blocks from residential properties. Dumping of yard waste or other household materials is prohibited within the municipal storm water management blocks, open space, and park blocks. Purchasers are advised and hereby put on notice to reference the attached Schedule V.

- F. The purchaser(s) and/or tenant(s) of Lots 19, 20, 45, 46, 148-182, Lot 4 of Block 248, and Lot 1 of Block 263 are advised and acknowledge, covenant and agree that:**

The public Natural Heritage System and open space blocks adjacent to their lots are intended for the purpose of conservation and naturalization, and portions may be used for a public trail system. The lands are to remain as much as possible in their natural state. The Province of Ontario, The City of Pickering, and the Developer will not be responsible for any inconvenience or nuisance which may present itself as a result of this environmental protection area and associated trail system. Purchasers are further advised that encroachments of any kind will not be permitted, and that fence gates or other means of access will not be permitted to access environmental protection areas or opens space blocks from residential properties.

- G. The purchaser(s) and/or tenant(s) of Lots 92, 93, 148, 247, and Lot 7 of Block 251 are advised and acknowledge, covenant and agree that:**

**SCHEDULE “W”  
ARISTA HOMES (SEATONVILLE) INC.  
WARNING CLAUSES**

The parkland and/or open space block adjacent to their lot is a public amenity area. These areas are for recreational purposes and may include walkways/trails, a parking lot and/or other recreational amenities. Purchasers are advised that these parks, in whole or in part, may be vegetated to create a naturalized setting. Be advised that, in these areas, the City of Pickering will not carry out routine maintenance such as grass and weed cutting in these areas. Furthermore, these amenities may include lighting to facilitate night usage, The City of Pickering, and the Developer will not be responsible for any exposure to lighting, noise, traffic, inconvenience or nuisance which may present itself as a result of the occurrence of recreational and leisure activities in this public amenity area. Purchasers are advised that because of their home’s proximity to a park during peak periods park visitors may park upon the street in front of their home.

**H. The purchaser(s) and/or tenant(s) of Lots 6, 7, 19, 20, 30-34, 45, 46, 58-62, 74-78, 92, 93, and 148-163 are advised and acknowledge, covenant and agree that:**

There is a trail system adjacent to, across from, or at the rear of their lot that connects the two Village Green blocks in this development. This amenity may include lighting to facilitate night usage. The City of Pickering, and the Developer will not be responsible for any exposure to lighting, noise, traffic, inconvenience or nuisance which may present itself as a result from the use of this public walkway.

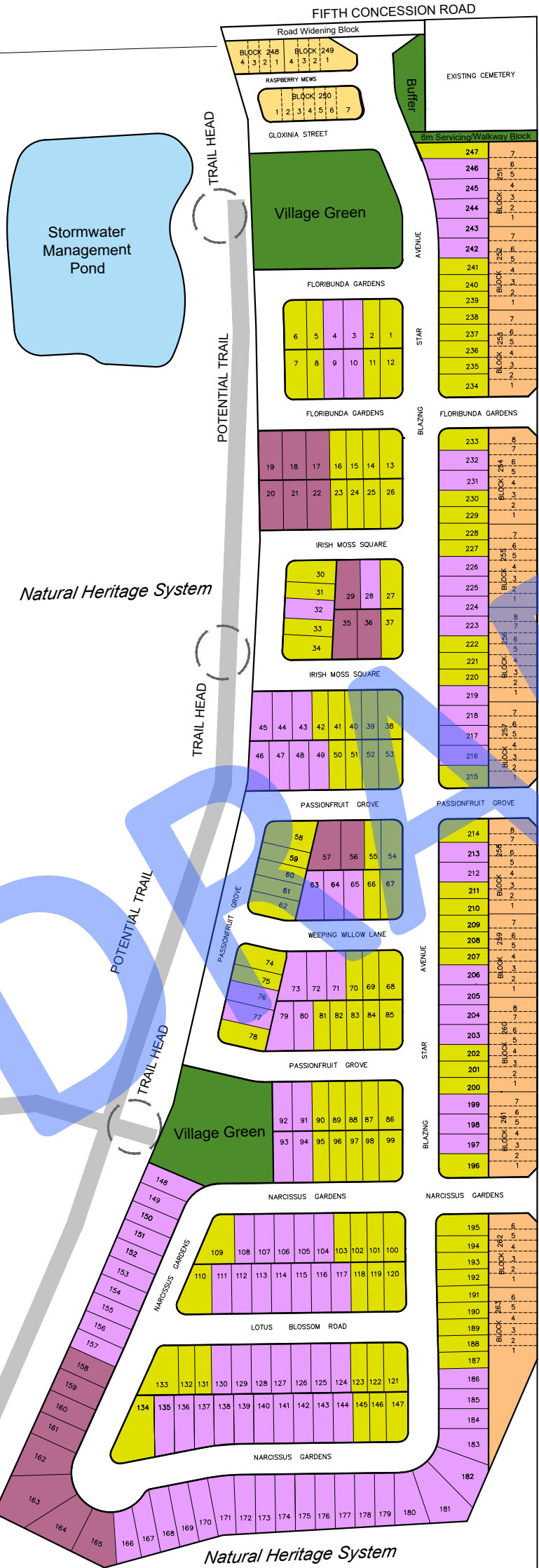
**I. The purchaser(s) and/or tenant(s) of Blocks 248 and 249 (all units) are advised and acknowledge, covenant and agree that:**

Their lot is fronting onto Fifth Concession Road, which is a major arterial road outside of the limits of the development. The final landscaping and sidewalk locations may not be completed at the time of occupancy. Fifth Concession Road may be widened in the future to accommodate future development in the area. The design and timing of all development on Fifth Concession Road is at the discretion of the City of Pickering.

**J. The purchaser(s) and/or tenant(s) of Blocks 251-263 (all units) are advised and acknowledge, covenant and agree that:**

Their lot is fronting onto Sideline 16, which is a collector road outside of the limits of the development. The final landscaping and sidewalk locations may not be completed at the time of occupancy. The design and timing of all development on Sideline 16 is at the discretion of the City of Pickering.





**SCHEDULE "W"  
ARISTA HOMES  
(SEATONVILLE) INC.  
WARNING CLAUSES**

LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:#8B4513;"></span>	43' Single - 19
<span style="display:inline-block; width:15px; height:15px; background-color:#A0522D;"></span>	36' Single - 111
<span style="display:inline-block; width:15px; height:15px; background-color:#FFD700;"></span>	30' Single - 117
<span style="display:inline-block; width:15px; height:15px; background-color:#FF8C00;"></span>	Town - 93
<span style="display:inline-block; width:15px; height:15px; background-color:#FFD700;"></span>	Rear Lane Town - 15

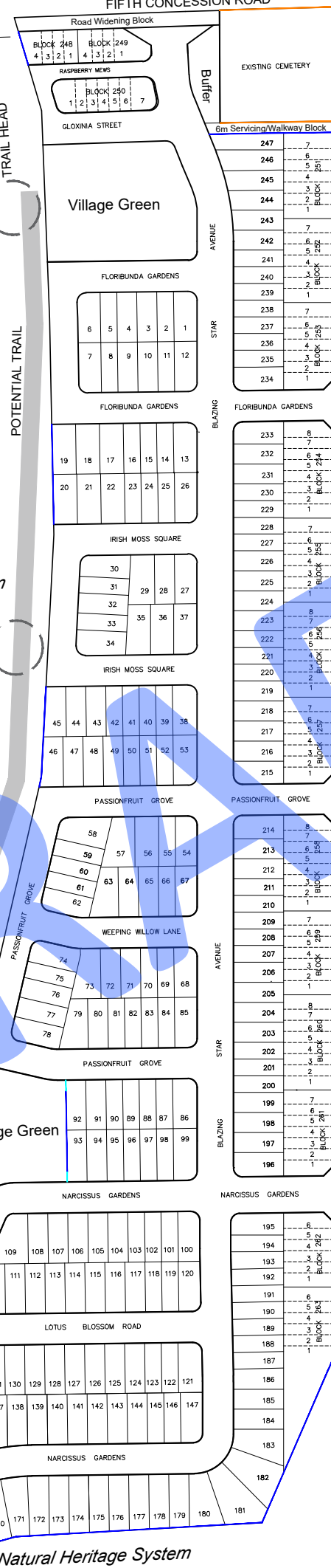
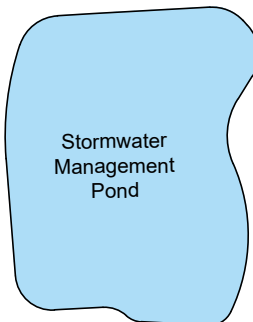
Natural Heritage System

Regional EMS Station

SIDELINE 16

TRCA Lands

FIFTH CONCESSION ROAD



Natural Heritage System

TRCA Land

### SCHEDULE "W" ARISTA HOMES (SEATONVILLE) INC. WARNING CLAUSES

#### LEGEND

- 1.2m Chainlink
- 1.5m Chainlink
- 1.0m Existing Pole and Wire Fence

### FENCING PLAN

SEATON - TFPM

PHASE 1A

May 3, 2023

INITIALS

\_\_\_\_/\_\_\_\_

NOT TO SCALE

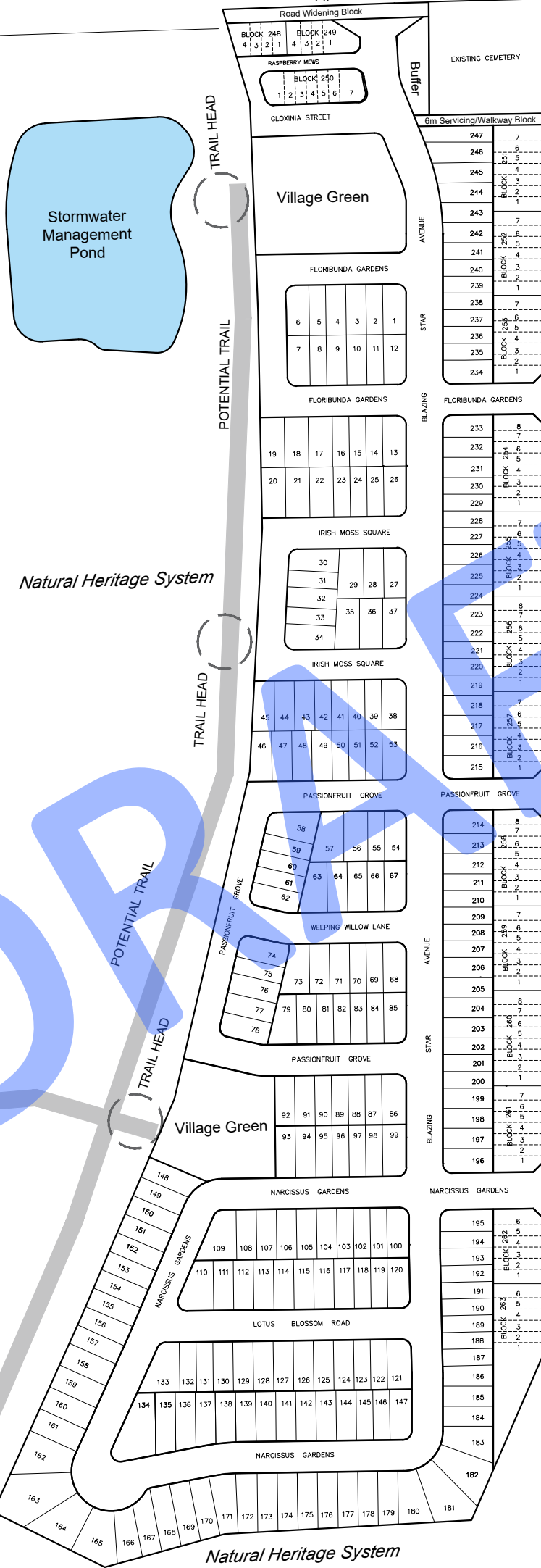
Natural Heritage System

Regional EMS Station

SIDELINE 16

TRCA Lands

FIFTH CONCESSION ROAD



**SCHEDULE "W"  
ARISTA HOMES  
(SEATONVILLE) INC.  
WARNING CLAUSES**

**LEGAL NUMBERING PLAN**

SEATON - TFPM  
PHASE 1A

May 3, 2023

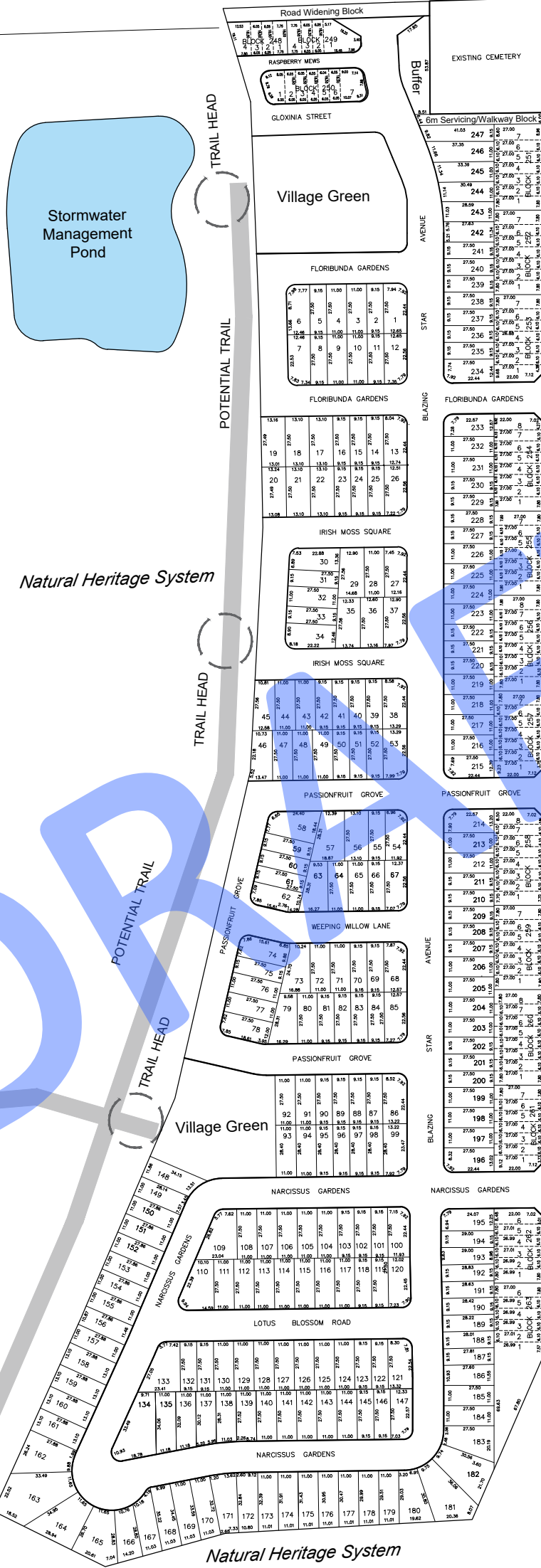
INITIALS

\_\_\_\_/\_\_\_\_

NOT TO SCALE

SIDELINE 16

FIFTH CONCESSION ROAD



Natural Heritage System



SIDELINE 16

TRCA Land

**SCHEDULE "W"  
ARISTA HOMES  
(SEATONVILLE) INC.  
WARNING CLAUSES**

**METRIC (m)**  
**SEATON - TFPM**  
**PHASE 1A**

May 3, 2023

INITIALS

\_\_\_\_/\_\_\_\_

NOT TO SCALE



SCHEDULE "X"**1. ADJUSTMENTS, REIMBURSEMENTS AND OTHER FEES**

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

- (a) The Purchaser agrees to take all necessary steps to assume immediately on Closing, charges for electricity, water, gas and other services, and the Vendor may recover any payments made by the Vendor on account of the Property from the Purchaser. The gas meter/water meter/electricity meter is/are not included in the purchase if it/they is/are not the Property of the Vendor. The Purchaser shall pay, or reimburse the Vendor for the cost of, the charge made for, or prepayments for, or security performance deposits relating to, any of the water, electricity, or gas service, including, without limitation, the cost and/or installation of any meters, and the installation, connection and/or energization fees for any of such services. The Purchaser agrees to accept the utility suppliers designated by the Vendor. Subsequent to the Closing and prior to assumption of the Subdivision by the Municipality, if the Purchaser changes any or all of the utility suppliers, the Purchaser shall be responsible for the repair of any damage caused to the Property and neighbouring lands by such alternate utility suppliers and any costs incurred by the Vendor or Subdivider to restore the Property to the original state provided by the Vendor;
- (b) Taxes, fuel, water rates, assessment rates and local improvements to be apportioned and adjusted with the Vendor being responsible for all such charges up to the Closing Date with the Purchaser being responsible for all such charges from and including the Closing Date. Where the Vendor has posted security for taxes, made payment for taxes or has been advised by the applicable authority that taxes will be billed to its account for the current year and/or following year, taxes shall be adjusted as if such sum had been paid by the Vendor notwithstanding that the same may not by the Closing Date have been levied or paid, subject, however, to readjustment upon the actual amount of said realty taxes being ascertained. In the event realty taxes have not been individually apportioned or assessed in respect of this Property and remain en bloc, then notwithstanding that such en bloc taxes may be outstanding and unpaid, the Purchaser covenants to complete this transaction and accept the Vendor's undertaking to pay realty taxes once individually assessed against this Property and agrees to pay on the Closing Date a deposit to be readjusted and to be applied on account of the Purchaser's portion of realty taxes applicable to this Property. Municipal realty tax reassessments and/or supplementary tax bills relating to the Dwelling constructed on the Property issued subsequent to the Closing Date shall be the sole responsibility of the Purchaser. Notwithstanding the foregoing, the Vendor shall not be obliged to make any readjustment of the foregoing deposit in the event that such readjustment is equal to or less than \$150.00;
- (c) The transaction levy surcharge imposed upon the Vendor or its solicitors by the Law Society of Ontario plus Applicable Taxes shall be reimbursed to the Vendor;
- (d) any enrolment and/or regulatory fees paid by the Vendor for the Property under, pursuant to or as a requirement or prerequisite of any governmental authority and any of the following: the Ontario New Home Warranties Plan Act (the "Warranty Act"), New Home Construction Licensing Act, 2017, or by any of the regulators or authorities pursuant to any of the foregoing, including, without limitation, the Tarion Warranty Corporation and/or the Home Construction Regulatory Authority;
- (e) a \$500.00, plus Applicable Taxes, administrative fee shall be charged to the Purchaser for any payment made for a deposit or for any upgrades/extras and the like which is not honoured or accepted by the Purchaser's bank for any reason, including, without limitation, a cheque returned N.S.F. or upon which a "stop payment" has been ordered. At the Vendor's sole, absolute and unfettered discretion, such administrative fee may be charged to the Purchaser on the Closing Date or at the time such direct deposit or cheque is not honoured or accepted by the Purchaser's bank for any reason as aforesaid;
- (f) the amount of the development charges and education development charges paid by the Vendor with respect to the Property pursuant to the Development Charges Act, the Education Act or any successor or replacement legislation in excess of the amount of the development charges and education development charges that would have been payable by the Vendor with respect to the Property if same had been paid on November 1st, 2021, plus, Applicable Taxes thereon. If the amounts owing under this subsection are attributable, assessed against, charged or imposed against the Subdivision as a whole and not against the whole or any part of the Property separately, then the Vendor shall be entitled to a reimbursement for the foregoing, as may be apportioned by the Vendor equally among all lots within the Subdivision or in such other manner as the Vendor may elect, acting reasonably. There shall be no credit or adjustment whatsoever in favour of the Purchaser in the event of any decrease in the amount of development charges and education development charges payable by the Vendor pursuant to the Development Charges Act, the Education Act or any successor or replacement legislation;
- (g) in addition to the amount set out in Section 1(f) above, the amount of any other levies, charges, payments, contributions, fees or assessments, including without limitation, any parks levies, cash-in-lieu of parkland dedication payments, community benefit charges, new development charges, new education development charges, public art contributions and/or impost charges, assessed against or attributable to the Property by the Municipality, a regional municipality, a transit authority, a public or separate school board or any other authority having jurisdiction under the Development Charges Act, the Education Act, the Planning Act and any other existing or new legislation, regulation, bylaw and/or policy of a similar nature, plus Applicable Taxes thereon. If the amounts owing under this subsection are attributable, assessed against, charged or imposed against the Subdivision as a whole and not against the whole or any part of the Property separately, then the Vendor shall be entitled to a reimbursement for the foregoing, as may be apportioned by the Vendor in accordance with Section 1(f) above;
- (h) a \$200.00, plus Applicable Taxes, administrative fee shall be charged to the Purchaser for each sum that the Vendor permits to be paid to the Vendor's solicitor on account of the Purchase Price for the Property by wire transfer. All payments by wire transfer shall be made in strict accordance with the provisions of the Vendor's solicitor's wire transfer form, which may be amended by the Vendor's solicitor from time to time. All payments by wire transfer must also include the Vendor's bank's wiring fee and/or the Vendor's solicitor's bank's wiring fee. Without derogation from any other right or remedy of the Vendor, if such form is not complied with by the Purchaser, the Purchaser shall pay an additional adjustment of \$350.00, plus Applicable Taxes, as an administrative fee per occurrence;
- (i) a \$250.00, plus Applicable Taxes, administrative fee shall be charged to the Purchaser for each deposit cheque in the possession of the Vendor that the Vendor permits to be: (i) exchanged for a replacement cheque or (ii) deposited on a later date than the date indicated on the face of said cheque. The Purchaser acknowledges and agrees that any deposit cheques that are exchanged for a replacement cheque shall, at the sole option of the Vendor, either be destroyed by the Vendor and not be returned to the Purchaser or the Purchaser's solicitor, or be returned by the Vendor to the Purchaser or the Purchaser's solicitor;
- (j) All proper readjustments shall be made after Closing, if necessary, forthwith upon written request. The Vendor and the Purchaser shall not be obliged to make any readjustment of any item in the event that such readjustment is equal to or less than \$25.00. Any monies owing to the Vendor pursuant to such readjustment or as a result of any expenses incurred by the Vendor arising from a breach by the Purchaser of any of the Purchaser's obligations described in this Agreement shall be payable upon written demand by the Vendor and shall bear interest from the date of written demand at the rate of twelve (12%) percent per annum, calculated daily, not in advance and shall be a charge on the Property until paid and such charge shall be enforceable in the same manner as a mortgage in default. The Vendor may reserve a Vendor's Lien or Charge, following the Vendor's usual form, for unpaid purchase monies or adjustments or claims herein provided together with the interest thereon as provided for herein, and the Purchaser covenants and agrees to forthwith pay all costs in relation to said Vendor's Lien or Charge including, without limitation, the Vendor's solicitor's legal fees and disbursements and the cost to register said Vendor's Lien on title to the Property. The Purchaser hereby authorizes and directs the Vendor's solicitor to register such Lien or Charge on title to the Property and furthermore, on or before the Closing Date, the Purchaser shall sign

an acknowledgment and direction and any other documents, if and as required by the Vendor and/or its solicitor, in their sole, absolute and unfettered discretion, in favour of the Vendor's solicitor authorizing and directing the Vendor's solicitor to register such Lien or Charge on title to the Property. The Vendor will upon request deliver to the Purchaser (for registration at the Purchaser's expense) a release of the Vendor's Lien or discharge of the Vendor's Charge after such unpaid purchase monies or adjustments or claims herein provided, as applicable, together with the interest thereon as provided for herein have been received by the Vendor and upon payment of a discharge fee of \$500.00 plus Applicable Taxes;

- (k) The Purchaser shall provide a refundable security deposit in the amount of \$2,000.00 on the Closing Date (the "**Security Deposit**") to secure compliance with the Purchaser's obligations hereunder including, without limitation, the Purchaser's grading and subdivision damage covenants. The Purchaser and/or the Purchaser's designate does hereby agree that at the time of the PDI or such other time as may be set by the Vendor, the Purchaser and/or the Purchaser's designate will attend at the Property and upon such request, the Purchaser and/or the Purchaser's designate and Vendor mutually agree that they will attend at the Property to inspect with the Vendor the services installed by the Vendor or others and to compile a list of all existing damages or defects to the subdivision services, including buried or damaged water boxes and keys, damaged curbs or sidewalks, retaining walls, acoustic barriers, fences and other such applicable services. Such compiled list shall be signed by the Vendor and the Purchaser and/or the Purchaser's designate, and the Purchaser shall not under any circumstances be responsible for the cost of repair, rectification or replacement of such existing damages or defects and the Vendor shall not apply any portion of the Security Deposit paid by the Purchaser in compliance with this Agreement in respect of the repair, rectification or replacement of any such existing damages to the subdivision services. The Subdivider's consulting engineer for this subdivision shall be the authority for the development of the subdivision as a whole and will determine responsibility and damages and costs therefore and in the event that the Vendor's consulting engineer determines the responsibility for the cost of repair, rectification and/or replacement is that of the Purchaser, then the Vendor will charge the Purchaser accordingly, save and except for those items listed on inspection as noted herein and the Purchaser agrees to abide by such engineer's decision and the Vendor will deduct the cost of such repair, rectification or replacement from the Security Deposit relevant thereto. Should the cost of such repairs, rectification or replacement EXCEED the value of the Security Deposit, then the Vendor shall be entitled to compensation from the Purchaser for the difference between the Security Deposit and such costs and the Purchaser shall pay such shortfall amount upon demand by the Vendor. The Security Deposit, (or any balance thereof after applicable deductions as herein described) shall be released to the Purchaser(s) named in this Agreement AFTER the event of municipal assumption of subdivision services;
- (l) In the event the Vendor has undertaken an obligation for subdivision esthetic enhancement such as boulevard treatment or improvement, or landscaping (including tree planting), or Subdivision entrance features, or corner lot fencing, or fences or retaining walls, in the Subdivision, the Purchaser shall reimburse the Vendor as to the cost thereof for the Property, the cost to be absolutely determined and apportioned by the Vendor, said funds to be capped at no more than \$400.00, plus Applicable Taxes;
- (m) \$2,000.00 plus Applicable Taxes if the Property has a single driveway for the top coat of asphalt on the subject driveway and/or \$2,750.00 plus Applicable Taxes if the Property has a double driveway for the top coat of asphalt on the subject driveway;
- (n) an amount paid by the Vendor to the Municipality and/or other governmental authority with respect to "Blue Boxes" or other recycling programs plus Applicable Taxes, such amount to be absolutely determined by statutory declaration sworn on the part of the Vendor shall be reimbursed to the Vendor;
- (o) The fee, plus Applicable Taxes, paid by the Vendor to Canada Post for the provision of mail delivery services to the Property by way of a central mailbox shall be reimbursed to the Vendor on the Closing. Said fee to be capped at no more than \$250.00 plus Applicable Taxes;
- (p) In the event the Vendor has provided the Purchaser with a building or foundation survey, the Purchaser shall pay the Vendor same in the amount of \$500.00, plus Applicable Taxes as an adjustment on Closing; and
- (q) if requested by the Vendor or the Electricity Provider (as defined below), then the Purchaser agrees to enter into or assume a contract with the provider of electricity and/or the party monitoring consumption of electricity to the Property (the "Electricity Provider"), on the Electricity Provider's form, for the provision and/or metering of electricity services to the Property. The fees, costs and charges (including, without limitation, any rental, security deposit, administration, commodity and non-commodity fees/charges) for such electricity services and/or for monitoring consumption of same shall be adjusted for the month of Closing with the Purchaser being responsible for such fees, costs and charges from and after the Closing Date;
- (r) if requested by the Vendor or the Water Provider (as defined below), then the Purchaser agrees to enter into or assume a contract with the provider of water and/or the party monitoring consumption of water to the Property (the "Water Provider"), on the Water Provider's form, for the provision and/or metering of water services to the Property. The fees, costs and charges (including, without limitation, any rental, security deposit, administration, commodity and non-commodity fees/charges) for such water services and/or for monitoring consumption of same shall be adjusted for the month of Closing with the Purchaser being responsible for such fees, costs and charges from and after the Closing Date; and
- (s) if requested by the Vendor or the Gas Provider (as defined below), then the Purchaser agrees to enter into or assume a contract with the provider of gas and/or the party monitoring consumption of gas to the Property (the "Gas Provider"), on the Gas Provider's form, for the provision and/or metering of gas services to the Property. The fees, costs and charges (including, without limitation, any rental, security deposit, administration, commodity and non-commodity fees/charges) for such gas services and/or for monitoring consumption of same shall be adjusted for the month of Closing with the Purchaser being responsible for such fees, costs and charges from and after the Closing Date.

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

## 2. **SUBDIVISION MATTERS**

- (a) The Vendor, the subdivider (the "**Subdivider**") of the plan of subdivision in which the Property is situate or their servants or agents may, for such period after Closing as is designated by the Subdivider and/or Vendor, enter upon the Property at all reasonable hours to enable completion or correction of sodding, fencing, corner lot screens or fences, subdivision aesthetic enhancement features, to inspect, repair, complete or rectify construction, grade and undertake modifications to the surface drainage, including installation of catch basins, without liability therefor, and the Transfer/Deed may contain such provisions.
- (b) The Purchaser will not alter the grading of the Property contrary to the municipally approved drainage pattern, and provided that lot grading has been completed in accordance with the municipally approved drainage and/or grading control plan, the Purchaser is estopped both from objecting thereto and from requiring any amendments thereto. If the Vendor has not undertaken to pave or finish the driveway pursuant to this Agreement, the Purchaser shall not pave or finish the driveway without the prior written consent of the Vendor and the prior written consent of the Subdivider and the Municipality, if required by a subdivision agreement or any other municipal agreement. Following such approval and prior to completing the driveway, the Purchaser shall notify the Vendor in writing so that water keys/boxes can be located and raised, if necessary. The Purchaser covenants and agrees not to damage or alter any subdivision service, and shall be liable for the cost of rectification of any such damage or alteration, and in the event same is not paid upon demand, the Vendor shall have the right to register

a lien on title to secure such payment. The Purchaser agrees that neither the Purchaser(s) nor their successors or assigns shall construct or install a swimming pool, hot tub, underground sprinkler system, fencing, decking, curbs, retaining walls, landscape rocks, trees, shrubs, gazebos or other structures, nor shall the Purchaser alter or widen the driveway upon the Property until after the event of municipal assumption of subdivision services, and after the Purchaser has made due application for (if applicable) any permits required for such work to the Municipality or any other authority with jurisdiction. The Purchaser agrees to remove such additions and/or improvements at its own cost upon the Vendor's request, failing which the Vendor may remove same at the Purchaser's expense. Any changes to the grading in contravention of the foregoing by the Purchaser shall result in the forfeiture of the Security Deposit and the Purchaser reimbursing the Vendor for any costs over and above the Security Deposit resulting from the Purchaser's contravention of the foregoing.

- (c) The Purchaser and/or the Purchaser's designate does hereby agree that at the time of the PDI or such other time as may be set by the Vendor, the Purchaser and/or the Purchaser's designate will attend at the Property and upon such request, the Purchaser and/or the Purchaser's designate and Vendor mutually agree that they will attend at the Property to inspect with the Vendor, from time to time, the services installed by the Vendor or others and to compile a list of all existing damages or defects to the Subdivision services, including buried or damaged water boxes and keys, damaged curbs or sidewalks, retaining walls, acoustic barriers, fences and other such applicable services. Such compiled list shall be signed by the Vendor and the Purchaser and/or the Purchaser's designate. The Vendor's consulting engineer for this Subdivision shall be the authority for the development of the Subdivision as a whole and will determine responsibility and damages and costs therefore and in the event that the Vendor's consulting engineer determines the responsibility for the cost of repair, rectification and/or replacement is that of the Purchaser, then the Vendor will charge the Purchaser accordingly for such costs of repair, rectification and/or replacement.
- (d) The Purchaser acknowledges that construction of the Dwelling may be subject to the requirements of the architect appointed by the Subdivider and/or the Vendor (collectively the "**Subdivider's Architect**") and the Purchaser agrees to accept the Property subject to any changes, variations or restrictions now or hereafter imposed by the Subdivider or Subdivider's Architect.
- (e) The Purchaser acknowledges that the dimensions of the Property and that the exterior design of the Dwelling set out in this Agreement or on any schedule attached hereto or shown on drawings or plans made available to the Purchaser on site or otherwise are approximate only. In the event the exterior design of the Dwelling and/or the frontage, depth or area of the Property is varied from those specified in the Agreement, or on any schedule attached hereto or shown on drawings or plans made available to the Purchaser on site or otherwise, as aforesaid, or any or all of the foregoing and provided the Property complies with municipal and other governmental requirements including zoning by-laws, the Purchaser agrees to accept all such variations without claim for abatement in the Purchase Price and this Agreement shall be read with all amendments required thereby. In addition to the foregoing, if minor variations to the size of the Dwelling including internal dimensions of any areas are made to the Dwelling the Purchaser shall accept such minor variations without any abatement to the Purchase Price. The Purchaser is notified of the following statement pursuant to the requirements of the applicable Home Construction Regulatory Authority Directive: "Note: Actual usable floor space may vary from the stated floor area".
- (f) All exterior elevations and colours are architecturally controlled and approved. No changes whatsoever will be permitted to the aforementioned prior to assumption of the Subdivision by the Municipality, and the Purchaser hereby acknowledges notice of same and agrees to accept the exterior elevation and colour scheme as architecturally controlled and approved. Any changes to the aforementioned by the Purchaser shall result in the forfeiture of the Security Deposit and the Purchaser shall reimburse the Vendor for any costs over and above said deposits resulting from the aforementioned Purchaser's changes.
- (g) The Purchaser acknowledges and agrees that in the event the Dwelling being purchased herein is a semi-detached or townhouse dwelling unit, the lot or block upon which such dwelling unit is constructed will not necessarily be divided equally but may instead be divided in unequal proportions. The Purchaser agrees to accept any such unequal division of such lot or block.
- (h) Subdivision esthetic enhancements such as boulevard treatments, landscaping (including tree planting), entrance features, or corner lot fencing, or fences or retaining walls may be erected/placed/installed within the Subdivision in accordance with municipally approved plans. Such subdivision esthetic enhancements may not necessarily apply to/benefit all dwellings within the Subdivision. The erection/placement/installation and/or spacing of subdivision esthetic enhancements such as municipal trees and/or privacy fencing may be sporadic in accordance with municipally approved plans and the overall design objectives of the Municipality/Subdivider. Purchasers who do not receive/benefit from any subdivision esthetic enhancements such as a municipal tree or privacy fencing are not entitled to any refund/abatement of any sums payable to the Vendor hereunder. In the event this Agreement, any schedule hereto or other matter obligates the Vendor to install or provide any of the features set out herein, such matters will be provided and installed at the times determined by the Vendor and shall not comprise outstanding deficiencies or matters with respect to the completion of the Dwelling, and the Purchaser specifically acknowledges, covenants and agrees that any such features shall be installed at the times determined by the Vendor in its sole and absolute discretion.

### 3. CONSTRUCTION

- (a) The Vendor will construct (if not already constructed) and complete upon the Property a dwelling (the "Dwelling") of the type hereinbefore indicated in accordance with the plans of the Vendor therefore and filed or to be filed with the Municipality in order to obtain a building permit and the specifications set out in Schedule "SK" annexed hereto. The Dwelling shall be deemed to be completed for the purposes of Closing when the requirements of the Tarion Addendum and Statement of Critical Dates have been met and the Purchaser agrees in such case to close this transaction without holdback of any part of the Purchase Price, on the Vendor's undertaking given pursuant to section headed "COMPLETION AND ONTARIO NEW HOME WARRANTIES INSPECTION" hereof to complete the Dwelling, and the Purchaser hereby agrees to accept the Vendor's covenant of indemnity regarding lien claims which are the responsibility of the Vendor, its trades and/or suppliers, in full satisfaction of the Purchaser's rights under the Construction Act, and will not claim any lien holdback on the Closing Date. If by reason of "Unavoidable Delay" as defined in or as otherwise permitted by the Tarion Addendum and Statement of Critical Dates the Vendor is required to extend Closing, the Vendor shall be entitled to extend the Closing provided the Vendor complies with the provisions of the Tarion Addendum and Statement of Critical Dates in respect of such extensions. The Dwelling shall be deemed to be completed when all interior work has been substantially completed as determined by the Vendor and provided that the provisions of paragraph 9 of the Tarion Addendum and Statement of Critical Dates attached hereto have been complied with. The Purchaser agrees to complete this transaction notwithstanding any claims submitted to the Vendor and/or Tarion or otherwise in respect of apparent deficiencies or incomplete work.
- (b) Acceptance of construction, siting and grading by the Municipality shall conclusively constitute acceptance by the Purchaser. The Vendor shall have the right to substitute materials for those designated in the plans and/or specifications provided the quality is equal or better, and also to make minor changes in plans, siting and specifications, provided there is no objection from the Municipality.
- (c) The Purchaser acknowledges and agrees that architectural control of external elevations, driveway construction and location, boulevard tree planting, landscaping, acoustical barriers, corner lot fencing (including the location of such acoustical barriers and corner lot fencing), exterior colour schemes, corner lot and rear lot treatments, or any other matter external to the Dwelling designed to enhance the esthetics of the community as a whole, may be imposed by the Municipality and/or the Vendor/Subdivider. In the event the Vendor is required, in compliance with such architectural control requirements, to construct an external elevation for this Dwelling other than as specified in this Agreement, or amend the driveway construction, boulevard tree planting or landscaping plan for this Dwelling (all of which is hereinafter referred to as the "Amended Elevation"), the Purchaser hereby irrevocably authorizes the Vendor to complete the Dwelling herein including the required Amended Elevation, and the Purchaser hereby irrevocably agrees to accept such Amended Elevation in lieu of the elevation



specified in this Agreement. The Vendor shall have the right, in its sole discretion, to construct the hereinbefore described Dwelling either as shown on the sales brochures, renderings and other plans and specifications approved by the Municipality or any other authority having jurisdiction over same, or, to construct such Dwelling on a reverse mirror image plan, including reversal of garage siting and reversal of interior floor plan layout. Construction of a reverse mirror image Dwelling plan is hereby irrevocably accepted by the Purchaser without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligations as to construction of the Dwelling type hereinbefore described. Further, in the event the Vendor determines, at its sole discretion, to construct the Dwelling at a grade level different than as depicted in the plans or drawings attached hereto, sales brochures, renderings or any other plans and specifications whether or not approved by the Municipality or any other authority having jurisdiction over same, necessitating a step, landing or series of steps to the front door, side door, rear door, or any door from the garage to the interior of the Dwelling (notwithstanding that such step, landing or series of steps may encroach into the garage parking area and/or affect the interior floor area of the dwelling adjacent to such step, landing or series of steps) or to relocate and/or remove any side door, rear door or door from the garage to the interior of the Dwelling, the Purchaser hereby irrevocably agrees to accept such changes without any right of abatement of Purchase Price and in full satisfaction of the Vendor's obligation as to construction of the Dwelling type hereinbefore described.

- (d) The Purchaser hereby acknowledges that complete engineering data in respect of the Municipally approved final grading of the Property may not, as yet, be complete and accordingly, it may not be possible to construct a Dwelling with a walk-out basement, look-out or rear deck where so indicated in this Agreement, or vice versa. In the event this Agreement calls for a walk-out basement, look-out or rear deck and such is not possible or reasonable in the Vendor's opinion or in the event this Agreement does not call for a walk-out basement, look-out or rear deck and such is required, pursuant to final approved grading and engineering plans, the Purchaser shall accept a credit in the Purchase Price, or, pay the additional cost involved in constructing such walk-out basement, look-out or rear deck, as the case may be (such costs shall be absolutely determined by the Vendor).
- (e) The Purchaser acknowledges that certain lots within the subdivision may, at the Vendor's sole, absolute and unfettered discretion, require catch basins in the rear or front yard and associated leads, drainage systems, weeping pipe/sump pump systems, retaining walls, fencing, landscaping, sidewalks and other subdivision enhancement features, and the Purchaser covenants and agrees that in the event the Property contains any of the foregoing items, on/after the Closing Date, the Purchaser shall maintain all such items in proper working condition. Additionally, the Purchaser is advised that electricity transformers, super mailbox, telecommunication pedestals, street light poles and hydrants may front onto or be located within certain lots (including the Property) within the Subdivision. The Purchaser agrees to accept the Property subject to any catch basins and associated leads, drainage systems, weeping pipe/sump pump systems, retaining walls, fencing, landscaping, sidewalks and other subdivision enhancement features, and that electricity transformers, super mailbox, telecommunication pedestals, street light poles and hydrants required pursuant to the municipally approved plans, and the Purchaser covenants and agrees to maintain all foregoing items in proper working order in the event the Property contains such items.
- (f) In the event the Purchaser completes this transaction and occupies the Dwelling at a time prior to the Vendor completing all of its work or construction within the Subdivision, the Purchaser covenants and agrees to permit the Vendor and its agents and subtrades to enter upon the Property for the purposes of completing work on the Property, an adjoining property or other properties in the Subdivision and the Purchaser shall not interfere with any work or construction being so performed by the Vendor, the Subdivider and their agents and subtrades. The Purchaser agrees that this covenant may be pleaded by the Vendor as an estoppel to any action or opposition by the Purchaser.
- (g) The Purchaser covenants and agrees that the Purchaser shall pay to the Vendor for all extras, upgrades or changes ordered by the Purchaser in accordance with the terms of any documents/agreements pertaining to the purchase of said extras, upgrades or changes and the Purchaser further acknowledges and agrees that such payment is non-refundable in the event that this transaction is not completed as a result of any default hereunder of the Purchaser. Until such payment is made by the Purchaser in full, the Vendor will not commence the installation of any such extras, upgrades or changes ordered. Payment for extras, upgrades or changes ordered by the Purchaser may be required prior to the Vendor's confirmation of the cost of such extras, upgrades or changes. The price and/or cost of such extras, upgrades or changes is not included in the Purchase Price. Any and all payments that the Purchaser makes towards the price and/or cost of such extras, upgrades or changes shall be treated as a further deposit and not as partial payment of the price and/or cost of such extras, upgrades or changes or partial payment of the Purchase Price. Notwithstanding anything herein contained to the contrary, the Purchaser acknowledges and agrees that if, upon 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 or credited to the Purchaser that portion of the amount paid by the Purchaser in connection with such extras, upgrades or changes allocated to those extras, upgrades or changes which remain incomplete in whole or in part as aforesaid, as determined by the Vendor. The Purchaser further acknowledges and agrees that the amount so paid to the Purchaser (or for which, in the alternative, in the Vendor's discretion, the Purchaser received credit in the Statement of Adjustments) shall be accepted by the Purchaser as full and final settlement of any claim by the Purchaser with respect to the extras, upgrades or changes which remain incomplete as aforesaid. The Purchaser further acknowledges that the Vendor's liability with respect to such incomplete extras, upgrades or changes shall be limited to the return of the amounts referred to aforesaid and, thereafter, there shall be no further liability upon the Vendor in connection with such incomplete extras, upgrades or changes and upon such payment being made or credit being given, the Vendor shall be released from any and all obligation, claims or demands whatsoever with respect to such incomplete extras, upgrades or changes. In the event the Purchaser neglects to advise the Vendor forthwith upon request as to the Purchaser's selection of finishing specifications, or orders any extras, upgrades in interior finishings, or performs any work in or about the Dwelling which causes delay in the Vendor's construction operations, the Vendor may require the Purchaser to complete this transaction on the Closing Date herein set out without holdback of any part of the Purchase Price, on the Vendor's undertaking to complete any of the Vendor's outstanding work.
- (h) The Vendor is not responsible for shade difference occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, floor tiles, roof shingles, brick, cement board, aluminum or vinyl siding, bath tubs, water closets, sinks, stone, stucco and other such products where the product manufacturer establishes the standard for such finishes. The Vendor is also not responsible for colour variations or variations in material characteristics or features such as veining, grain or grain direction, knotting etc. in natural products or the finishes on natural products such as but not limited to marble, granite, hardwood flooring, kitchen cabinets, wood stair railings, steps, spindles, trim, nosings, thresholds as well as stains or finishes applied to any of the aforesaid which colours may vary when finishes are applied to them. Nor shall the Vendor be responsible for shade difference in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product such as but not limited to toilet seats, toilets, bathtubs, cabinet finishes and paint and in these circumstances the product as manufactured shall be accepted by the Purchaser. Purchaser acknowledges and agrees that (i) carpeting may be seamed in certain circumstances and said seams may be visible; (ii) hardwood, laminate or other flooring materials may react to normal fluctuating humidity levels contributing to gapping or cupping, and (iii) there may be different levels of flooring which may require transition strips, nosings or thresholds, and the Purchaser agrees that in any of the foregoing eventualities are considered to be acceptable by industry standards and the Purchaser shall make no claim whatsoever against the Vendor in the event of same.
- (i) All dimensions and specifications on sales brochures and other sales aides are artists' concepts only and are approximate and subject to modification without prior notice at the sole discretion of the Vendor in compliance with the Ontario Building Code. The designation of door swings, including entrance doors and doors from the garage to the interior of the Dwelling, if any, in any schedules attached hereto or sales brochures and other sales aides are conceptual only and are subject to modification without prior notice at the sole discretion of the Vendor. The Purchaser acknowledges and agrees that attic hatches or access points may be located within any location determined by the Vendor in its sole discretion, including without limitation, within any hallway, room, closet or interior wall. In the case of the purchase of a townhome by the Purchaser (if applicable) the Purchaser acknowledges that: the concept plans displayed in the sales office and/or in promotional brochures



or media (including any websites), do not necessarily represent any specific block to be built by the Vendor; the Vendor has not artistically rendered all block scenarios and combinations of model types available; final block plans will feature similar but not necessarily identical architectural details; variances from block to block will reflect, amongst other things, the number of lots in respective blocks, final siting combinations of actual model types within respective blocks, roof designs that evolve in conjunction with the combination of various model types constituting specific blocks, unit stepping due to grading within respective blocks and the location of required partywalls and firewalls (if applicable) per respective block plan. The location of mechanical installations, structural posts and beams may not be as shown (or not shown, as the case may be) on sales documentation and will be located in accordance with approved plans and/or good construction practice and may result in room size or garage size reduction caused by the mechanicals being installed. The Purchaser acknowledges being advised by the Vendor that the Vendor has experienced a high rate of theft of air-conditioning units when they are installed prior to the Closing Date. Accordingly, the Purchaser acknowledges that if the Agreement herein calls for the Vendor to install an air-conditioning unit, the Vendor has the right to install that unit, in accordance with the Agreement, within thirty (30) days after the Closing, weather permitting. The Purchaser shall not be entitled to any holdback on account of the Purchase Price notwithstanding that the air-conditioning unit is not installed at the Closing Date.

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

#### 4. RENTAL EQUIPMENT

The Purchaser acknowledges that while it may not currently be the express intention of the Vendor to have any equipment servicing the Property (save and except the hot water heating system and related equipment, which will be rented pursuant to the provisions of Schedule "REN") (the "Equipment") rented to the Purchaser, the Purchaser acknowledges and agrees (i) that certain Equipment may, at the sole, absolute and unfettered discretion of the Vendor, be rented to the Purchaser and the Purchase Price shall not be adjusted to reflect the fact that the Equipment shall remain chattel property, (ii) the Purchaser shall execute such rental documents as may be required by the Vendor, in its sole, absolute and unfettered discretion and such executed documents shall be delivered to the Vendor (or as it may otherwise direct) at such times as the Vendor may require, in its sole, absolute and unfettered discretion; and (iii) the terms of the rental documents may (or may not) contain buy-out options allowing the Purchaser to purchase the Equipment.

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

#### 5. COMPLETION AND ONTARIO NEW HOME WARRANTIES INSPECTION

- (a) The Purchaser or its designate shall inspect the Dwelling, such inspection hereinafter referred to as the Pre-Delivery Inspection (the "PDI") prior to the Closing Date with a representative of the Vendor at a time appointed by the Vendor and the parties shall indicate on the face of the Warranty Act's Certificate of Completion and Possession Form (the "Certificate"), the approval of the Purchaser, which shall be subject only to the completion of seasonal work, and any items uncompleted, and listed thereon (or on an addendum thereto), and save as to such list the Purchaser shall be conclusively deemed to have accepted the Dwelling as complete in accordance with this Agreement. On or before the PDI, the Purchaser shall access and review all materials within the online Learning Hub of Tarion Warranty Corporation ("Tarion"), including, without limitation, any and all modules, brochures and/or other materials. The Vendor will complete all matters set out in the said Certificate as soon as reasonably practicable. Further, the Vendor agrees to rectify any defects in materials or workmanship covered by the Warranty Act's warranty issued to the Purchaser as soon as reasonably practicable after the same will have been called to the Vendor's attention by notice in writing and in accordance with the guidelines of Tarion. Except for the aforementioned inspection with the Vendor's representative, the Purchaser shall not enter (and shall not direct or cause anyone to enter) the Property and the Dwelling until the Purchaser has completed the Purchaser's obligations under this Agreement on the Closing Date. The Purchaser shall provide the Vendor with written notice, at least 5 days prior to the date appointed by the Vendor for the PDI, irrevocably appointing the Purchaser's designate, if any. If the Purchaser appoints a designate to the PDI, the Purchaser acknowledges and agrees that the Purchaser shall be bound by all of the documentation executed by such designate to the same degree and with the force and effect as if executed by the Purchaser directly. Furthermore, the Purchaser acknowledges that the Purchaser shall execute any confirmation or statements if and as required by the Vendor from time to time confirming the Purchaser has reviewed the online Learning Hub.
- (b) The completion of the foregoing inspection and the preparation and endorsement of the Certificate are conditions of the Vendor's obligation to complete this transaction. Failure by the Purchaser to attend at the appointed time for the inspection and to complete the Certificate shall be deemed to be a default by the Purchaser under this Agreement. The Vendor, at its sole option, may thereupon either terminate the transaction in accordance with the provisions set out in the paragraph(s) headed "Contract and Default" herein, or may elect to complete the Certificate on behalf of the Purchaser. The Purchaser hereby irrevocably nominates, constitutes and appoints the Vendor or any of its authorized signing officers to be and act as the Purchaser's lawful attorney in the Purchaser's name, place and stead for this purpose.
- (c) The Purchaser agrees to forthwith upon request do all acts and execute and deliver all documents, both before and after Closing, as may be required by the Vendor or the relevant municipality (the "Municipality") in connection with the acceptance of the subdivision as a whole by the Municipality.

- (d) Keys will be released to the Purchaser at the construction site or the sales office or from any other location designated by the Vendor, as the Vendor in its sole, absolute discretion determines, unless otherwise specifically agreed in writing between the Vendor and the Purchaser. The Purchaser agrees that the Vendor's advice that keys are available for release to the Purchaser constitutes a valid tender of keys on the Purchaser. Upon completion of this transaction, if the Purchaser fails to attend to pick up the keys by five o'clock (5:00) p.m. on that day, the Vendor may retain the keys and release same to the Purchaser on the next business day (in this Agreement the term "business day" or "business days" shall mean Monday to Friday, excluding statutory holidays in the Province of Ontario).
- (e) Notwithstanding what may otherwise be expressed in this Agreement, the Vendor covenants that on the Closing Date a written warranty in the Warranty Act standard form will be requested by the Vendor from the administrator of the Warranty Act. The Purchaser agrees to accept such warranty in lieu of any other warranty or guarantee, expressed or implied, it being understood and agreed that there is no representation, warranty, guarantee, collateral agreement or condition precedent to, concurrent with, or in any way affecting this Agreement or the Property other than as expressed in the Warranty Act.
- (f) Notwithstanding the foregoing or anything contained in the said warranty, the Purchaser waives any right to any claim against the Vendor for damage to any ceilings or walls due to normal shrinkage and the Purchaser agrees that this Agreement may be pleaded by the Vendor in estoppel of any such claims by the Purchaser.
- (g) The Purchaser hereby releases the Vendor from any liability whatsoever in respect of water damage caused to the Purchaser's improvements, if any, and chattels stored in the Property, and acknowledges and agrees that the Vendor shall not be liable or responsible for any damage to improvements, chattels or décor caused by shrinkage, twisting or warpage, nor for any secondary or consequential damages whatsoever resulting from any defects in materials, design or workmanship related to the Property, nor for any item requiring rectification or completion in respect of which the Purchaser has attempted to complete or rectify on his own, and the Vendor's only obligation shall be to rectify any defects pursuant to the terms of this Agreement. The Purchaser agrees to remove at the Purchaser's expense any finishes and/or improvements made by the Purchaser as requested by the Vendor in order to enable the Vendor to do any completion or rectification work. In addition, if the Purchaser orders the installation of engineered flooring, laminate or a similarly offered product within the kitchen, the Purchaser acknowledges and agrees that product warranties and responsibilities of the Vendor will not extend to: (a) water damage; (b) damage from the installation and/or movement of appliances; and (c) other kitchen related issues arising from such installation.
- (h) The Purchaser acknowledges that the Property will be constructed to at least the minimum Ontario Building Code requirements. The Purchaser covenants and agrees the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials than what may be expressed herein or in the Warranty Act. The Purchaser hereby covenants and agrees with the Vendor that the Purchaser shall not, directly or indirectly, through any party whatsoever make any claim of any type whatsoever against the Vendor in respect of the Property or any other matter relating to the Property other than a claim pursuant to the Warranty Act. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or the Purchaser's successors in title against the Vendor.

## 6. CONVEYANCE

In the event the Vendor is unable to deliver to the Purchaser on or before Closing a conveyance of the Property free and clear of all encumbrances save as may be provided for in this Agreement, for any reason whatsoever, the Vendor at its option may require the Purchaser to pay the Vendor the balance due on Closing, which shall be deposited with the Vendor's solicitors in trust, with the interest earned to the benefit of the Vendor, and take possession of the Property on the Vendor's undertaking to deliver a conveyance in accordance with the provisions of this Agreement within such period as the Vendor may require and execute the Vendor's Possession Undertaking. From and after the date of possession the Purchaser shall be responsible for realty taxes, water, electricity, gas and other public or private utilities and payment to the Vendor of interest on the unpaid Purchase Price at the same rate of interest that the Purchaser is being charged by the Purchaser's lender as confirmed by the Purchaser providing to the Vendor's solicitor a copy of the Purchaser's mortgage commitment. The parties further agree that upon the Vendor delivering to the Purchaser a conveyance in accordance with the terms of this Agreement, the monies held in trust shall be released to the Vendor and any further adjustments that may be required shall be made at the time of the delivery of the conveyance. The Vendor's solicitor shall undertake to the Purchaser not to release such monies to the Vendor until the Vendor has delivered a conveyance to the Purchaser in accordance with the terms of this Agreement.

## 7. TITLE

- (a) Provided the title is good and free from all encumbrances except as herein provided, and except as to building and other restrictions, and to any easement or right-of-way granted or to be granted for installation and/or maintenance of services, telecommunication, cable television systems, and all related or appurtenant equipment, mutual driveways, and for maintenance and repair of adjoining dwellings, if applicable. Furthermore, title to the Property may be subject to encroachments by portions of the buildings located on abutting lands, including eaves, eavestroughing, downpipes, or other attachments to the roofs, footings, drainage pipes, utility meters and other projections of the buildings, and the Purchaser further acknowledges that portions of the Dwelling may encroach onto abutting lands where the right to do so exists. The Purchaser accepts legal access to the subject Property even though it may be restricted by 0.3 metre reserves owned by the Municipality and not yet dedicated as public highway. The Purchaser is not to call for the production of any title deeds, abstract or other evidence of title except as are in the possession of the Vendor. The Purchaser is to be allowed 60 days prior to the Closing, to examine the title at the Purchaser's own expense and if, within that time, any valid objection to title is made in writing to the Vendor which the Vendor shall be unable or unwilling to remove and which the Purchaser will not waive this Agreement shall, notwithstanding any intermediate act or negotiations be void and the deposit monies shall be returned, with interest, and the Vendor and the Broker shall not be liable for any damages or costs whatsoever. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Property. The Purchaser acknowledges and agrees that the Vendor shall be entitled to respond to some or all of the requisitions submitted by the Purchaser through the use of a standard title memorandum or title advice statement prepared by the Vendor's solicitors and that the same shall constitute satisfactory manner of responding to the Purchaser's requisitions. Further, the Purchaser agrees that in the event that any valid requisition is not sufficiently answered by the Vendor, then the requisition shall be deemed sufficiently answered if a title insurance policy, available for issuance to the Purchaser by any company which issues title insurance policies in Ontario, would insure over the title matter which is being requisitioned.
- (b) The Purchaser agrees to accept the Property subject to municipal regulations and restrictions now or hereafter affecting the ownership or use of the Property and the Purchaser shall observe and comply with the said regulations and restrictions and with the terms and obligations imposed by any subdivision or development agreement. The Purchaser agrees to accept title to the Property subject to any easements or licences for the installation of the maintenance of public or other utilities including, without limitation, telephone, electricity, gas, sewer, sump pumps, water and cable television, as well as any rights or easements reserved by the Vendor and/or granted in favour of other lands for maintenance purposes, drainage and roof overhangs, downpipes, footings, drainage pipes, sump pumps, utility meters and other projections of the Dwelling, if necessary on or about the Property. The Purchaser shall also accept title to the Property subject to any rights of entry in favour of the Subdivider, the Vendor, the Municipality or any other utility/service provider or public or private governmental authority. The Purchaser shall execute any easements required for the said purposes upon being requested by the Vendor both before or after Closing. The Purchaser acknowledges that the Transfer/Deed of the Property may reserve such rights and easements. In the event the Municipality or any other governmental authority or the Vendor requires the granting of maintenance and/or private drainage easements which have not been created on or before Closing, the Purchaser shall execute and deliver to the Vendor on Closing an Acknowledgement and Direction authorizing and directing the Vendor to register after Closing any such easements on behalf of the Purchaser. The Purchaser agrees to accept title to the Property subject to any easements, rights of way, licenses, agreements with the local municipality, regional or county municipality or other tier of municipal government having jurisdiction with respect to future services to be installed, or any other purpose.

- (c) In the event the Property abuts land owned by any government, utility, or railway such authority may require fences, entrance gates or other structures to be located within the Property line and the Purchaser agrees to accept same and agrees to maintain same, if required by such authority.
- (d) The Purchaser acknowledges that title may be conveyed directly from the Subdivider of the lands or from another person or entity (the "Transferor"), and not the Vendor, and the Purchaser hereby releases the Subdivider or Transferor, as the case may be, from all obligation, liability and responsibility whatsoever arising out of or associated with this Agreement, the construction of the Dwelling, the installation of all other improvements within the lot boundaries and the conveyance of title to the Property to the Purchaser, and the Purchaser agrees to execute and deliver on Closing a separate acknowledgment and release in favour of the Subdivider or Transferor, as the case may be, to this effect. Furthermore, in the event that the Vendor is not the registered owner of the Property, the Purchaser agrees to accept a conveyance of title from the registered owner in lieu of the Vendor's and the Purchaser acknowledges and agrees that the consideration shown on the transfer of title is the consideration paid by the Purchaser to the Vendor and not to such registered owner, and that such registered owner has no contractual or other obligation or liability whatsoever to the Purchaser. The Purchaser hereby release(s) such registered owner from all claims, demands, obligations, liability and responsibility whatsoever arising out of or associated with this Agreement, the construction of the dwelling unit and any other improvements by the Vendor upon the above mentioned lands and the conveyance of title to the Purchaser, and the Purchaser agrees to execute and deliver on the Closing Date a separate acknowledgment and release in favour of such registered owner to this effect.
- (e) In the event any mortgages are outstanding on Closing the discharge of which is the Vendor's obligation, the Purchaser agrees to accept the Vendor's solicitor's undertaking to obtain and register the discharge of the same within a reasonable period of time after Closing in full satisfaction of the Vendor's obligation in that regard.
- (f) The Purchaser agrees to confirm the name, address and telephone number of the Purchaser's solicitor to the Vendor or its solicitor in writing no later than ninety (90) days prior to Closing. Should the Purchaser fail to confirm this information and/or during such 90-day period change solicitors, the Purchaser may be charged a fee plus Applicable Taxes on the Statement of Adjustments, as determined by the Vendor and/or its solicitor. The Purchaser agrees to provide the Vendor's solicitor with a written direction as to whom title is to be conveyed no later than sixty (60) days prior to Closing, failing which, the Vendor is hereby directed to convey title to the Purchaser(s) set forth and named in this Agreement. Prior to Closing, the Purchaser covenants not to register this Agreement or any other document on title to the Property.
- (g) If, on or after registration of the Plan of Subdivision or such other land severance or lot creation process, the lot number or municipal address of the Property is changed, the Purchaser agrees to accept such variation in lot number and municipal address and this Agreement shall be read with all amendments required thereby.
- (h) The Purchaser agrees to accept title to the Property subject to any Certificates of Property Use, Notice of Requirement or other notices or directives of any governmental authority, including, without limitation the Ministry of the Environment, provided that the Vendor or the Property, as the case may be, is in compliance thereof.
- (i) The Purchaser agrees to accept title to the Property subject to any easements, rights-of-way, easement agreements and/or any other agreements with or in favour of the Ministry of Transportation and/or other governmental authorities.
- (j) The Purchaser agrees to accept title to the Property subject to any specific and/or blanket easements, right-of-way, easement agreements and/or other agreements with or in favour of utilities, other lots and/or other applicable entities for installation and/or maintenance of services, telecommunication, cable television systems, and all related or appurtenant equipment.
- (k) The Purchaser agrees to accept title to the Property subject to any easements, rights-of-way, easement agreements, development agreements, subdivision agreements or site plan agreements and any other agreements with the Municipality or other governmental body or agency having jurisdiction, applicable by-laws whether registered or not.
- (l) The Purchaser agrees to accept title to the Property subject to any agreement(s), easement(s), covenants and restrictions between or among the Vendor on its behalf and on behalf of the owner(s) of improvements constructed or to be constructed on lands adjoining or in the vicinity of the Property and/or Subdivision.
- (m) **The Purchaser agrees to accept title to the Property subject to any agreement(s), covenants and restrictions that prohibit or restrict, inter alia, any changes to landscaping on the Property and any changes to the esthetics of the external Dwelling features from that as provided by the Vendor.**

## 8. SUBDIVISION/DEVELOPMENT AGREEMENT REQUIREMENTS

- (a) The Purchaser acknowledges and agrees that title may on Closing be subject to one or more subdivision or other development agreements and that the Subdivider has agreed at its own expense to construct, install and pay for roads, sanitary sewers, water mains and all other services in accordance with the requirements of the Municipality, which the Vendor herein is not responsible to construct, install or pay for. The Purchaser agrees that the Vendor shall not be obligated on Closing or thereafter to obtain releases of such subdivision or other development agreements provided that the same have been complied with as of the Closing and the Purchaser shall satisfy himself as to compliance.
- (b) The Purchaser hereby acknowledges receipt of notice from the Vendor that the Vendor and/or the Subdivider or a company (or other entity) related, associated or affiliated with the Vendor, or any entity or person with the consent of the Vendor, may apply for re-zonings, severances, part lot control exempting by-laws, minor variances, site plan approvals, development approvals or official plan amendments or any similar applications with respect to blocks or lots not purchased hereunder as laid down by the Plan of Subdivision or with regard to the lands adjacent to or near the lands laid down by the Plan of Subdivision, the Purchaser and the Purchaser's successors and assigns, shall consent to any such application and agrees that this paragraph may be pleaded as a bar to any objection by the Purchaser to such re-zonings, severances, part lot control exempting by-laws, minor variances, site plan approvals, development approvals, official plan amendments, signage by-law variances, signage approval applications or any similar applications. The Purchaser further acknowledges that the Vendor or a company (or other entity) related, associated or affiliated with the Vendor, or any entity or person with the consent of the Vendor, may make any such application without any further notice to the Purchaser or the Purchaser's successors and assigns. The Vendor shall have the right to remove any objection(s) made by the Purchaser, the Purchaser's successors and assigns, with respect to any such application and the Purchaser shall reimburse the Vendor for all legal fees, expenses and costs that it incurs as a result of such objection(s). The Purchaser covenants to include the provisions of this clause in any conveyance or disposition, other than a charge or mortgage, of the Property and upon request by the Vendor to assign the benefit of such covenant to the Vendor or a company (or other entity) related, associated or affiliated with the Vendor. The Purchaser shall insert this clause in all agreements of purchase and sale and leases in respect of the Property. The Vendor may, at its sole, absolute and unfettered discretion, register a restriction on title to the Property, for such term as determined by the Vendor in its sole, absolute and unfettered discretion, containing the terms of this provision or language similar thereto and/or include same in the transfer/deed to the Property. The Purchaser covenants and agrees to accept title to the Property subject to said restriction and to accept the transfer/deed containing this provision or language similar thereto.
- (c) The Purchaser acknowledges and agrees that the relevant governing authorities and/or any subdivision or development agreements may require the Vendor to provide the Purchaser with certain notices ("Notices"), including, without limitation, notices regarding land usage, landscaping, maintenance of fencing, school transportation, noise and vibration warning resulting from existing or proposed highways and public transportation systems or corridors, railways, garbage, buffers, school pick-up, transit routes, bus-stops and/or shelter locations, in some instances the absence of door-to-door mail delivery, the location of "super mailboxes", and in general, any other matter that may be deemed by the Municipality to inhibit the enjoyment



by the Purchaser of this Property. Such Notices, when available, may be delivered to the Purchaser in accordance with the notice provisions herein and delivery in accordance with any methods described in said notice provisions shall be deemed to constitute appropriate notification of the Purchaser. The Purchaser agrees to be bound by the contents of any such Notices and covenants to execute forthwith upon request, an acknowledgment containing such Notices if and when requested to do so by the Vendor. In the event any subdivision agreement or other development, site plan or similar agreement is not registered as of the date of acceptance of this Agreement, and therefore the Notices are not yet available, or if after they are available, they are amended by the Municipality, or are inadvertently omitted or misquoted by the Vendor and if the Municipality requires the Purchaser to receive a copy of the Notices, then a copy of the Notices as revised as necessary shall be delivered to the Purchaser in accordance with the notice provisions herein and delivery in accordance with any methods described in said notice provisions shall be deemed to constitute appropriate notification. Without limiting the generality of the foregoing, to the extent that any Notices are provided to the Purchaser by the Vendor after this Agreement has been made, such Notices shall be deemed to have been included in this Agreement at the time that this Agreement has been made. The Purchaser acknowledges and agrees that any Notices and warning clauses may be registered on title to the Property, at the sole and absolute and unfettered discretion of the Vendor. Purchasers/tenants are advised that despite the inclusion of noise control features in this development area and within dwellings, noise levels from increasing road traffic from nearby roadways may be of concern occasionally interfering with some activities of the dwelling occupants.

- (d) The Purchaser hereby unconditionally acknowledges that the Purchaser is aware of the above matters and warning clauses and the notices set out in this Agreement and any schedule attached hereto and confirms that the Purchaser does not object, in any manner whatsoever, to any of these matters and warning clauses nor to any of the notices set out in this Agreement or any schedule attached hereto nor will the Purchaser be entitled to raise any objections with respect to the above matters and warning clauses or notices set out in this Agreement and any schedule attached hereto and the Purchaser hereby waives and releases any claims that the Purchaser may have against the Vendor with respect to the above matters, warning clauses and the notices set out in this Agreement and any schedule attached hereto and any additional notices and warning clauses as referred to at a future date.

## 9. DAMAGES BEFORE CLOSING

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

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

## 10. AFTER CLOSING

- (a) In the event that after taking possession of the Dwelling, the Purchaser shall complete and/or install any additions and/or improvements such as, but not limited to, porches, patios, plantings, paved driveways, pool or hot tubs, curbs or fences which are located within 6 feet of an external wall or within any area which interferes with the Subdivider or Vendor installing any required services, the Purchaser will remove such addition and/or improvements within five (5) business days of written request from the Vendor and prior to the Vendor taking any corrective actions which it is required to take.
- (b) In the event that after taking possession of the Dwelling, the Purchaser shall complete and/or install any improvements, additions or alterations thereto, including, but not limited to, finishing basement, wallpapering, cabinetry and/or mouldings and/or finishings, porch finishes, pools or hot tubs, the Purchaser shall be required to remove such improvements, additions or alterations at the Purchaser's own expense, in the event that the Vendor shall be required to carry out any repairs or replacements to the Dwelling in the area of such improvements, additions or alterations.
- (c) The Purchaser acknowledges that grading and sodding shall be done between June and October (weather permitting and subject to availability of supplies) of any year as per the Vendor's scheduling program. The Purchaser agrees that the Purchaser shall be solely responsible for watering and general maintenance of sod from the Closing Date or from the date that sod is laid, whichever shall be the later, and the Vendor shall have no obligation in that regard. In the event the Vendor is, for any reason, required to replace laid sod, the Vendor shall not be obligated to do so until payment has been made therefor by the Purchaser and if so replaced, the Purchaser agrees to reimburse the Vendor for the costs and expenses of same as determined by the Vendor, which costs and expenses may be deducted from the Security Deposit at the Vendor's sole, absolute and unfettered discretion. Further, the Purchaser acknowledges that the order of closing of the Property and/or the order of completion closing of other lots sold by the Vendor is not indicative of the order of sodding of the Property and said other lots.
- (d) The Purchaser covenants to occupy the Dwelling forthwith after Closing. The Purchaser agrees not to finish the whole or any part of the basement of the Dwelling for a period of 24 months after the Closing Date or such longer period which is equivalent to the warranty period under the Warranty Act for basement repairs. The Purchaser hereby releases the Vendor from any liability whatsoever in respect of water damage to basement improvements and chattels stored in basement resulting from water seepage or leakage, including any consequential damages arising therefrom.
- (e) The Purchaser acknowledges that the Vendor has a master key for the subdivision and in the event that the Purchaser wishes to change any locks, the Purchaser may do so, at the Purchaser's own expense, any time after the Closing Date.
- (f) If settlement occurs due to soil disturbances around the Dwelling, the walkways, driveways and sodded areas, all minor settlements shall be the responsibility of the Purchaser, and the Vendor will rectify any major settlement once only, and such work, unless of an emergency nature, will be completed when reasonably feasible and according to the Vendor's work program and availability of materials and tradesmen's services. The Vendor is not responsible for any damage to the Dwelling which the Vendor considers of a minor nature by reason of such settlement.
- (g) No request by the Purchaser for homeowner service will be processed by the Vendor unless such request is in writing other than emergency service, such as no heat, no water or no electricity. In the event the Vendor is requested by the Purchaser to perform a homeowner service call for repairs relating to construction or work performed by the Vendor and the Vendor determines in its sole discretion that such repair is required due to any negligent act or omission either through the neglect or omission of the Purchaser, the Vendor shall not be required to attend to such service call.
- (h) The Purchaser agrees that after Closing, if required by the Municipality or any public or private utility such as the local electric authority, gas company, telecommunication or television system provider the Purchaser will grant an easement for the installation and maintenance of such utilities, including without limitation, for sewers, water mains, lines, electricity equipment and appurtenances, gas equipment and appurtenances, telephone equipment and appurtenances or any other similar installations.

## 11. BREACH OF CONTRACT

- (a) Any breach by the Purchaser of any of the provisions of this Agreement shall entitle the Vendor, in addition to any rights or remedies that the Vendor may have in law or otherwise, to give notice to the Purchaser declaring this Agreement terminated,



whereupon all deposit monies paid hereunder, and any monies paid for extras, shall be forfeited to the Vendor as liquidated damages and not as a penalty.

- (b) The Purchaser represents to the Vendor upon which representation the Vendor has relied in accepting the Purchaser's offer that the Purchaser is purchasing the property for the Purchaser's own personal use and not for short term speculative purposes. Prior to Closing the Purchaser covenants and agrees not to offer, list or advertise for sale, lease or transfer the Property, nor to sell, lease, assign or transfer the Purchaser's interest under this Agreement. The Purchaser further covenants and agrees not to post any signs for sale, or advise others that the Property is or may be available for sale, offer for sale or sell, the Property or to enter into any agreement, conditional or otherwise, to sell the Property, or any interest therein, nor to assign this Agreement or any interest herein, or the benefit thereof, nor to mortgage, deal with or in any way encumber the premises. In no event shall the Purchaser list, allow or cause to be listed for sale, lease, assignment or otherwise the Property or an interest under this Agreement on a listing service system including, without limitation, the Multiple Listing Service ("MLS") or on, by or through any other publication or medium, including without limitation, any form of social media or through any website or application. The Purchaser will not any time prior to completing this transaction, register this Agreement, or any notice thereof, whether by caution or otherwise, or register a notice of Purchaser's lien against the Property. Any breach of the foregoing shall constitute a breach of this covenant which shall, at the Vendor's sole option, entitle the Vendor to terminate this Agreement and the Vendor shall be entitled to retain the deposit monies as liquidated damages and not as penalty in addition to and without prejudice to any other remedy available to the Vendor arising out of such default and the Purchaser shall have no further right to or interest in the Property.

## 12. UNLAWFUL WORKS

- (a) In the event that the Purchaser shall without the consent in writing of the Vendor, enter upon the Property and carry out changes or additions to the Dwelling (the "Unlawful Works") being constructed by the Vendor, the Purchaser will forthwith pay to the Vendor the amount incurred by it in order to correct any damages caused by the installation or existence of the Unlawful Works including, without limiting the generality of the foregoing, time lost by the resulting delays and interest on monies invested, and at the Vendor's option it may declare this Agreement terminated. In addition to the foregoing, if the Unlawful Works shall be determined by any inspector having jurisdiction in that regard as not complying with the statutes, by-laws or regulations applying thereto, the Purchaser shall forthwith carry out any required work to remedy any such non-compliance and failing which, the Vendor, at its option may carry out such work at the expense of the Purchaser which the Purchaser shall pay to the Vendor forthwith upon written request for payment for same and/or at the option of the Vendor, it may declare this Agreement terminated. The Purchaser agrees that anything constructed by the Vendor which is not accessible due to the Unlawful Works shall not be covered under the Warranty Act's warranties.
- (b) In the event that the Vendor shall choose the option as set forth above to declare the Agreement terminated, it shall be entitled to retain the Purchaser's deposit paid plus the value of the Unlawful Works. The parties agree that the damages which may be suffered by the Vendor as a result of the Unlawful Works cannot be assessed monetarily and the retention of the deposit and Unlawful Works, shall be deemed to be liquidated damages and not a penalty. **THE PURCHASER ACKNOWLEDGES THAT THE UNLAWFUL WORKS SHALL NOT BE COVERED UNDER THE WARRANTY ACT'S WARRANTIES.**
- (c) The Purchaser covenants and agrees that it will not be entitled nor permitted and shall at no time enter upon the subdivision or the Property prior to the Closing without the approval of the Vendor. Additionally, the Purchaser covenants and agrees that it shall not enter upon the Property or the subdivision prior to the Closing to supply any material and/or to perform any work or labour to or on the Dwelling or Property respectively. The Purchaser further covenants and agrees that the Vendor will not contract for the supply and installation of extras to the Dwelling to be constructed other than by way of written contract on a specific form supplied by the Vendor for that purpose within fourteen (14) days of the acceptance of this Agreement.
- (d) The Purchaser shall not enter upon the Property at any time without the consent in writing of the Vendor or accompanied by a representative of the Vendor. Failure to comply with the foregoing shall constitute a trespass by the Purchaser on the Property and will entitle the Vendor to bring criminal or civil proceedings for such trespass against the Purchaser. In respect of any entry with the Vendor's prior written consent, the Purchaser agrees to comply with all regulations under the Occupational Health & Safety Act, including the wearing of head and foot protection and such other safety apparel as designated by the Vendor. The Purchaser further agrees to indemnify the Vendor against any damages, losses and fines incurred as a result of non-compliance with this provision by the Purchaser.
- (e) The Vendor in its discretion may invite the Purchasers or one of them as the Vendor deems appropriate to visit and view the Dwelling with a representative of the Vendor prior to drywall installation provided that construction timing and weather conditions permit. The Purchaser covenants and agrees that should such entry be permitted by the Vendor, the Purchaser shall enter the premises at their own risk and the Purchaser agrees to comply with all regulations under the Occupational Health & Safety Act, including the wearing of head and foot protection and such other safety apparel as designated by the Vendor. The Vendor shall supply hard hat and safety boots to Purchasers at no expense to the Purchasers. The Purchasers covenant and agree that the Vendor assumes no responsibility nor any liability for any injury that may occur to any Purchaser and the Purchasers acknowledge and confirm that they assume all liability and responsibility for any injury which they may suffer or incur as a result of such entry. The Purchasers also acknowledge that such entry shall only take place in the presence of and under the supervision of a representative of the Vendor and any visit may be terminated by the Vendor's representative in their sole and absolute discretion. The Purchasers further covenant and agree to execute any form of release prior to such entry that may be required by the Vendor. The Purchaser further agrees to indemnify the Vendor against any damages, losses and fines incurred as a result of non-compliance with this provision by the Purchaser.

## 13. CONTRACT AND DEFAULT

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

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

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

In the event that the person(s) executing this Agreement as Purchaser have done so for a disclosed or undisclosed beneficiary or principal, such person(s) executing this Agreement shall nevertheless be deemed and construed to constitute the personal indemnity of such person(s) so signing

with respect to the obligations of the Purchaser herein and shall be fully liable to the Vendor for the Purchaser's obligations under this Agreement and shall not plead such agency, trust relationship or other relationship as a defence to such liability.

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

#### 14. COLOUR AND MATERIAL SELECTION

- (a) Wherever in this Agreement that the Purchaser has the right to choose colours or materials, the Purchaser shall do so within ten (10) days after notification by the Vendor and the Purchaser shall make the Purchaser's selection of such colours and/or materials, whatever the case may be, from the Vendor's samples by way of an appointment and list same on the Vendor's colour selection form. The Purchaser shall conduct the selection of colours and/or materials in the manner set out by the Vendor in its sole, absolute and unfettered discretion, including without limitation, by electronic mail or similar electronic transmission, mail, personal attendance, video call/video conference, and at a time and location designated by the Vendor in its sole, absolute and unfettered discretion. The Vendor is not responsible for any errors in the selection of colours and/or materials arising from any limitations and/or restrictions in the methods, media, systems and/or technologies used to make such selections. If the Purchaser fails to attend such appointment, or cancels or reschedules such appointment with less than 72 hours notice, the Purchaser shall be charged a fee of \$500.00 plus Applicable Taxes on the Statement of Adjustments.
- (b) In the event that the Purchaser shall desire to select colours or materials from other than the Vendor's samples, the Vendor may, at its sole, absolute and unfettered discretion, allow the Purchaser to negotiate such colours or materials directly with the Vendor or the Vendor's subtrade or supplier. If the Vendor allows for such negotiation, the Purchaser must negotiate such colours or materials directly with the Vendor or the Vendor's subtrade or supplier as directed by the Vendor and attend to payment of any additional cost as a result of such choice to the Vendor or the Vendor's subtrade or supplier directly, as directed by the Vendor.
- (c) In the event that the Purchaser shall have made a choice of colours and/or materials from either the Vendor's samples or otherwise as aforesaid and because of lack of supply or other reasons the installation of such colour choice and material cannot be completed in accordance with the Vendor's construction schedule, the Purchaser shall choose alternate colours and materials within five (5) days of notification by the Vendor and in the event the Purchaser fails to make an alternate selection as aforesaid, the Vendor shall have the option of choosing the colours and materials and the Purchaser shall be obligated to accept same.
- (d) In the event that by the Closing Date the installation of the selected colours and upgraded materials to be performed by the Vendor or its subtrade(s) has not been completed, and as a result thereof the Dwelling has not been completed, then the Purchaser shall, notwithstanding such incomplete work, complete the transaction on the Closing Date and shall pay the full amount required to be paid on Closing in accordance with this Agreement, notwithstanding that an occupancy permit may not be available as a result thereof.
- (e) In the event that the Purchaser shall not have made the Purchaser's selection within ten (10) days after notification by the Vendor or an extended date acceptable to the Vendor, then the Vendor shall have the option of choosing the colours and materials for and on behalf of the Purchaser and the Purchaser agrees to accept same. The Purchaser shall further be charged a fee of \$1,000.00 plus Applicable Taxes on the Statement of Adjustments for the Vendor's administrative fee for choosing colours and materials on behalf of the Purchaser.
- (f) In the event that the Purchaser has installed or has requested the Vendor to install a different floor covering than that which the Vendor would normally install in the dwelling, then the Purchaser agrees that if any defects should come to light for which the Vendor is normally responsible and repairs to which require the removal of the said floor covering, the Vendor will not be responsible to effect such repairs. For purposes of this Agreement "floor covering" shall mean any type of finished floor covering which is normally placed on the sub-floor and without limiting the generality of the foregoing, shall include tile, hardwood, laminate, natural stone, terrazzo, ceramic and porcelain.
- (g) Where omissions occur on the original colour selection sheet, the Purchaser acknowledges that selection by the Vendor will be final.
- (h) The Purchaser agrees that if after having made the original colour and/or materials selections the Purchaser does make a change erroneously or otherwise, the Purchaser will be deemed responsible for all errors resulting from any double selections.
- (i) The Purchaser further agrees that in the event that the Vendor has preselected colours prior to the purchase herein of the Property, the prescribed colours shall be final notwithstanding that the Purchaser may have completed a colour selection/chart.
- (j) In the event that any of the terms and conditions stated on a contract, addendum or schedule requesting extras, upgrades or changes (the "Options and Upgrades Agreement") are in conflict or contradiction of any terms or conditions stated in this Agreement, it is hereby agreed that the terms and conditions stated on the Options and Upgrades Agreement shall take precedence over the terms and conditions of this Agreement provided such provisions do not conflict with the provisions of the Tarion Addendum and Statement of Critical Dates annexed hereto, in which case the provisions of the Tarion Addendum and Statement of Critical Dates annexed hereto shall be read to form part of the Options and Upgrades Agreement in the place and stead of the conflicting or contradictory provisions thereof. Without limiting the foregoing, the Vendor and Purchaser agree that the provisions of the Tarion Addendum and Statement of Critical Dates annexed hereto shall prevail over any provision contained in this agreement, in any amendment to this Agreement or in any other document between the Vendor and Purchaser in relation hereto that derogates from, conflicts with or is inconsistent with the provisions of the Tarion Addendum and Statement of Critical Dates annexed hereto.
- (k) The Purchaser agrees that if after having made the original colour and/or materials selections and/or having made signed the Options and Upgrades Agreement the Purchaser wishes to make changes to such colour and/or materials selections or such Options and Upgrades Agreement, the Purchaser shall be charged a fee of \$1,000.00 plus Applicable Taxes on the Statement of Adjustments for the Vendor's administrative fee for such changes.

#### 15. MODEL HOMES

- (a) The Purchaser acknowledges that the Purchaser has purchased the Dwelling on the basis of plans appended to this Agreement and not from a model, vignette, sales office samples or 3D or virtual renderings or illustrations. The Purchaser acknowledges that the model homes, if any, may have items installed for decor purposes, such as, but not limited to, upgraded flooring materials, ceramic tile, hardwood, laminate, carpet, paint, kitchen cabinets, countertops, lighting and fixtures, driveways, walkways, railings and pickets, skylights, entry doors, interior doors, paneling, wallpaper, window treatment, drapes, curtains, plumbing supplies, intercom systems, alarm systems, smart home features, appliances, landscaping, underground sprinkler systems, underground lighting, decks and finished basements. The Purchaser acknowledges and agrees that these decor items will not be included in the Purchase Price and that the contract will consist of only those items listed on Schedule "A".

- (b) Notwithstanding anything herein written, if at the time that this Agreement is executed, the Dwelling constructed on the Property has already been substantially completed, the Purchaser shall purchase the Property in an "as built" condition rather than in accordance with any other representations herein contained.
- (c) Furthermore, in the event that the Dwelling has been used as a model or show home, the Purchaser acknowledges that the subject premises has been used extensively as a "Model" or "Show" home, and as such, has been subjected to the normal wear and tear associated with that purpose. Unless otherwise specifically agreed in writing, no refinishing shall be done by the Vendor on the subject premises and the purchaser agrees to accept the dwelling on closing on an "as-is" basis. For the purposes of clarity only, and without restricting the generality of the foregoing, the Purchaser hereby waives any claim in respect of scratched floors, counters or plumbing fixtures; or, sun-faded paint and stain colours.

#### 16. HST CLAUSE

The Purchaser and Vendor agree that the harmonized sales tax (the "HST") applies to this transaction and the Purchase Price includes the HST, net of the federal and Ontario new housing rebates or the like (collectively the "Rebate"). The Purchaser shall assign in a form required by the Vendor and/or by any of the Government of Canada, Government of Ontario and/or any other governmental and/or tax authority (collectively, the "Government") to the Vendor (or to such other party as the Vendor may otherwise require or direct) all of the Purchaser's right, title and interest in the Rebate to which the Purchaser is entitled. In connection with such assignment, the Purchaser shall deliver to the Vendor (or to such other party as the Vendor may otherwise require or direct), upon request by the Vendor, on or after the Closing Date, such application, documents and affidavits as may be required by the Vendor and/or the Government to establish the Purchaser's entitlement to the Rebate. If the Purchaser is not entitled to the Rebate for any reason whatsoever or if the Rebate is reduced or withdrawn by the Government and not replaced with an amount equivalent to the amount of the Rebate to which the Purchaser is entitled by the Government or if the Rebate is not or cannot be assigned to the Vendor (or to such other party as the Vendor may otherwise require or direct) or the Rebate is claimed and payment/credit of the Rebate to the Vendor (or to such other party as the Vendor may otherwise require or direct) is denied by the Government or if, following the Closing Date, the Vendor (or such other party identified by the Vendor) believes that the Purchaser does not qualify for the Rebate for whatever reason, including, without limitation, the Property being offered, listed or advertised for sale, lease or transfer privately or otherwise on a listing service system, then, the Purchaser shall forthwith upon demand by the Vendor pay to the Vendor (or to such other party as the Vendor may otherwise require or direct) an amount equal to the Rebate or the amount so reduced or withdrawn and until so paid, the amount of the Rebate shall form a charge against the Property which charge shall be recoverable by the Vendor (or by such other party identified by the Vendor) in the same manner as a mortgage in default. If the Vendor (or such other party identified by the Vendor) does not receive the full benefit of the Rebate for any reason whatsoever, whether or not as a result of the Purchaser's acts or omissions, the Purchaser shall indemnify and save the Vendor (or such other party identified by the Vendor) harmless in the amount that the Vendor (or such other party identified by the Vendor) would have been entitled to had such Rebate been received, together with all interest and penalties thereon, and all losses, costs, damages and liabilities which the Vendor (or such other party identified by the Vendor) may suffer, incur or be charged with in connection therewith, as a result of the Purchaser's failure to qualify for the Rebate, or as a result of the Purchaser having qualified initially but being subsequently disentitled to the Rebate, or as a result of the inability to assign the benefit of the Rebate to the Vendor (or to such other party as the Vendor may otherwise require or direct), or as a result of the ineffectiveness of the documents purporting to assign the benefit of the Rebate to the Vendor (or to such other party as the Vendor may have otherwise required or directed), which indemnity shall survive the Closing Date. Notwithstanding anything herein contained to the contrary, the Vendor shall have the right to register a Vendor's Lien or Notice for the amount of the Rebate against the Property immediately following the Closing Date to secure the Vendor's entitlement (or the entitlement of such other party as may be identified by the Vendor) to the Rebate as herein provided. The Purchaser acknowledges and agrees that the Purchaser shall not be entitled to any refund, credit or abatement in any manner whatsoever should the HST, or any portion thereof, not apply to this transaction for any reason whatsoever. The HST that is included in the Purchase Price is based on the federal portion and the provincial portion of the HST at the rates of 5% and 8%, respectively. If either or both of the rates increase, the Purchaser shall be responsible for the increase and shall pay same as an adjustment on the Closing Date, and if either or both of the rates decrease, the Purchaser shall not be entitled to any abatement or reduction of the Purchase Price. Notwithstanding that the Purchase Price is inclusive of the HST net of the Rebate as aforesaid, the Purchaser, shall, at the Purchaser's own cost and expense, be responsible for the payment of the HST and all other taxes, value added taxes, sales taxes, use taxes or transfer taxes and any increases thereof which may be applicable (collectively the "Applicable Taxes") on all closing adjustments and amounts payable for extras, changes, upgrades, fees and charges.

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

The Purchaser acknowledges and agrees for any matter related to HST that is applicable to this transaction, including without limiting the generality of the foregoing, the Rebate, that the Vendor may designate another person (including the Subdivider or any party in which the Vendor is acting as the disclosed or undisclosed agent for when it entered into this Agreement of Purchase and Sale) to be listed as a party to the HST documentation and the Purchaser agrees to execute such HST documentation notwithstanding that a party other than the Vendor may be the recipient, addressee or beneficiary of the Rebate. Where the Vendor determines that such HST documentation is incomplete, incorrect or insufficient for the Rebate to be claimed, the Purchaser, without limiting the generality of Section 31, hereby irrevocably nominates, constitutes and appoints the Vendor (and any other party as may be directed by the Vendor) as its duly authorized attorney, agent and representative to amend, correct and complete, as applicable, such HST documentation including the Rebate form.

#### 17. AGREEMENT CONDITIONAL

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

#### 18. AGREEMENT NOT TO BE REGISTERED

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

#### 19. TENDER

Any tender of documents or money may be made by the Vendor upon the Purchaser hereto or upon the respective solicitor, will be deemed to be good and valid if made in accordance with the provisions of paragraph herein headed "ELECTRONIC REGISTRATION". The Vendor shall not be required to register any discharge of any outstanding mortgage, charge or other encumbrance not being assumed by the Purchaser on the Closing Date, in order to validate or perfect the Vendor's tender upon the Purchaser, and need only make arrangements to discharge same in accordance with the provisions of paragraph headed "TITLE" herein in the event that the Purchaser completes this transaction. The parties agree that payment of monies must be made or tendered in such form and by such method as may be directed in writing by the Vendor, in its sole, absolute and unfettered discretion. Unless otherwise directed, in accordance with the foregoing, payment shall be made by way of the Purchaser's solicitor's



certified cheque drawn on such solicitor's trust account, which trust account must be with one of the Schedule "I" Banks in Canada and which solicitor must be both in good standing with the Law Society of Ontario and an authorized ERS user. The Purchaser further acknowledges and agrees that the Vendor shall not be required to provide any key(s) as part of any tender made by it and that this Agreement provides for the release of keys on or following Closing.

## 20. EXTENSION AND TERMINATION

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

## 21. AGREEMENT NOT TO MERGE WITH TRANSFER

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

## 22. WAIVER

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

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

## 23. SUBORDINATION AND ASSIGNMENT OF AGREEMENT

The Purchaser agrees that this Agreement shall be subordinate to and postponed to any mortgages arranged or to be arranged by the Vendor and any advances thereunder from time to time, and to any easement, service agreement and other similar agreements made by the Vendor concerning the property or lands. The Purchaser agrees to do all acts necessary and execute and deliver all necessary documents as may be reasonably required by the Vendor from time to time to give effect to this undertaking and in this regard the Purchaser hereby irrevocably nominates, constitutes and appoints the Vendor or any of its authorized signing officers to be and act as the Purchaser's lawful attorney in the Purchaser's name, place and stead for the purpose of signing all documents and doing all things necessary to implement this provision.

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

## 24. ACCEPTANCE

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

## 25. TIME OF ESSENCE

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

## 26. PREPARATION AND COST OF REGISTERING DOCUMENTS

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



**27. SEVERABILITY**

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

**28. NOTICE**

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

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

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

**29. GENDER AND NUMBER**

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

**30. SUCCESSORS AND ASSIGNS**

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

**31. POWER OF ATTORNEY**

- (a) In accordance with the provisions of the Powers of Attorney Act R.S.O. 1990, as amended, the Purchaser hereby confirms and agrees that each and every power of attorney granted to the Vendor or its signing officers in accordance with the terms of this Agreement may be exercised by the donee(s) during any subsequent legal incapacity of the Purchaser.
- (b) If any documents, instruments, etc. required to be executed and delivered by the Purchaser to the Vendor are, in fact, executed by a third party appointed as the attorney for the Purchaser, then the power of attorney appointing such person shall be registered in the Land Titles Office for the Property, and a duplicate registered copy thereof (together with a statutory declaration sworn by the attorney or the Purchaser's solicitor confirming that said power of attorney has not been revoked) shall be delivered to the Vendor along with such documents.
- (c) Where a third party has been appointed as the attorney for the Purchaser for the purposes of executing any documents contemplated by this Agreement, then any notices required or desired to be delivered to the Purchaser in accordance with this Agreement may be given to the said attorney, in lieu of the Purchaser or the Purchaser's solicitor (and shall be deemed to have been received by the Purchaser when so delivered to the Purchaser's attorney).
- (d) Where the Purchaser is required to execute and deliver any document herein to the Vendor and fails to do so, the Purchaser hereby irrevocably nominates, constitutes and appoints the Vendor to be and act as the Purchaser's lawful attorney, in the Purchaser's name, place and stead, in order to execute any such documents in accordance with the provisions of the Powers of Attorney Act (Ontario) as amended from time to time.

**32. ELECTRONIC DOCUMENTS AND TRANSFER OF FUNDS**

- (a) Pursuant to subsection 3(1) of the Electronic Commerce Act of Ontario, as amended (or any successor or similar legislation) (the "EC Act"): (i) the Purchaser acknowledges and agrees to use and accept any information and/or document to be provided by the Vendor and/or its solicitors in respect of this transaction in an electronic form if, when and in the form provided by the Vendor and/or its solicitors including, without limitation, accepting and providing electronic signatures, delivery by electronic mail and/or by the Vendor making information or documentation available to the Purchaser or its solicitor for access or download from a website; and (ii) the Purchaser acknowledges and agrees to provide to the Vendor and/or its solicitors any information and/or document required in respect of this transaction in an electronic form or in originally executed paper form as, when and in the form required by the Vendor and/or its solicitors, in their sole, absolute and unfettered discretion. The terms "electronic", "electronically" and "electronic signature" utilized in this Agreement shall have the meanings ascribed to them in the EC Act. In the event that the Purchaser and/or its solicitor is not willing or able to use, provide and/or accept information and documentation in electronic form in accordance with the foregoing, the Vendor in its sole, absolute and

unfettered discretion may provide or accept documentation or information other than in electronic form, in which event the Purchaser agrees to pay all of the Vendor's solicitor legal fees and disbursements for same forthwith.

- (b) The Purchaser acknowledges and agrees that the Vendor shall determine, in its sole, absolute and unfettered discretion, the method by which the Purchaser is to make payment of any funds payable by the Purchaser in respect of this transaction. Such method may include, at the option of the Vendor, delivery of funds by the Purchaser electronically through an electronic funds transfer system (the "EFTS") designated by the Vendor or the Vendor's Solicitors, including, without limitation, the Closure Service provided by Teranet Inc.. In such case:
- (i) the Purchaser's solicitor shall be registered with the provider of the EFTS, and, at the request of the Vendor's solicitors, shall provide evidence of such registration to the Vendor's solicitors at least 10 days prior to the Closing Date;
  - (ii) the Purchaser and/or the Purchaser's solicitor shall execute such documents as the Vendor or the Vendor's solicitors may require in connection with the EFTS; and
  - (iii) the Purchaser shall pay as an adjustment on Closing to the Vendor or its solicitors all fees and charges imposed by the provider of the EFTS together with any wire transfer fees and charges imposed upon the Vendor or its solicitors by their banks in connection with the transfer of funds.

### 33. ELECTRONIC REGISTRATION

If the electronic registration system (hereinafter referred to as the "Electronic System" or "ERS") is operative in the applicable Land Registry Office in which the Property is registered, the following provisions shall prevail, namely:

- (a) the Purchaser shall be obliged to retain a lawyer in good standing with the Law Society of Ontario to represent the Purchaser in connection with the completion of the transaction, and shall authorize such lawyer to enter into an escrow closing agreement with the Vendor's solicitor on the latter's standard form (hereinafter referred to as the "Escrow Document Registration Agreement"), establishing the procedures and timing for completing this transaction. The Purchaser shall reimburse the Vendor as an adjustment on closing for any additional legal costs that the Vendor may incur to complete this transaction under ERS of \$350.00, plus Applicable Taxes.
- (b) the delivery and exchange of documents and monies for the Property and the release thereof to the Vendor and the Purchaser, as the case may be:
  - (i) shall not occur contemporaneously with the registration of the Transfer/Deed (and other registerable documentation); and
  - (ii) shall be governed by the Escrow Document Registration Agreement, pursuant to which the solicitor receiving the documents and/or certified funds will be required to hold same in escrow, and will not be entitled to release same except in strict accordance with the provisions of the Escrow Document Registration Agreement;
- (c) if the Purchaser's lawyer is unwilling or unable to complete this transaction via ERS, in accordance with the provisions contemplated under the Escrow Document Registration Agreement, then said lawyer (or the authorized agent thereof) shall be obliged to personally attend at the office of the Vendor's solicitor prior to 2:00 p.m. on the scheduled Closing Date or at such time on the scheduled Closing Date as may be directed by the Vendor's solicitor or as mutually agreed upon, in order to complete this transaction via ERS utilizing the computer facilities in the Vendor's solicitor's office;
- (d) the Purchaser expressly acknowledges and agrees that the Purchaser will not be entitled to receive the Transfer/Deed to the Property for registration until the balance of funds due on Closing, in accordance with the statement of adjustments, are either remitted by certified cheque via personal delivery (or by wire transfer if agreed to or required by the Vendor's solicitor) to the Vendor's solicitor (or in such other manner as the latter may direct) prior 2:00 p.m. on the scheduled Closing Date and prior to the release of the Transfer/Deed for registration;
- (e) the Purchaser covenants and agrees to deliver the balance of funds due on closing to the Vendor in accordance with the foregoing subparagraph (d) together with all other Purchaser's documents not intended for registration on title to the Property prior to 2:00 p.m. on the scheduled Closing Date;
- (f) the Purchaser covenants and agrees that it will cause its solicitor to complete, prior to 2:00 p.m. on the scheduled Closing Date, all steps required by the ERS in order to permit the Vendor's solicitor to sign the transfer/deed for completion and release without the cooperation or the participation of the Purchaser's solicitor; and
- (g) notwithstanding anything contained in this Agreement to the contrary, it is expressly understood and agreed by the parties hereto that an effective tender shall be deemed to have been validly made by the Vendor upon the Purchaser when the Vendor's solicitor has:
  - (i) delivered all closing documents and/or funds to the Purchaser's solicitor in accordance with the provisions of the Escrow Document Registration Agreement;
  - (ii) advised the Purchaser's solicitor, in writing, that the Vendor is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement; and
  - (iii) has completed all steps required by ERS in order to complete this transaction that can be performed or undertaken by the Vendor's solicitor without the cooperation or participation of the Purchaser's solicitor, and
  - (iv) without the necessity of personally attending upon the Purchaser or the Purchaser's solicitor with the aforementioned documents and/or funds, and without any requirement to have an independent witness evidencing the foregoing.

### 34. HEADINGS

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

### 35. MEANING OF WORDS

In the event there is a conflict between any term(s) in this Agreement, the Vendor shall determine which of the conflicting term(s) prevail(s).

### 36. APPLICABLE LAW AND JOINT AND SEVERAL LIABILITY

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

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

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

**38. FINANCIAL INFORMATION**

The Purchaser represents that the Purchaser is capable of obtaining the financing the Purchaser requires to enable the Purchaser to complete this transaction. The Purchaser hereby consents to the Vendor obtaining a consumer report containing credit and/or personal information for the purposes of this transaction. In addition, the Purchaser shall deliver to the Vendor, within ten (10) days of acceptance of this Agreement by the Vendor and thereafter within fourteen (14) days of demand from the Vendor or any agent thereof, all necessary financial and personal information required by the Vendor in order to evidence the Purchaser's ability to pay the balance of the Purchase Price on the Closing Date, including without limitation, written confirmation of the Purchaser's income and evidence of the source of the payments required to be made by the Purchaser in accordance with this Agreement and a mortgage commitment from one of the Schedule "1" Canadian Chartered banks with respect to this transaction of purchase and sale, all of the foregoing to be satisfactory to the Vendor in its sole, absolute and unfettered discretion. Any failure by the Purchaser to comply with the provisions of this paragraph shall constitute a default by the Purchaser, pursuant to which the Vendor shall have the right to terminate this Agreement and take forfeiture of the Purchaser's deposit in accordance with the provisions of this Agreement. In this regard, the Purchaser acknowledges and agrees that (a) the aforesaid information has been provided with the Purchaser's knowledge and consent that such information may be used by the Vendor, its consultants and its lending institution(s) for the purpose of arranging financing to complete the transaction contemplated by this Agreement and; (b) such information may remain on file by the Vendor for future reference.

**39. PERSONAL INFORMATION**

The Purchaser(s) consents to the Vendor collecting and possessing the Purchaser's name and "personal information" (as such term is defined in the Personal Information Protection and Electronic Documents Act 2000, c.5) obtained by the Vendor pursuant to and in connection with this Agreement. The Purchaser acknowledges and agrees that the aforesaid information has been provided to the Vendor with the Purchaser's knowledge and consent. In addition, the Purchaser(s) consents to the Vendor using, releasing, disclosing and/or retaining on file the Purchaser's name and personal information to: (a) a company or organization affiliated, associated or related to the Vendor, in order to provide the Purchaser with information relating to this project and other projects of such entities; (b) any provider of utilities, services and/or commodities to the Property (including, without limitation, gas, electricity, water, telephone, internet and other communication services, cable, heating, cooling, satellite television, appliances and/or property tax assessments) for the purpose of marketing, promoting and providing such utilities, services and/or commodities to the Property; (c) the Vendor's consultants and lending institution(s) for the purpose of arranging financing to complete the transaction contemplated by this Agreement; (d) the Vendor's sales agents and representatives for the purpose of using same for promotional and marketing purposes and for the purpose of providing the opportunity of closing management for purchasers who have a property to sell in order to complete this transaction; and (e) any trades/suppliers and/or sub-trades/suppliers, if retained by or on behalf of the Vendor (or are otherwise dealing with the Vendor), to facilitate the installation of and/or supply of finishings to the Dwelling. Furthermore, the Purchaser consent to the Vendor's solicitors, the Vendor and/or its agents, consultants and sales representatives (collectively, the "Vendor Parties") using and retaining on file, which files may be retained through cloud-based servers and/or systems provided by third parties, the Purchaser's name and personal information. The Vendor Parties do not represent or guarantee that its files, its servers and/or its systems and/or any cloud-based servers and/or software provided by third parties will be free from loss, corruption, attack, viruses, interference, hacking or other security intrusion and the Purchaser's name and personal information may be subject to such security intrusions and/or unauthorized disclosure. The Purchaser hereby irrevocably releases and forever discharges the Vendor Parties from all losses, actions, claims, demands, proceedings and all other matters relating to the such security intrusions and unauthorized disclosure and same may be pleaded as an estoppel or bar to any action, claim, demand or proceeding by the Purchaser in this regard. The Vendor Parties may rely on this release notwithstanding that the Vendor Parties, other than the Vendor, are not parties to this Agreement.

**40. ELECTRONIC COMMUNICATIONS**

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



By signing this Agreement the Purchaser agrees to receive electronic communications from the Vendor, as well as from its affiliated corporations and/or related entities. In addition, the Purchaser consents to receiving electronic commercial messages from the Vendor's trades, businesses, bodies or agencies which shall include but not be limited to (i) financial institutions or private lenders; (ii) insurance companies; (iii) any of the Vendor's trades or suppliers or any sub-trades and sub-suppliers; and (iv) providers of telephone, television, telecommunications, security and utility services.

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

**41. ADVERTISING AND PROMOTIONAL MATERIALS**

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

**42. ENTIRE AGREEMENT**

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

**43. IRREVOCABLE**

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

**44. ONE PURCHASER BINDS ALL PURCHASERS**

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

**45. RIGHT OF SURVIVORSHIP**

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

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

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

**47. AGENCY**

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



# 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](http://www.tarion.com) and log into our online learning hub at [www.tarion.com/learninghub](http://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](http://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](http://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](mailto:customerservice@tarion.com).

**Freehold Form  
(Tentative Closing Date)**

Property \_\_\_\_\_

**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](http://www.hcraontario.ca) to confirm a vendor's licence status prior to purchase as well as to review advice about buying a new home. Please visit Tarion's website: [www.tarion.com](http://www.tarion.com) for important information about all of Tarion's warranties including the Delayed Closing 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** ARISTA Homes (Seatonville) 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":

**Freehold Form  
(Tentative Closing Date)**

**Condition #1 (if applicable)**

Description of the Early Termination Condition:

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

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

**Condition #2 (if applicable)**

Description of the Early Termination Condition:

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

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

The date for satisfaction of any Early Termination Condition may be changed by mutual agreement provided in all cases it is set at least 90 days before the First Tentative 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"):



## **Freehold Form (Tentative Closing Date)**

- (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.

## **Freehold Form (Tentative Closing Date)**

**“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.

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**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**

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

**PART I Stipulated Amounts/Adjustments**

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

1. N.S.F. ADMINISTRATIVE FEE PER OCCURRENCE (if applicable)  
Section 1(e) of Schedule "X"  
\$500.00 plus Applicable Taxes
2. WIRE TRANSFER FEE (if applicable)  
Section 1(h) of Schedule "X"  
\$200.00 plus Applicable Taxes per Vendor permitted wire transfer/direct deposit  
\$350.00 plus Applicable Taxes per occurrence for non-compliance
3. REPLACEMENT CHEQUE / POSTPONEMENT OF DEPOSIT ADMINISTRATION FEE  
Section 1 (i) of Schedule "X"  
\$250.00 plus Applicable Taxes per Vendor permitted replacement cheque or postponement of deposit
4. RELEASE OF VENDOR'S LIEN (if applicable)  
Section 1(j) of Schedule "X"  
\$500.00 plus Applicable Taxes
5. SECURITY DEPOSIT  
Section 1(k) of Schedule "X"  
\$2,000.00 plus Applicable Taxes
6. SUBDIVISION ESTHETIC ENHANCEMENT (if applicable)  
Section 1(l) of Schedule "X"  
Capped at no more than \$400.00 plus Applicable Taxes
7. ASPHALT FOR DRIVEWAY  
Section 1(m) of Schedule "X"  
\$2,000.00 plus Applicable Taxes for single driveway  
\$2,750.00 plus Applicable Taxes for double driveway
8. MAIL DELIVERY SERVICE FEE  
Section 1(o) of Schedule "X"  
Capped at no more than \$250 plus Applicable Taxes
9. BUILDING OR FOUNDATION SURVEY FEE  
Section 1(p) of Schedule "X"  
\$500 plus Applicable Taxes
10. VENDOR'S SOLICITOR'S LEGAL FEES AND DISBURSEMENTS RE: LETTER OR OTHER FORM OF NOTICE RELATING TO ANY DEFAULT BY PURCHASER PER OCCURRENCE (if applicable)  
Section 13 of Schedule "X"  
\$500.00 plus Applicable Taxes
11. FAILURE TO ATTEND AT OR LATE CANCELLATION/RESCHEDULING OF COLOUR SELECTION APPOINTMENT (if applicable)  
Section 14(a) of Schedule "X"  
\$500.00 plus Applicable Taxes
12. FAILURE TO CHOOSE COLOURS AND/OR MATERIALS (if applicable)  
Section 14(e) of Schedule "X"  
\$1,000.00 plus Applicable Taxes
13. CHANGES TO COLOURS AND/OR MATERIALS (if applicable)  
Section 14(k) of Schedule "X"  
\$1,000.00 plus Applicable Taxes
14. MORTGAGE DISCHARGE FEE  
Section 26 of Schedule "X"  
\$250.00 plus Applicable Taxes
15. FAILURE TO INFORM VENDOR OF CHANGE OF PURCHASER'S INFORMATION (if applicable)  
Section 28(d) of Schedule "X"  
\$250.00 plus Applicable Taxes
16. ELECTRONIC REGISTRATION SYSTEM FEE  
Section 33(a) of Schedule "X"  
\$350.00 plus Applicable Taxes
17. FEES FOR FAILURE TO PROVIDE INFORMATION / CHANGE OF INFORMATION (if applicable)  
Section 37(c) of Schedule "X"  
\$325.00 plus Applicable Taxes

# Freehold Form (Tentative Closing Date)

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

1. ELECTRICITY, WATER AND GAS SERVICES, INSTALLATIONS ETC. (if applicable)  
Section 1(a) of Schedule "X"
2. TAXES, FUEL, WATER RATES, ASSESSMENT RATES & LOCAL IMPROVEMENT RATES  
Section 1(b) of Schedule "X"
3. TRANSACTION LEVY SURCHARGE  
Section 1(c) of Schedule "X"
4. ENROLMENT AND/OR REGULATORY FEES  
Section 1(d) of Schedule "X"
5. DEVELOPMENT AND EDUCATION DEVELOPMENT CHARGES ETC.  
Section 1(f) of Schedule "X"
6. OTHER LEVIES/CHARGES ETC.  
Section 1(g) of Schedule "X"
7. READJUSTMENT AND ALL COSTS IN RELATION TO VENDOR'S LIEN (if applicable)  
Section 1(j) of Schedule "X"
8. BLUE BOXES AND RECYCLING CHARGES (if applicable)  
Section 1(n) of Schedule "X"
9. FEES, COSTS, AND CHARGES FOR ELECTRICITY, WATER, AND GAS SERVICES AND/OR MONITORING CONSUMPTION OF SAME (if applicable)  
Sections 1(q), (r) and (s) of Schedule "X"
10. COST TO RECTIFY DAMAGE OR ALTERATION TO ANY SUBDIVISION SERVICE / REMOVAL OF ADDITIONS/IMPROVEMENTS (if applicable)  
Section 2(b) and 2(c) of Schedule "X"
11. COST TO RECTIFY CHANGES TO ELEVATIONS AND COLOURS ETC. (if applicable)  
Section 2(f) of Schedule "X"
12. COST OR CREDIT RE WALK-OUT BASEMENT, LOOK-OUT OR REAR DECK (if applicable)  
Section 3(d) of Schedule "X"
13. COSTS FOR EXTRAS, UPGRADES OR CHANGES ORDERED BY THE PURCHASER (if applicable)  
Section 3(g) of Schedule "X"
14. COST OF RENTAL EQUIPMENT (if applicable)  
Section 4 of Schedule "X"
15. FEES FOR FAILURE TO CONFIRM INFORMATION / CHANGE OF INFORMATION (if applicable)  
Section 7(f) of Schedule "X"
16. VENDOR'S LEGAL FEES, EXPENSES AND COSTS AS A RESULT OF PURCHASER'S (PURCHASER'S SUCCESSORS AND ASSIGNS) OBJECTION(S) OR OPPOSITION (if applicable)  
Section 8(b) of Schedule "X"
17. COST FOR REPLACEMENT OF LAID SOD (if applicable)  
Section 10(c) of Schedule "X"
18. COSTS TO CORRECT DAMAGES CAUSED BY UNLAWFUL WORKS (if applicable)  
Section 12(a) of Schedule "X"
19. INDEMNIFICATION AGAINST DAMAGES ETC. INCURRED RE: OCCUPATIONAL HEALTH & SAFETY ACT (if applicable)  
Section 12(d) and 12 (e) of Schedule "X"
20. COSTS, LOSSES AND DAMAGES ARISING OUT OF DEFAULT / INTEREST (if applicable)  
Section 13 of Schedule "X"
21. COST FOR COLOURS AND MATERIALS FROM OTHER THAN THE VENDOR'S SAMPLES (if applicable)  
Section 14(b) of Schedule "X"
22. PAYMENT OF HST REBATE (if applicable)  
Section 16 of Schedule "X"
23. COSTS & EXPENSES OF COURT ORDER TO DELETE AGREEMENT FROM TITLE (if applicable)  
Section 18 of Schedule "X"
24. REGISTRATION FEES AND EXIGIBLE TAXES OF TRANSFER/DEEDS AND DISCHARGES (if applicable)  
Section 26 of Schedule "X"
25. VENDOR'S SOLICITOR'S LEGAL FEES AND DISBURSEMENTS RE: PROVIDING OR ACCEPTING DOCUMENTATION OR INFORMATION OTHER THAN IN ELECTRONIC FORM (if applicable)  
Section 32(a) of Schedule "X"
26. EFTS FEES AND CHARGES (if applicable)  
Section 32(b)(iii) of Schedule "X"
27. HOT WATER HEATER AND RENTAL EQUIPMENT CHARGES (if applicable)  
Schedule "REN"
28. CHARGES FOR WATER SERVICE OR INSTALLATION OF METER AND HYRO INSTALLATION AND CONNECTION FEE  
Schedule "REN"

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