

MATTAMY HOMES

SCHEDULE "1"

Definitions

5. (a) **"Developer"**: means the Vendor if applicable and/or any predecessor in title to the Real Property who has entered into obligations with the Municipality for subdivision or servicing of the Real Property or any other party who may have rights over architectural control of the Dwelling.
- (b) **"Dwelling"**: means the house to be constructed on the Real Property or, alternatively at the Vendor's option, constructed in whole or in part remote from the Real Property and located or installed upon the Real Property.
- (c) **"HST"**: means federal goods and services tax and applicable provincial sales tax.
- (d) **"Levy" or "Levies"**: means all levies, development charges, education development charges or any impost or other charges imposed by a Municipality or private or public utility corporation in respect of the Real Property.
- (e) **"Municipality"**: means any municipal corporation whether local or regional having jurisdiction over the Real Property.

Interpretation of Agreement

6. If the Purchaser cannot identify or understand any of the provisions of this Agreement, the Purchaser should discuss them with the Vendor or salesperson.

The Purchaser acknowledges and agrees that, upon acceptance by the Vendor, this is a FIRM AND BINDING Agreement, WITHOUT ANY CONDITIONS whatsoever for the benefit of the Purchaser, including any conditions for review or approval by third-party advisers of the Purchaser (financial, planning, banking, legal or otherwise) unless specifically set out in a dedicated Schedule hereto.

For further information about this Agreement and your new home, the Vendor may be contacted at 7880 Keele Street, Vaughan, Ontario L4K 4G7, Tel: 905-907-8888; or 433 Steeles Avenue East, Suite 110, Milton, Ontario, L9T 8Z4, Tel: 905-203-3900.

This Agreement is to be read with all changes of gender or number required by the context.

All headings are for convenience of reference only and have no bearing or meaning in the interpretation of any particular clause in this Agreement.

This Agreement shall be binding upon the heirs, executors, administrators, successors and permitted assigns of each party.

Time shall in all respects be of the essence.

Payment of Purchase Price and Financing

7. (a) If requested by the Vendor (which demand may be made at any time or times), the Purchaser shall deliver to the Vendor (i) a copy of a binding commitment from a third party institutional lender (the **"Lender"**) for permanent mortgage financing for the balance of the Purchase Price (the **"Commitment"**) plus any other amounts payable to the Vendor as contemplated herein; or (ii) other evidence satisfactory to the Vendor, in its sole, subjective and absolute discretion, of the Purchaser's ability to finance the balance of Purchase Price on Closing plus any other amounts payable to the Vendor as contemplated herein. Such Commitment, or other evidence required by the Vendor, must be delivered by the Purchaser to the Vendor within 21 days of the date of execution of this Agreement by the Purchaser and at such other times as specified by the Vendor.

(b) The Purchaser, by executing this Agreement hereby irrevocably authorizes and directs any proposed Lender to release to the Vendor, at such times as the Vendor may request, all information and documentation in the Lender's possession and control respecting the Commitment, as contemplated in this Section 7, and the Purchaser further agrees to provide the Lender with the necessary additional authority to provide such information to the Vendor, if such additional authority is required, without exception. If the Purchaser does not intend to rely upon mortgage funds to complete the subject transaction then the Purchaser shall provide a letter from their bank or solicitor satisfactory to the Vendor, in its sole, subjective and absolute discretion, confirming the Purchaser's ability to complete this transaction.

(c) If the Purchaser fails to submit a Commitment, or any of the other evidence or permissions described above, within a reasonable time period as provided by the Vendor, or if the information that is provided is in whole or in part false or misleading, then such failure shall constitute an act of default under this Agreement. If the Vendor, in its reasonable discretion, determines that the Commitment or other evidence submitted by the Purchaser does not demonstrate a reasonable financial ability to complete the transaction, additional deposits shall be payable by the Purchaser at such times and in such amounts indicated by the Vendor, in its sole, subjective and absolute discretion, provided that such further deposits total no more than 10% of the Purchase Price.

(d) Only if so indicated as an Early Termination Condition in Schedule T (Tarion), this Agreement shall be conditional on the Vendor being satisfied, in its sole, subjective and absolute discretion, with the Purchaser having sufficient financial resources to complete the transaction, which condition may be satisfied or waived, or not, by the Vendor at any time within 60 days following execution of this Agreement in the manner set out in Schedule T (Tarion). Whether or not this Agreement is subject to any such Early Termination Condition, the Purchaser's obligations as set out in Sections 7(a), 7(b) and 7(c) of this Agreement shall always apply.

Adjustments of Purchase Price and

8. In addition to paying the Purchase Price, the Purchaser shall reimburse the Vendor for any expenses that the Vendor incurs as agent for the Purchaser including amounts paid by the Vendor, and the Purchase Price shall be increased or adjusted as of Closing with respect to:

Deposits

- (a) any charges paid to a utility for the installation, connection, energization or inspection of services or meters;
- (b) costs incurred by the Vendor for boulevard landscaping (which, in some municipalities, may include tree planting), fencing and asphalt paved driveway;
- (c) any increase of an existing, or imposition of a new Levy, plus HST, between the date this Agreement is executed and the date upon which a building permit for the erection of the Dwelling is issued;
- (d) the enrolment fee required pursuant to the statutory warranty coverage described in the *Ontario New Homes Warranty Plan Act* (the "**Tarion Warranty Program**"), and the regulatory oversight and licensing fees attributable to the Dwelling and/or the Property by the Home Construction Regulatory Authority established under the *New Home Construction Licensing Act, 2017*, as amended from time to time (the "**NHCL Act**");
- (e) realty taxes, fuel, water rates, assessment rates and local improvements that were paid prior to or after Closing and which relate to the post-Closing period which are to be apportioned and allowed to the date of Closing. In the event that realty taxes have not been broken down in respect of the Real Property, 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 the en bloc realty taxes as the same fall due and, agrees to pay on Closing a deposit to be readjusted and to be applied on account of the Purchaser's portion of realty taxes applicable to the Real Property. Realty tax re-assessment and/or supplementary tax bills relating to the Dwelling issued subsequent to Closing shall be the sole responsibility of the Purchaser; and
- (f) an administration fee of \$250 (plus HST) for any cheque or payment returned for insufficient funds or as a result of a stop payment order (in the event the Vendor, in its sole, subjective and absolute discretion, forgives the default arising thereby).

As the owner of the Real Property on Closing, the Purchaser shall be liable for any and all realty taxes that are payable in relation to the Real Property for the period after Closing including, without limitation, any taxes that were paid in advance by the Vendor on behalf of the Purchaser in relation to the post-Closing period. If, for whatever reason, such amounts have not been adjusted for on Closing, the Purchaser shall fully reimburse the Vendor after Closing on account of such amounts.

The day of Closing shall be apportioned to the Purchaser. If there are chattels involved in this transaction, the allocation of value of such chattels shall be estimated where necessary by the Vendor and retail sales taxes may be collected and remitted by the Vendor. The Purchaser agrees to pay after Closing any charges for water, hydro, fuel and other services.

The parties agree to readjust any of the above items where appropriate after Closing.

The parties acknowledge and agree that, as part of and included in the Purchase Price herein, the Vendor has or will pay on behalf of the Purchaser, all current Levies, imposts, building permit fees (for permit obtained on behalf of the Purchaser), and all applicable development charges including education development charges applicable to the Real Property as estimated by the Vendor. The parties acknowledge and agree that these amounts shall be shown separately in the statement of adjustments to be delivered to the Purchaser prior to Closing. Any development charge rebates, credits or other reimbursements or reductions of Levies, imposts or fees paid or credited to the Vendor from any source whatsoever shall be for the sole account of the Vendor and shall not be the basis for and shall not give rise to any right to readjustment, abatement or reduction of the Purchase Price or any claim by the Purchaser of any kind whatsoever. Increases to Levies and imposition of new Levies remain at all times subject to subsection (c) of this Section 8.

If, as a result of an appeal, reassessment or other adjustment of realty taxes applicable to the Real Property with respect in whole or in part to a taxing period prior to Closing, the Purchaser receives a refund from the taxing authority, the Purchaser shall immediately pay such refund, to the extent it relates to a taxing period prior to Closing, to the Vendor notwithstanding that Closing has already occurred.

Permitted Alterations to Lot or Model

9. The Vendor agrees that it will use reasonable commercial efforts to complete the Dwelling substantially in accordance with the plans and specifications available for viewing by the Purchaser at the Vendor's sales office and subject to the provisions of this Agreement. All work will be performed in a workmanlike manner, free from defects in material and in compliance with the Ontario Building Code and is warranted in accordance with and to the extent of the provisions of the Tarion Warranty Program. All Construction Act claims for materials or services supplied to the Vendor shall be the responsibility of the Vendor. Notwithstanding the foregoing, colour and size variations may occur and the Vendor may substitute other materials, equipment, appliances and brand names of at least equal quality for those specified and the Vendor shall be permitted to alter the plans, dimensions and specifications, provided that such substitution or alteration shall not materially diminish the value of the Real Property or substantially objectively alter the Dwelling other than as expressly permitted herein. Artists' renderings of the Dwelling do not form part of the plans, dimensions and specifications.

In addition, and without limiting or being limited by the foregoing, the following alterations and adjustments may be made by the Vendor to the lot and model type selected by the Purchaser for any reason, and the Purchaser agrees that such alterations and adjustments for all purposes are minor and permissible, and the Purchaser shall accept the Dwelling constructed on the Property with any or all of the following alterations and adjustments, without compensation or abatement (which alterations and adjustments the Purchaser hereby irrevocably authorizes the Vendor to complete): (a) a change in the front elevation of the Property that results in an increase or decrease in the number of steps to the front door and any change to the grading which affects or alters the steps or entry to the Dwelling from the front door to the lot line of the Property; (b) the deletion or addition or relocation of any and all entry doors to the garage or any side doors to the Dwelling; (c) the relocation or the lowering of the elevation of any other entry doors into the Dwelling or the elevation of the laundry area or the elimination of laundry room door(s); (d) the addition or deletion of steps into any and all of the rear yard, the side yard and the garage; (e) the installation of thresholds dividing rooms or living areas required by differences in surface elevations or floor materials; (f) the substitution of a door for a patio door, or a patio door for a door; (g) the substitution of a door or patio door for a window, or a window for a door or patio door; (h) the

construction of the Dwelling reversed to the layout shown on the floor plans (mirror image which may cause side windows to align with neighboring home's windows); (i) any reduced or increased ceiling heights, the presence and/or addition of bulkheads or any reduced or increased window sizes due to grading changes or otherwise; (j) changes in the location of the furnace, fireplace, electrical box or water tank, or a change in the type of water heater (i.e. traditional or tankless water heater), or other services; (k) a reduction or increase in either (i) the total area of the Dwelling of up to five percent (5%) or; (ii) the area, or a single dimension, of any one room of up to ten percent (10%), in either case when calculating area, using Tarion's published uniform method for the calculation of floor area (and in addition to the equivalency tolerances provided for by such method); (l) any changes either before or after approval of the plans imposed by the Municipality, Developer or the architectural control architect or imposed by any architectural controls, including without limitation any change to external elevations of the Dwelling or the addition or elimination of walkouts and/or lookouts; (m) the installation of catchbasins, the addition of a sump pump in the basement or a change to the locations of downspouts and splashpads, as completed in compliance with the grading and drainage requirements of the Vendor and/or the Municipality; (n) sunken foyers, rooms or other areas of the Dwelling as a result of grading changes; (o) variation of rooflines which may differ from those shown on plans; (p) any other substitution by the Vendor permitted under this Agreement; and (q) any other change that the Vendor's architect in his unfettered discretion considers minor and permissible, and the statutory declaration of the architect or his employee in charge of the project shall be deemed to be conclusive and binding on the Purchaser.

Notwithstanding any of the above, there will be a credit, based on the Vendor's standard credits, to the Purchaser if a described walk-out or look-out basement is not built, but had been charged for, either separately or as part of the Purchase Price, according to the Vendor's standard charge for such feature. There will be a charge, based on the Vendor's standard charges, to the Purchaser if the walk-out basement or look-out was not described or shown as a feature but built anyway, whether due to grading requirements or otherwise (which the Purchaser acknowledges may not be finalized at the time of execution of this Agreement). Subject to the provisions of this paragraph, if the Vendor makes any other change that is not deemed minor or permissible without compensation, the Purchaser's sole remedy shall be to complete the Closing and make a claim for compensation, measured by the reduction to the market value of the Property as of Closing.

Lot sizes and dimensions are also subject to change without notice provided that they are not substantially varied and, without limiting the foregoing, any decrease of less than 10% of any single lot dimension or of less than 10% of the total lot area will not be considered a substantial variation.

The Purchaser is advised and agrees that exterior elevations, views, appearances and finishings related to the Real Property or any neighbouring properties may not be similar to pictures or renderings provided to or viewed by the Purchaser.

Required Pre-Construction Approval and Planning Act Compliance

10. The sitings, plans, elevations, dimensions and specifications of the Dwelling including architectural details and exterior finishes may be subject to approval by the Municipality (if so indicated in Schedule T (Tarion)). If any such required approval is not obtained by 90 days before the First Tentative Closing Date, the Deposit shall be returned without deduction or interest and this Agreement shall be at an end.

This Agreement is conditional upon the Vendor obtaining compliance at its own expense with the subdivision control provisions of the Planning Act.

The Purchaser acknowledges that applications may be made to obtain minor variances or other planning or development approvals in respect of any lands of which the Real Property forms a part or within any adjacent, contiguous lands or other land being developed by the Vendor or the Developer and the Purchaser hereby agrees that it shall not oppose any such applications. The Purchaser further acknowledges that this Agreement may be pleaded as an estoppel or bar to any opposition or objection raised by the Purchaser thereto. The Purchaser also acknowledges that municipal or other authorities may require the Purchaser's written consent for any such applications that relate to the Dwelling or Real Property in particular and will provide such written consent forthwith upon request, and failure to do so shall constitute a material breach hereof entitling the Vendor, at its sole, subjective and absolute option, to terminate this Agreement in accordance with the provisions of Section 34 hereof.

Selection of Extras, Upgrades, Colours, and Finishings

11. If the stage of completion of the Dwelling permits, the Purchaser may be requested by the Vendor to select certain colours and materials from the Vendor's samples. The Purchaser is advised that variation from the Vendor's samples may occur due to normal production process. If any selection of the Purchaser is not reasonably available during construction so that the Vendor by seeking to obtain it would be delayed in the construction of this Dwelling or other dwellings, the Vendor shall notify the Purchaser and provide an opportunity to the Purchaser to make or approve an alternate selection of at least equal quality from the Vendor's samples. If the Purchaser has not made or approved selections within ten days of notification by the Vendor in the case of original selections, or seven days of notification in the case of an alternate selection, the Vendor may exercise all of the Purchaser's rights to colour and material selection and such selections by the Vendor shall be binding on the Purchaser. The Purchaser may not change its original interior or exterior selections (including, among other things, materials, colours, styles, shutters, windows, elevation, etc.) without the approval of the Vendor in its sole, subjective and absolute discretion, in which event the Vendor shall be entitled to charge an administration fee of \$1,000 (plus HST) in addition to the price of the revised selections.

Extras, upgrades, options and the like shall be paid for in advance and such payment shall not be refunded if this transaction is not completed by reason of the Purchaser's default. If this Agreement is terminated in circumstances in which the Deposit is to be returned to the Purchaser, any amount paid for extras, upgrades, options and the like shall also be returned without interest. If, for any reason, full payment for extras, upgrades, options and the like has not been made at the time of Closing and if the Vendor has not exercised its applicable default rights as a result thereof, such amounts may be adjusted for on Closing. The Purchaser further agrees that if any of the changes, extras or upgrades ordered by the Purchaser are unavailable or in the business judgment and discretion of the Vendor cannot be completed to an acceptable quality or within a reasonable time after Closing, then there shall be refunded or credited on the adjustments to the Purchaser that portion of the amount paid by the Purchaser in connection with extras and upgrades allocated to those extras and upgrades which will not be completed in whole or in part as valued and calculated by the Vendor. The statutory declaration of an officer of the Vendor stating the amount of the calculation for an incomplete item is conclusive and binding on the Purchaser. The Purchaser also agrees that any amounts so calculated and/or credited shall be accepted by the Purchaser as full and final settlement of any claim by the Purchaser with respect to the extras and upgrades which will not be completed as aforesaid.

The Purchaser acknowledges that the selection of optional extras, upgrades and options for the Dwelling can affect the marketability and saleability of the Real Property in the event of Purchaser default. The Purchaser agrees that before accepting any order for extras, upgrades and options, the Vendor may, at its option, require evidence of the Purchaser's continuing financial ability to complete the transaction. If such evidence is not satisfactory to the Vendor, in its sole, subjective and absolute discretion, the Vendor may refuse to accept any or all such orders for extras, upgrades and options and the Dwelling will be completed in accordance with the original terms hereof.

If there is more than one Purchaser, each Purchaser appoints each other Purchaser as his or her representative and agent with full authority to make colour/material selections and to enter into additional agreements for optional extras. As a result, any such selections or agreements for extras made by any one Purchaser shall be binding on all other Purchasers as if they had made such selections or entered into such agreements themselves.

**Rental
Equipment
and Chattels**

12. The Purchaser acknowledges and agrees that the Vendor may supply and install (or arrange for another party or parties to supply and install) certain rental equipment such as, for example, hot water tanks, heaters, heat pumps, and other HVAC equipment (the "**Rental Property**"). The Rental Property and any other equipment identified elsewhere in this Agreement as leased or rented is not included in the Purchase Price and shall remain chattel property and not become a fixture or part of the Dwelling house and is owned by the Vendor's designated Rental Property supplier who has a security interest in the Rental Property and may, at its option proceed to register notice of its security interest. The Purchaser covenants and agrees to comply with any rental agreement and to execute a rental agreement with the Vendor's designated Rental Property supplier in that supplier's usual form and on its usual terms and to deliver such rental agreement on or before Closing together with a void cheque to permit pre-authorized withdrawal of the monthly rental charges by the designated Rental Property supplier from the Purchaser's bank account. The Vendor may assign any right of action under the provisions of this paragraph to its designated Rental Property supplier or another entity and the Purchaser hereby consents to such assignment.

**Completion
and Risk**

13. For the purpose of closing, the Dwelling shall be deemed to be completed when all interior work has been substantially completed so that the building reasonably may be occupied, and issuance of an Occupancy Permit as defined in Schedule T (Tarion) shall be conclusive in this regard, notwithstanding that there may remain interior or exterior work to be completed or repaired including, but not limited to, painting, driveway, grading, sodding and landscaping. There shall be no holdback or deduction on Closing for any uncompleted or deficient work.

The Purchaser agrees not to finish the whole or any part of the basement of the Dwelling for a period of twenty-four months after Closing.

The Dwelling shall remain at the Vendor's risk until Closing except as provided herein.

**Pre-Delivery
Inspection,
Site Visits
and Access to
Real Property**

14. The Purchaser, or any other person on behalf of the Purchaser, will not enter the Real Property before Closing unless accompanied by a representative of the Vendor. When entering the Real Property, the Purchaser agrees to abide by the *Occupational Health and Safety Act* regulations which include wearing safety gear for head and foot or any other apparel as required by the Vendor. Under no circumstances will the Purchaser perform or cause to be performed any work of any nature on or to the Real Property prior to the conveyance thereof to the Purchaser and, in the event of a breach of this covenant, the Vendor shall, in addition to any other rights and remedies to which it is entitled, may take whatever steps it deems necessary, in its sole, subjective and absolute discretion, to remove, correct or remedy any such work and the cost and expenses thereof plus a fifteen percent (15%) administration fee (plus HST) shall be paid by the Purchaser forthwith upon demand to the Vendor or, at the Vendor's option, charged as an adjustment on Closing.

The Vendor agrees to make available and the Purchaser agrees to meet a representative of the Vendor prior to Closing at a time designated by the Vendor, during normal working hours, to inspect the Real Property and verify that the Dwelling has been completed in accordance with the provisions of this Agreement.

**Certificate of
Non-
Completion**

15. If there is any deficient or uncompleted work remaining at the time of inspection, such items shall be listed on the form of Certificate of Completion and Possession required to be completed pursuant to the provisions of the Tarion Warranty Program, which the Purchaser covenants to execute. This Certificate when executed by the Vendor, together with the warranty itself under the Tarion Warranty Program, shall constitute the Vendor's only undertaking to remedy or complete the Dwelling. Such work will be performed as soon as is reasonably practicable which may be after Closing.

**Title to Real
Property and
Restrictions**

16. Title to the Real Property shall be good and free from encumbrances except that it may be subject to "**Development Requirements**" which shall include all subdivision or other agreements, covenants and restrictions (which restrictions may include the power to waive or vary), easements, licenses and rights

on Title

required or imposed by the Vendor, Developer, Municipality, provincial or federal government authorities or other development approval authorities including, among others, utilities, railways, pipeline companies and transit authorities. The Purchaser shall accept title subject to and shall comply with all Development Requirements provided there does not exist default under any and provided that the Purchaser's use of the Real Property for residential purposes is permitted. The Purchaser shall satisfy himself or herself as to compliance with such matters. The Purchaser agrees that the Vendor shall not be obligated on Closing or thereafter to obtain or register releases of any Development Requirements. The Purchaser shall execute any closing agreements, confirmations or documentation required by development approval authorities or contemplated by any Development Requirements. Title may also be subject to easements for maintenance (including utility servicing in favour of neighbouring properties that may require access through the Dwelling) or encroachment required for adjoining properties and to the encroachments permitted thereby. Title may also be subject to easements for maintenance or encroachment required for adjoining properties and to the encroachments permitted thereby, as well as private servicing or access easements for the benefit of adjoining and/or nearby properties, which easements may encumber all or part of the Real Property. If any of the foregoing easements or encroachments or any restrictions, encroachments or other rights under the Development Requirements are required to be created after Closing the Purchaser shall execute any documents needed. The rights of re-entry referred to in Section 23 or pursuant to the Development Requirements shall also affect title and these rights as well as any of the above may be contained in the transfer delivered to the Purchaser.

Municipal subdivision agreements are one of the Development Requirements that regulate development. The Purchaser should inquire of the Municipality whether the applicable subdivision agreements and other Development Requirements contain special warnings, construction or servicing requirements, easements, fences or berms or other matters affecting the Real Property.

The Purchaser acknowledges and agrees that various equipment, signage and infrastructure including, among other things, telecommunication and/or hydro pedestals and equipment, community mailboxes, streetlights, fire hydrants, and bus stops and/or shelters, may be located immediately in front of the Real Property on the municipal boulevard and may be visible from the Dwelling and will not be cause for an abatement of the Purchase Price or any other claim of any kind by the Purchaser.

The Purchaser shall be allowed until thirty (30) days before Closing to examine the title at his or her own expense and if, within that time, any valid objection to title is made in writing to the Vendor, which the Vendor is unable or unwilling to remove and which the Purchaser will not waive, this Agreement shall notwithstanding any intermediate act or negotiations, be at an end and the Deposit shall be returned without interest or deduction and the Vendor shall not be liable for any damages or costs whatever. Save as to any valid objections so made within such time or going to the root of title, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Real Property. The Purchaser is not to call for the production of any title deeds, or other evidence of title except as are in the possession of the Vendor. Notwithstanding the foregoing, the Purchaser acknowledges that neither the Vendor nor its solicitors shall be responsible for abstracting errors made by the Land Registry Office and that the Purchaser or the Purchaser's solicitors shall be responsible for submitting any correction requests desired directly to the Land Registry Office.

The Vendor shall provide an electronic copy of a survey reference plan or surveyor's sketch of the Real Property (at the Vendor's election) on or before Closing.

Notices and Warnings for Use of Real Property

17. The Purchaser acknowledges that existing and/or future development agreements between the Developer or the Vendor and development approval authorities may require the Vendor to provide the Purchaser with certain notices or warnings including notices or warnings regarding the usage of the Real Property, environmental issues, noise levels from adjacent roadways or otherwise, maintenance of municipal fencing, school transportation and related educational issues, and the status of services and works in the subdivision. The Purchaser acknowledges and agrees that the Vendor may be unable, at this time, to provide the Purchaser with all such notices and warnings, notwithstanding the current contents of Schedule "C" of this Agreement. Any supplementary or additional warnings or notices if delivered to the Purchaser after the execution of this Agreement, shall form part of this Agreement. On or before Closing, if requested by the Vendor, the Purchaser shall forthwith execute upon request an acknowledgement or amendment to this Agreement containing the required notices and warning clauses. In the event that the Purchaser fails to execute such acknowledgements or amendments forthwith upon being requested to do so, such failure by the Purchaser shall constitute an event of default under this Agreement and the Vendor shall be entitled, at its sole, subjective and absolute option, to terminate this Agreement in accordance with the provisions of Section 34 hereof.

Prior Mortgages on Real Property

18. Title to the Real Property may be encumbered by mortgages not to be assumed by the Purchaser on Closing. The Purchaser agrees to accept the Vendor's written undertaking to remove such encumbrance on title within a reasonable time after Closing if accompanied by:
- (i) a written statement from the mortgagee of the amount required to be paid to obtain a discharge of the Real Property; and
 - (ii) payment by the Vendor, an undertaking of the Developer to make payment, or a direction from the Vendor permitting payment to that mortgagee of such amount by the Purchaser; or
 - (iii) instead of (ii) above, written confirmation by the mortgagee that a discharge will be available without any action or payment on the part of the Purchaser or Vendor;

together with an undertaking by the Vendor's Solicitors to remit to the mortgagee any funds directed to it pursuant to (ii) above and to register any such discharge when received by them.

The Vendor and its solicitors have no obligation to provide details of discharges of mortgages registered prior to Closing, whether or not certified by the Land Registry Office by the time of Closing. Purchasers shall satisfy themselves in this regard.

Preparation of Transfer

19. The transfer shall be prepared by the Vendor's Solicitors at the Vendor's expense and shall be registered forthwith on Closing by the Purchaser at his or her expense. The Purchaser agrees to advise the Vendor's Solicitors, at least thirty (30) days prior to Closing, as to how the Purchaser will take title

to the Real Property, the birth dates of any parties taking title to the Real Property and any name changes or corrections due to marriage or otherwise. If the Purchaser fails to do so by such time or changes such information either before or after such time, the Purchaser shall pay to the Vendor's Solicitors (or reimburse the Vendor) for all additional legal fees and disbursements which may be incurred by the Vendor or charged by its Solicitors, which shall be at a minimum \$250 (plus HST) which payment may be, at the Vendor's option, charged as an adjustment on Closing.

Purchaser Acting Through Agent or Multiple Purchasers

20. If there is more than one Purchaser under this Agreement, all covenants, promises, agreements and other obligations of the Purchaser as set out in this Agreement shall be deemed and construed to be, and shall be fully binding as, the joint and several covenants, promises, agreements and obligations of each and every Purchaser. For greater certainty, any default by one Purchaser hereunder shall constitute a default by each and every other Purchaser, for which each and every Purchaser shall be jointly and severally liable.

The Purchaser agrees that any person who takes title to the Property as a beneficiary and/or pursuant to a Direction or Authorization signed by the Purchaser shall be deemed for all purposes to have signed this Agreement through the agency of the Purchaser, or to be the partner of the Purchaser, and to be jointly and severally bound by this Agreement. In doing so, the Purchaser acknowledges that this may result in the loss of eligibility for the Rebates (as defined and further described in Section 32 of this Agreement).

Notwithstanding any other term in this Agreement, the Vendor may demand as a condition precedent to the Vendor's obligation to close, that any person referred to as a beneficiary and/or in a Direction or Authorization as a person to be named as a Transferee shall sign an Acknowledgement on the Vendor's form agreeing to be bound by this Agreement.

The completion of this Agreement on Closing without an Acknowledgement is not a waiver of the Vendor's right to demand the Acknowledgement. It is an act of default by the original Purchaser and a Transferee to refuse to provide the Acknowledgement, and the Vendor may deliver on closing a Transfer excluding such Transferee. If the Purchaser does not take title to the Property on Closing, the Purchaser must still execute all closing documentation and is nevertheless still jointly and severally bound with the Transferee(s) for all of the obligations of the Purchaser after closing as if he or she had received title.

Title may be conveyed directly from the Developer or a third party to the Purchaser and, if it is, the Purchaser hereby: (i) acknowledges and agrees that the Developer and/or such third party is not the builder and has no liability to the Purchaser as such; (ii) acknowledges and agrees that the Developer and/or such third party has no obligations or liabilities whatsoever to the Purchaser in respect of this Agreement and/or the transaction arising herefrom; (iii) releases the Developer and/or such third party from any liability that may otherwise be imposed on the Developer and/or third party pursuant to or in connection with this Agreement and/or the transaction arising herefrom (whether arising from this Agreement or otherwise in law); and (iv) acknowledges and agrees that the Purchaser is estopped from making any claim or taking any action against such Developer and/or third party. If the Vendor so requests, the Purchaser shall execute and deliver on Closing, a closing release and acknowledgement in the Vendor's form with respect to the foregoing. For certainty, in the event that the Purchaser fails to execute such closing release and acknowledgement forthwith upon being requested to do so, such failure by the Purchaser shall constitute an event of default under this Agreement and the Vendor shall be entitled, at its sole, subjective and absolute option, to terminate this Agreement in accordance with the provisions of Section 34 hereof.

Warranty and Limitations

21. The Tarion Warranty Program, administered by the Tarion Warranty Corporation shall constitute the Vendors' only warranty, express or implied, in respect of any aspect of construction of the Dwelling and further shall be the full extent of the Vendor's liability for defects in materials or workmanship or damage, loss or injury of any sort, delay or otherwise with respect to the Dwelling, the Real Property and the relationship between the Purchaser and the Vendor, whether arising in tort or in contract. The Purchaser is urged to review the Tarion Warranty Program, particularly its exclusions, and to be aware that the Vendor is not liable for loss or damage to any landscaping, furnishing or improvement by the Purchaser caused either by any defect for which the Vendor is responsible or by the remedying of such defect.

The Purchaser hereby releases the Vendor, its employees, officers, directors, owners, sales representatives, the Vendor's trades, experts and solicitors, and the Vendor's related and affiliated corporations from any causes of action against each and any of them except for any remedy explicitly given to the Purchaser against the Vendor either in this Agreement or the terms of the *Ontario New Home Warranties Plan Act*, the NHCL Act or any requirements of the Tarion Warranty Corporation.

For greater certainty, remedies available to the Purchaser are deemed to exclude: (a) damages for mental distress, loss of enjoyment, or loss of a personal preference or personal choice; (b) punitive and/or exemplary damages; and (c) substantial indemnity costs, except for such costs as may be awarded as a result of an Offer to Settle.

The Purchaser acknowledges that its rights and remedies and the limitations thereto are fully set forth in this Agreement. The Purchaser's right to terminate or rescind this Agreement are for those events set out expressly in this Agreement, including the Tarion Addendum (Schedule T (Tarion)), and no others. Any other claim by the Purchaser whether before or after Closing (including for conduct predating the signing of this Agreement by the Purchaser and the Vendor) shall be for compensation only and pursuant to binding arbitration, to the extent permitted by this Agreement.

Arbitration Clause

22. The Purchaser and the Vendor agree that any claim, dispute, or controversy (whether in contract, tort, or otherwise, whether pre-existing, present or future, and including statutory, common law, intentional tort and equitable claims) that the Vendor may have against the Purchaser or that the Purchaser may have against the Vendor, or its affiliates, successors or assigns and any of their affiliates (collectively, the "**Vendor Companies**" or any one, a "**Vendor Company**") or its agents, employees, or principals arising from or relating to this Agreement, its interpretation, or the breach, termination or validity thereof, the relationships which result from this Agreement (including, to the full extent permitted by applicable law, relationships with third parties who are not signatories to this Agreement), the Purchaser's purchase or use of the Real Property and/or the Dwelling or related purchase or the subdivision services (any of the foregoing being a "**Claim**") SHALL BE RESOLVED EXCLUSIVELY

AND FINALLY BY BINDING ARBITRATION pursuant to the *Arbitrations Act*, 1991 (Ontario), as amended or replaced from time to time. Such arbitration shall be the exclusive forum for the resolution of any Claim by the Purchaser against the Vendor, and the Purchaser hereby agrees that it will not bring or participate in a Claim in any court whether directly, indirectly, by counterclaim or otherwise. In addition, THE PURCHASER SHALL NOT BE ENTITLED TO JOIN OR CONSOLIDATE CLAIMS BY OTHER PURCHASERS, OR ARBITRATE A CLAIM AS A REPRESENTATIVE OF A CLASS ACTION OR PARTICIPATE AS A MEMBER OF ANY CLASS ACTION WITH RESPECT TO ANY CLAIM.

The Purchaser and Vendor agree that if and to the extent that any provision of this paragraph is found contradictory to, or cannot be applied due to, the requirements of the Ontario New Home Warranties Plan Act, the NHCL Act and/or Schedule T (Tarion) or other applicable Ontario law, such provision shall not be applied in the circumstances, but the remainder of this paragraph shall remain in force and effect and otherwise fully applicable and enforceable to the maximum extent allowable.

**Vendor's
Right of Re-
Entry to Real
Property**

23. The Vendor reserves the right of re-entry after Closing for itself, the Developer and the Municipality for the completion of grading and the correction of any surface drainage problems or the completion of any other matter required by the subdivision agreement or other Development Requirements. The Vendor may re-enter to remedy at the Purchaser's expense any default by the Purchaser. The Vendor may also re-enter to complete any outstanding work or to rectify non-compliance with any Development Requirements.

The Purchaser acknowledges that there may be unbuilt lots adjoining the Real Property on which construction will take place after Closing. The Purchaser agrees that the Vendor or other builders, contractors or other parties authorized by the Vendor may enter upon the side and back lots of the Real Property after Closing in order to enable reasonable construction access to any adjoining lots. Such access shall be allowed without objection by the Purchaser provided that access to the Real Property and the Dwelling is not blocked and any disruption or damage resulting therefrom is repaired at no cost to the Purchaser.

**No
Assignment
or
Speculation**

24. 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 Real Property for the Purchaser's own personal use and not for investment purposes (including as rental property). The Purchaser acknowledges that the truth of this representation is material to the Vendor.

The Purchaser acknowledges and agrees that if a breach of the above covenant occurs or the Vendor discovers that the above representation is not true, such breach is or shall be incapable of rectification. Accordingly, the Purchaser acknowledges and agrees that in the event of such breach the Vendor shall have the unilateral right and option of terminating this Agreement, effective upon delivery of notice of termination to the Purchaser or the Purchaser's solicitor, whereupon the provisions of this Agreement dealing with the consequence of termination by reason of the Purchaser's default shall apply and any forbearance by the Vendor in this regard shall not be deemed to be a waiver of this right.

The Purchaser covenants and agrees that the Purchaser will in no way, directly or indirectly, list for sale or lease, advertise for sale or lease, rent, convey, transfer, sell or lease, nor in any way assign his interest under this Agreement or in the Real Property, nor directly or indirectly permit any third party to list or advertise the Real Property for sale or lease at any time prior to Closing without the Vendor's prior written consent, which consent may be withheld in the Vendor's sole, subjective and absolute discretion.

**Tender and
Closing**

25. The Purchaser hereby waives personal tender and agrees that failing any other mutually acceptable arrangements between the Vendor and the Purchaser, and subject to the provisions of Section 30 hereof, 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 Solicitors have:

- a. Delivered all closing documents and/or funds to the solicitor for the purchase ("**Purchaser's Solicitor**") in accordance with the provisions of the Escrow Agreement, as defined in Section 30, whether or not such Escrow Agreement is entered into by the Purchaser's Solicitor;
- b. Advised the Purchaser's Solicitor, in writing or by electronic written communication, that the Vendor is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement; and
- c. Completed steps required by the electronic registration system ("**TERS**") to give the Purchaser's Solicitor access to the "in preparation" Transfer/Deed for the Property that can be performed or undertaken by the Vendor's Solicitors without the cooperation or participation of the Purchaser's Solicitor;

without the necessity of personally attending upon the Purchaser or Purchaser's Solicitor and without any requirement to have an independent witness evidencing the foregoing, and same shall be satisfactory evidence that the Vendor is ready, willing and able to complete the transaction.

Notwithstanding the foregoing, if the Purchaser or the Purchaser's Solicitor, including without limitation any representative or employee of the Purchaser or the Purchaser's Solicitor, indicates or expresses (even on a "without prejudice" basis) to the Vendor or the Vendor's Solicitors, on or before Closing, that the Purchaser is unable or unwilling to complete the purchase, the Vendor shall be relieved of any obligation to make formal tender upon the Purchaser or the Purchaser's Solicitor and the Vendor may exercise forthwith any and all of its rights and remedies provided for in this Agreement, at law and in equity.

Subject to the provisions hereof with regard to the electronic delivery of funds, the parties agree that payment must be made or tendered by physical cheque or bank draft drawn on a valid trust account of an Ontario solicitor in good standing and certified by a Canadian Chartered Bank. Notwithstanding the foregoing, in the sole, subjective and absolute discretion of the Vendor or its solicitors, closing payment may be made by bank draft, on such conditions as they may deem appropriate, which may include but is not limited to delivery of a confirmation of the Purchaser's solicitor, in the Vendor's Solicitor's form, that the bank draft was issued from funds drawn directly from the Purchaser's solicitor's trust account including the particulars thereof. Mortgages not being

assumed by the Purchaser and to which Section 18 applies need not be paid by the Vendor on Closing. The Purchaser acknowledges and agrees that the Purchaser or the Purchaser's Solicitor will not in any circumstances be permitted to directly deposit funds to the Vendor's or the Vendor's Solicitor's bank account.

The Vendor shall have a one-time unilateral right to extend Closing for one (1) business day to avoid the necessity of tender where the Purchaser is not ready to close on the Firm Closing Date or Delayed Closing Date, as the case may be, and delayed closing compensation will not be payable for such period.

The Purchaser expressly acknowledges and agrees that the Purchaser will not be entitled to receive the Transfer/Deed of Land to the Real Property for registration or the keys, until the balance of funds due on Closing, in accordance with the statement of adjustments, and all other amounts required to be paid by the Purchaser hereunder in order to close the transaction, are remitted by bank draft or certified cheque, in each case drawn on the Purchasers Solicitor's trust account, via personal delivery to the Vendor's Solicitors (or in such other manner as the Vendor's Solicitors may direct) prior to the release of the Transfer/Deed of Land for registration.

The Purchaser agrees that keys may be released to the Purchaser at the construction site on Closing. The Vendor's advice that keys are available shall be a valid tender of possession of the Real Property to the Purchaser. If the Purchaser receives the keys on the day of Closing but does not tender the documents and balance due on Closing as called for by this Agreement, the Purchaser shall immediately return the keys to the site office, deliver up vacant possession of the Real Property to the Vendor and indemnify the Vendor for any damage to the Real Property or the Dwelling and for any expenses, legal fees and other costs thereby caused to the Vendor and the Dwelling shall be at the Purchaser's risk until such time as vacant possession is delivered up to the Vendor.

For greater certainty and without limitation, notwithstanding any other provision herein, the Purchaser shall be solely responsible for the costs of registration and tax on any transfer of the Real Property to the Purchaser, including, without limitation, all land transfer tax and all non-resident speculation tax.

Notwithstanding Closing, the Purchaser's agreements, covenants and warranties shall not merge, and the Vendor may require, at its option, that the Purchaser execute a separate covenant in the Vendor's form confirming the Purchaser's agreements, covenants and warranties contained in this Agreement.

If, on the Firm Closing Date, or Delayed Closing Date, as the case may be, there is a Construction Lien or a Purchaser's Lien or a Certificate of Pending Litigation for the return of moneys registered on the title to the Real Property, the Purchaser shall accept the title subject to any such lien with a Vendor's undertaking to discharge the same.

Web-Delivery System

26. The Purchaser acknowledges and agrees that the Vendor may, at its option, utilize an internet-based electronic document delivery system (the "**Web Delivery System**") in order to deliver closing documents to the Purchaser's solicitor. Accordingly, the Purchaser acknowledges and agrees that the Vendor's delivery of some or all of the closing documents may be made electronically through the Web Delivery System to the Purchaser's solicitor. Such delivery shall be made and completed upon the Vendor or its solicitor uploading any such documentation to the internet such that it is available for downloading (and printing if desired) by the Purchaser's solicitor. Alternatively, at the Vendor's option, the Vendor or its solicitor may email such documentation directly to the Purchaser's solicitor. Delivery by either such means shall be acceptable and effective for all purposes under this Agreement. If the Purchaser's solicitor is not able or willing to access the Web Delivery System or accept delivery of emailed documents in advance of Closing, the Purchaser shall pay the Vendor (as an additional adjustment on Closing) the sum of \$100 plus HST as a fee for the additional time and disbursements thereby caused to the Vendor. In addition, if the Purchaser or the Purchaser's solicitor requests an additional copy of this Agreement, any amendment thereto or any other document which has previously been delivered to or received by the Purchaser, each such subsequent copy of each such document shall be subject to a fee of \$50 plus HST and may be charged as an adjustment on Closing.

The Purchaser acknowledges, consents and agrees that documents not intended for registration on title to the Real Property may be delivered by the Vendor electronically, either through the Web Delivery System as described above or by email, telefax transmission or similar system or by electronic transmission of electronically signed documents through the internet, and execution of this Agreement shall constitute the Purchaser's express consent in accordance with the Electronic Commerce Act (Ontario) to the electronic delivery and signing of documents by any and all of the means described above. This provision does not relieve the Purchaser of the obligation to deliver originally signed documents to the Vendor, including but not limited to the Rebate Documentation described in Section 32.

Entire Agreement

27. THE PARTIES ACKNOWLEDGE THAT THERE ARE NO REPRESENTATIONS, WARRANTIES, COLLATERAL AGREEMENTS OR CONDITIONS AFFECTING THIS AGREEMENT OR THE REAL PROPERTY EXCEPT AS CONTAINED IN THIS AGREEMENT FOR WHICH THE VENDOR CAN BE HELD RESPONSIBLE OR LIABLE FOR IN ANY WAY, whether contained, portrayed, illustrated or represented by, or in, any plan, drawing, brochure, artist's renderings, display, model or any other sales or marketing materials, including without limitation, any content on the website of a Vendor Company or any statements or representations made by real estate agents, employees of real estate agents, brokers or employees of the Vendor, and this Agreement supersedes all prior negotiations between the Vendor and the Purchaser, whether written or verbal, with respect to the subject matter of this Agreement. The Purchaser acknowledges that any oral statements made concerning the Real Property or the Dwelling before the date of this Agreement did not induce the Purchaser to enter into this Agreement and do not constitute a variation of this Agreement.

The Purchaser acknowledges that the Vendor's model homes, in which specifications may vary from one geographical location to another, may contain upgrades and extras that are not included in the Purchase Price of the Real Property and the Purchaser further acknowledges that the Purchaser has read Schedule "A" attached hereto and acknowledges and agrees that the Dwelling shall be constructed substantially in accordance with those listed standard features and finishes subject to the terms of this Schedule "1". This Agreement may not be amended other than in writing explicitly purporting to amend this Agreement and executed by the Purchaser and an authorized representative of the Vendor.

The Purchaser acknowledges and agrees that no oral or emailed statements from any representative of a Vendor Company can amend this Agreement and that any information, advice or assistance offered in such forms or similar informal manner shall not be legally binding in any way upon the Vendor.

To the extent of any inconsistency between any provision of this Agreement and any terms of a Vendor Company published or otherwise made available in a place outside of this Agreement (including without limitation any terms posted on a Vendor Company website) the provisions of this Agreement shall prevail. For further clarity, no terms of a Vendor Company published or otherwise made available in a place outside of this Agreement form part of or otherwise impact or modify the terms of this Agreement.

**Residency
and Spousal
Consent**

28. The Vendor represents that it is not a non-resident for the purposes of section 116 of the Income Tax Act, Canada, and that spousal consent is not necessary to this transaction under the provisions of the Family Law Act.

**No
Registration**

29. The Purchaser acknowledges that this Agreement does not create an interest in the Real Property or the Dwelling and that until a Transfer/Deed of Land is registered in favour of the Purchaser, the Purchaser shall have no such interest. The Purchaser further covenants and agrees not to register or cause or permit this Agreement to be registered on title to the Real Property and that no reference to it, or notice of it or any caution or any certificate of pending litigation, purchaser's lien or any other notice or document of any type shall be registered on title whether or not the Vendor is in default hereunder. The Purchaser shall be deemed to be in default under this Agreement if the Purchaser creates any encumbrance or makes any registration or causes or permits any such encumbrance or registration to be made on title to the Real Property on or before Closing. Should the Purchaser be in default of the obligations under this Section, the Vendor may, as agent and attorney of the Purchaser, cause removal of any such registration from the title to the Real Property. The Purchaser hereby irrevocably consents to a court order removing any notice of this Agreement, any caution, any certificate of pending litigation, any purchaser's lien or any other notice or document of any sort whatsoever from title to the Real Property and the Purchaser agrees to pay all of the Vendor's costs and expenses in obtaining such order (including the Vendor's Solicitors' fees and disbursements on a full indemnity basis) which may at the Vendor's be option be charged as an adjustment on Closing.

**Electronic
Registration,
Solicitor
Requirement
and Escrow
Agreement**

30. If electronic registration of documentation at the Land Registry Office is required on Closing, the following terms and conditions shall form part of this Agreement:

- a. No less than 15 days after notification of the Vendor's acceptance of this Agreement, the Purchaser shall: (i) retain a solicitor in good standing with the Law Society of Upper Canada to represent the Purchaser with respect to this Agreement as the Purchaser's Solicitor, and (ii) notify the Vendor of the solicitor's contact information, failing which the Purchaser shall be in default hereunder. In the event of such a default, the Vendor may exercise any of its rights in the event of default or, in its sole, subjective absolute discretion, elect to forgive and allow rectification of the default on such terms and conditions as are acceptable to the Vendor. In addition to and notwithstanding the above, in the event the Purchaser does not retain a solicitor at least 30 days prior to Closing and notify the Vendor thereof, the Purchaser shall not only be in default hereunder but also and acknowledges and agrees that in such event tender by the Vendor is waived and the Vendor will be deemed on the day of Closing to be ready, willing and able to complete this transaction without having to give proof thereof. In addition, if the Purchaser notifies the Vendor of its solicitor information less than 30 days prior to Closing or changes its solicitor, and the Vendor forgives any default that arises therefrom, the Purchaser shall pay to the Vendor's Solicitors (or reimburse the Vendor) for all additional legal fees and disbursements which may be incurred by the Vendor or charged by its solicitors, which shall be at a minimum \$250 (plus HST), which payment may be, at the Vendor's option, charged as an adjustment on Closing.
- b. The Purchaser shall authorize the Purchaser's Solicitor to enter into an escrow closing agreement with the Vendor's Solicitors on the latter's standard form (the "Escrow Agreement"), establishing the procedures and timing (which shall be no later than 4 p.m.) for completing this transaction, such Escrow Agreement to be returned to the Vendor's Solicitors, as executed by the Purchaser's Solicitor, at least three (3) days prior to the Firm Closing Date (or, if set, the Delayed Closing Date).
- c. The delivery and exchange of documents and monies 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 of Land (and other registerable documentation);
 - ii. shall be governed by the Escrow Agreement, pursuant to which the solicitors receiving the documents and 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 Agreement;
 - iii. may at the option of the Vendor, in the case of funds to be delivered by the Purchaser, occur electronically, through the Large Value Transfer System or any private electronic funds transfer system designated by the Vendor or the Vendor's Solicitors, and in such case:
 1. the Purchaser and or the Purchaser's Solicitor shall execute such documents as the Vendor or the Vendor's Solicitors may require in connection therewith;
 2. the Purchaser shall pay as an adjustment on Closing or to the Vendor's Solicitors as the Vendor may require, any fee incurred by the Vendor or the Vendor's Solicitors in

connection therewith, including all applicable bank wire transfer fees and any fees charged by any electronic funds transfer provider; and

3. the Purchaser's Solicitor shall be registered with such provider and at the request of the Vendor's Solicitors shall provide evidence of such registration to the Vendor's Solicitors at least ten (10) days prior to Closing.
- d. If the Purchaser's Solicitor are unable to complete this transaction via TERS, in accordance with the provisions of the Escrow Agreement, then the Purchaser's Solicitor (or the authorized agent thereof) shall be obliged to personally attend at the office of the Vendor's Solicitors, at such time on the date scheduled for Closing as may be directed by the Vendor's Solicitors or as mutually agreed upon, in order to complete this transaction via TERS utilizing the computer facilities in the Vendor's Solicitors' office.
- e. If the Purchaser's Solicitor has not completed the Land Transfer Tax Affidavit or other portion of the Transfer customarily completed by the Purchaser's Solicitor by 12:00 p.m. on the scheduled day of Closing, tender by the Vendor shall be deemed to have been waived by the Purchaser and the Vendor shall be deemed on the day of Closing to be ready, willing and able to complete this transaction without having to give proof thereof.

Grading and Settlement of Land

31. The Purchaser hereby acknowledges that grading and sodding shall be done between the spring and the fall of any year following Closing in accordance with the Vendor's program which may be subject to change without notice.

The Purchaser covenants that he/she will not at any time before or after Closing, without the prior written consent of the Vendor and the Developer, interfere with any drainage works completed by the Vendor or the Developer or take any steps which may result in the alteration or change of any grading or drainage or removal of soil or top soil in contravention of the Developer's obligations under the applicable subdivision agreement or other Development Requirements. In such event, the Vendor or the Developer may enter upon the Real Property and correct such grading and remove any such obstructions at the Purchaser's expense to be paid forthwith or, at the Vendor's option, as a closing adjustment. This covenant may be included in the Purchaser's transfer at the option of the Vendor.

The Purchaser further acknowledges that settlement may occur due to soil disturbance and conditions including areas affecting walkways, stairs, decks, driveways and sodded areas. The Vendor agrees to rectify such settlement problems as and when required by the Municipality or the Developer subject to the Purchaser's obligation to assume the cost of removing and re-installing any driveways, stairs, decks or walkways installed by the Purchaser.

The Purchaser covenants and agrees on his or her own behalf and on behalf of anyone for whom the Purchaser is in law responsible not to damage or alter any subdivision service at any time or the Dwelling prior to Closing, and shall be liable for the costs of rectification of any such damage or alteration, and in the event same is not paid upon demand or, at the Vendor's option, as a closing adjustment, the Vendor shall have the right to register a lien on title to secure such payment which may be enforced in the same manner as a mortgage in default.

The Purchaser shall not alter the grading or drainage pattern of the land on the Real Property in any way and shall not construct any fences, pools, patios, sheds, or similar structures prior to final grading approval or prior to the installation of sod by the Vendor without the Vendor's consent.

Some settlement of the lands on the Real Property is to be expected and the Purchaser shall be responsible to repair any minor settlement. The Purchaser shall care for sod, shrubs and other landscaping provided by the Vendor or the Developer and the Purchaser shall be responsible for replacing any such landscaping that does not survive.

Sales Taxes and Rebates

32. (a) The Purchase Price includes HST and has been determined taking into account HST rebates (the "Rebates") provided for in applicable federal and/or provincial legislation, including any transitional rebates, to the extent eligible. If rebates are included, the Purchaser assigns to the Vendor all of its rights to the Rebates and shall reimburse the Vendor for any loss of the Rebates caused by his or her failure to comply with the representations to be contained in the statutory declarations or certificates or covenants referred in paragraph 32(b).
- (b) Prior to closing the Purchaser shall; execute statutory declarations or certificates or covenants in forms satisfactory to the Vendor confirming all eligibility requirements prescribed for the Rebates, including, among other things, that:
 - (i) The Purchaser is acquiring the Real Property for use as the primary place of residence of the Purchaser or a relation (as defined in the applicable legislation) of the Purchaser so as to entitle the Purchaser to the Rebates; and
 - (ii) The Purchaser or a relation (as defined in the applicable legislation) of the Purchaser will be the first individual to occupy the Real Property as a place of residence.
- (c) The Purchaser shall execute and deliver upon closing original wet signed (i.e. not a photo or electronic copy and not a digitally signed version) Rebate Applications pursuant to the applicable legislation in prescribed forms and the Vendor's standard forms of Rebate assignment and indemnity agreement (together with the documents referred to in paragraph 32(b), being the "Rebate Documentation"). The Purchaser agrees and acknowledges that the Vendor may request that the Rebate Documentation be completed in the name of the Vendor or any person that is designated by the Vendor including, inter alia, any party in which the Vendor may have been acting as the disclosed or undisclosed agent for when entering into this Agreement. The Purchaser agrees to execute and provide to the Vendor all Rebate Documentation and, to the extent the Vendor has not received adequate Rebate Documentation, the Purchaser hereby nominates and appoints any officer of the Vendor (or any other party as may be directed by the Vendor) as the Purchaser's true and lawful attorney and agent pursuant to the provisions of the Powers of Attorney Act (Ontario), with full power and authority in the Purchaser's name, place and stead to execute, swear to and

record any and all documents that may be required in order to have the GST/HST Rebates paid and/or credited to the Vendor or any other person that is designated by the Vendor including, inter alia, any party in which the Vendor may have been acting as the disclosed or undisclosed agent for when entering into this Agreement.

(d) If the Purchaser does not qualify for the Rebates, or any of them, or fails to deliver the requisite Rebate Documentation in connection therewith or takes any action that might disentitle it from receiving the Rebates (such as a resale or rental listing or liability for any non-residential speculation or similar tax payable in respect of the transfer of the Real Property to the Purchaser), then, if discovered prior to closing, the amount of the Rebates shall be paid to the Vendor on Closing or, if discovered after Closing, the Purchaser shall pay the Vendor by certified cheque the amount of the Rebates forthwith upon demand and shall indemnify the Vendor from any loss of the Rebates. Notwithstanding any provision to the contrary in this Agreement or in the applicable legislation, if at any time, in the view of the Vendor or its solicitors, the Purchaser or the Purchaser's solicitor requests a title change or provides other information or the Vendor or its solicitors becomes aware that the Purchaser's information might be inaccurate, incomplete or untruthful such that the Rebates, or any of them, may not be properly collected by the Vendor, or if the Vendor or its solicitors believe, in their sole, subjective and absolute discretion, that the Rebates might for any reason be disallowed, the Vendor shall be entitled in its sole, subjective and absolute discretion to increase the Purchase Price by the amount of the Rebates and the Purchaser shall pay such additional sum on Closing together with any other costs/expenses caused to the Vendor including the Vendor's Solicitor fees, which shall be a minimum of \$250 (plus HST).

(e) The Vendor and Purchaser acknowledge that prior to Closing, the HST rate, including either or both of its federal or provincial components, applicable to this Agreement may change. In such event all references to such rate in this Agreement shall be deemed to be amended to reflect the new rate. Any such change will affect the calculation of the Purchase Price and any Rebates applicable to the determination of the Purchase Price.

Notice

33. Any notice required to be given pursuant to this Agreement to the Purchaser may either be delivered personally or be sent by prepaid mail, facsimile or email addressed to the Purchasers' solicitor or the Purchaser at his or her last known address or email address and in the case of the Vendor any notice required to be given pursuant to this Agreement may either be delivered personally or be sent by prepaid mail or facsimile to the Vendor's solicitor or to the Vendor at the address in Section 6. If such notice is mailed it shall be deemed to have been received by the party to whom it is addressed on the third business day following the date of its mailing. In the event of a mail stoppage or interruption all notices shall be delivered by another method permitted hereby.

Default

34. In the event of failure by the Purchaser to make any monetary payment called for under this Agreement (including but not limited to a cheque or other payment returned for insufficient funds or as a result of a stop payment order) or in case of any other default or breach of this Agreement by the Purchaser, the Deposit and any other amounts paid by the Purchaser (whether directly to the Vendor or held in trust) shall be forfeited to the Vendor and the Vendor shall have the right, in its sole, subjective and absolute discretion, to declare this Agreement terminated and at an end with no further obligation to the Purchaser, irrespective of and without prejudice to any other right, cause of action or remedy to which the Vendor may be entitled.

Without limiting the foregoing, the Vendor shall have a vendor's lien for any unpaid amount of the Purchase Price on Closing or other amount owing hereunder (such as disallowed Rebates or an underpayment of the balance due on Closing) and shall be entitled to register a notice of lien against the Real Property any time on or after Closing.

An act of default by the Purchaser is any breach of any obligation of or promise made by the Purchaser in this Agreement, and includes a breach by the Purchaser on or before Closing of any requirements set out in the Tarion Addendum forming a part of this Agreement, even if a breach of that promise or requirement is not described explicitly in this Agreement as an act of default, and includes a default or failure to complete a Purchaser Occupancy Obligation as referred to in the Addendum.

Upon learning of an act of default by the Purchaser prior to the Closing of this Agreement, the Vendor shall be entitled to any remedy explicitly given to the Vendor by this Agreement and/or to terminate this Agreement and pursue the Purchaser for any other remedy permitted by law.

Without limiting the generality of the foregoing paragraph, such termination of this Agreement shall entitle the Vendor at its sole option and in its unfettered discretion to each of the following and any combination thereof: (a) to retain the deposit and all monies paid for extras and upgrades as liquidated damages and not as penalty and without limiting the Vendor's claim; (b) to require the Purchaser to perform this Agreement and/or pay damages for breach of this Agreement; (c) to recover from the Purchaser all damages and losses arising from the Purchaser's default as may be permitted by law; and (d) subject to the Addendum, to its full indemnity costs on a solicitor and his own client basis against the Purchaser either to enforce its rights or to defend any claim or counterclaim by the Purchaser in any proceeding. The Vendor is not obliged to elect a remedy until there is an arbitration or action, is not obliged to give notice to the Purchaser of any default, and is not obliged to permit the Purchaser to remedy its default, but may do so without waiver of its rights herein. Furthermore, any forbearance by the Vendor with respect to any default by the Purchaser shall neither be deemed nor constitute a waiver of any rights hereunder.

If at any time before Closing, the Vendor or its solicitor wrongly terminates this Agreement by reason of the alleged default of the Purchaser, and the Purchaser is not in default or believes he or she is not in default, the Purchaser shall not be entitled to treat the wrongful termination by the Vendor as grounds to terminate this Agreement, or to rescind this Agreement, or to enforce this Agreement, or to deny liability in a proceeding unless and until: (i) the Purchaser offers to complete this Agreement by a written notice with an offer to the Vendor's solicitor to complete this Agreement delivered within 5 business days of the date of receipt of the Vendor's notice of termination, and (ii) the Vendor's solicitor communicates the Vendor's rejection of the Purchaser's offer to complete the Agreement or does not communicate the Vendor's acceptance of such offer to complete the Agreement within 5 business days of receipt of the Purchaser's offer to complete the Agreement. If the Vendor's solicitor communicates the Vendor's

acceptance of such offer to complete within such time, closing shall occur on the Firm Closing Date or such other date as appointed by the Vendor's solicitor in the acceptance letter. If a new closing date is appointed that is after the original Firm Closing Date, the Purchaser shall be entitled to delay damages pursuant to the Addendum, but to no other damages or claims. The acceptance of the Purchaser's offer by the Vendor constitutes a waiver of all prior breaches of this Agreement by the Vendor or the Purchaser, a revocation of any termination of this Agreement, and a re-installment of this Agreement. Except for delay damages pursuant to the Addendum this paragraph can be pleaded against the Purchaser as a complete waiver or estoppel in any other proceeding between the Vendor and the Purchaser.

Power of Attorney

35. (a) The Purchaser hereby irrevocably constitutes and appoints the Vendor to be and act as his lawful attorney, in the Purchaser's name, place and stead in order to execute the application form for the HST new housing Rebate, or any other rebate forms, documents, forms, approvals or like items as otherwise provided in this Agreement and all documents necessary to fully release all interest of the Purchaser in the Dwelling and the Land and to do such other things as are provided for in this Agreement, all in accordance with the provisions of the Powers of Attorney Act (Ontario), as amended, or replaced from time to time and any regulations made thereunder. The Purchaser hereby confirms and agrees that this power of attorney may be exercised by the Vendor during any subsequent legal incapacity of the Purchaser and that such appointment and power of attorney, being coupled with an interest, shall be irrevocable and shall not be revoked by any action of the Purchaser.

(b) If any documents required to be executed and delivered by the Purchaser to the Vendor are, in fact, executed by a third party other than the Vendor appointed as the attorney for the Purchaser, then the power of attorney appointing such person must be in a form acceptable to the Vendor and the Vendor's Solicitors, in their sole, subjective and absolute discretion, registered in the Land Registry Office, and a duplicate registered copy thereof, together with a statutory declaration sworn by the attorney for the Purchaser confirming that said power of attorney is in full force and effect, unamended, and has not been revoked, shall be delivered to the Vendor along with such documents. The Purchaser's Solicitor shall also certify to the Vendor and the Vendor's Solicitors, in a form to be provided by the Vendor's Solicitors, that he has verified by appropriate procedures, the identity of the attorney and that the power of attorney has not been revoked. The Purchaser and/or his attorney shall also execute such other documents and cause the Purchaser's Solicitor and/or such attorney's solicitor to execute such other documents as the Vendor or the Vendor's Solicitors may in their sole, subjective and absolute discretion require and the Vendor shall be entitled to refuse to deal with any such attorney in the event that the Purchaser, his attorney or their respective solicitors do not provide such documents. In addition, any additional requirements of TERS, the Law Society of Upper Canada or of any approval authority, in respect of powers of attorney, shall be complied with by the Purchaser, the Purchaser's Solicitor, the attorney and the attorney's solicitors.

(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, the Purchaser must provide an address or contact number of such attorney to the Vendor. Thereafter, any notices required or desired to be delivered to the Purchaser in accordance with Section 33 hereof may be given to such attorney, in lieu of the Purchaser and shall be deemed to have been received by the Purchaser when so delivered to his attorney.

(d) If there is more than one Purchaser, then each one (hereinafter referred to as the "Donor") hereby constitutes and appoints each other one (hereinafter referred to as the "Donee") to be and act as the Donor's lawful agent and attorney, in order to execute the fully executed copy of this Agreement, and/or for the purposes of receiving notices required or desired to be delivered by the Vendor in accordance with Section 33 hereof, any amendments to this Agreement and/or any other documents or forms relating to extras, colour and material selections or changes. As a result, any such selections or agreements for extras made by any one Purchaser shall be binding on all other Purchasers as if they had made such selections or entered into such agreements themselves. In accordance with the provisions of the Powers of Attorney Act (Ontario) as amended from time to time or replaced, the Donor hereby confirms and agrees that the power of attorney may be exercised by the Donee during any subsequent legal incapacity of the Donor, and shall only be revoked upon the death of the Donor or upon the Donor delivering written notice of such revocation to the Vendor. The Donor hereby confirms that he has or may have multiple powers of attorney and that this power of attorney does not revoke any other power of attorney granted by the Donor in existence as of the date hereof and that the Donor may give additional powers of attorney in the future.

Contract Under Seal

36. The Purchaser acknowledges and agrees that notwithstanding any rights which the Purchaser might have at law or in equity arising of this Agreement, the Purchaser shall not assert any of such rights, nor have any claim or cause of action as a result of any matter or thing arising under or in connection with this Agreement against any person, firm, corporation or other legal entity, other than the person, firm, corporation or legal entity specifically named or defined as the Vendor herein, even though the Vendor may be found to be a nominee, agent or representative or another person, firm, corporation or other legal entity, and this acknowledgement and agreement may be pleaded as estoppel and bar against the Purchaser in any action or proceeding brought by the Purchaser to assert any of such rights, claims or causes of action. Furthermore, the Purchaser and the Vendor acknowledge and agree that this Agreement shall be deemed to be a contract under seal. IN ADDITION, THE PURCHASER ACKNOWLEDGES AND AGREES THAT THE OFFER TO ENTER INTO THIS AGREEMENT CONSTITUTES AN OFFER "UNDER SEAL" AND, AS SUCH, IS IRREVOCABLE IN ACCORDANCE WITH ITS TERMS.

Costs Set out in Tarion Addendum

37. Notwithstanding anything contained in this Agreement it is understood and agreed by the parties hereto that in the event that construction of the Dwelling is not completed on or before the Firm Closing Date (or, if set, the Delayed Closing Date) for any reason or in the event the Vendor cannot complete the subject transaction on the Firm Closing Date (or, if set, the Delayed Closing Date), other than as a result of the Purchaser's default, the Vendor shall not be responsible or liable to the Purchaser in any way for any damages or costs whatsoever including without limitation loss of bargain, relocations costs, loss of income, professional fees and disbursements and any other amount paid to third parties on account of decoration, construction or fixturing costs other than those costs set out in the Tarion addendum.

**Further
Assurances**

38. The Purchaser agrees to execute and deliver from time to time and at the request of the Vendor or the Vendor's Solicitors such further assurances (including, without limitation, closing documents) as the Vendor or the Vendor's Solicitors shall reasonably require in order to more effectually carry out the intent of this Agreement.



Schedule '1C' Mount Pleasant North

The Purchaser represents and agrees that it is not now, nor will it become before Closing, a party to another uncompleted agreement of purchase and sale for the purchase of a residential property with the Vendor or with any other vendor selling Mattamy-branded homes (an "**Additional Purchase Agreement**"). If the foregoing representation is or becomes false or if the foregoing agreement of the Purchaser is breached at any time (either such circumstance being a "**Breach**"), the Breach shall constitute a default of the Purchaser under this Agreement and shall constitute a default of the purchaser under the Additional Purchase Agreement. The Purchaser agrees that all rights and remedies available to the Vendor under either agreement with respect to default, including but not limited to those set out in paragraph 34 of Schedule "1" of this Agreement, shall apply with full force.

The Vendor may in its sole, subjective and absolute discretion choose to waive the Breach. However, to be binding, any such waiver must be in writing and refer explicitly to the Breach. The parties agree that in the absence of such explicit waiver of the Breach, and notwithstanding the Vendor's or its agents' knowledge of the Breach, the Breach shall be a continuing default and grounds for the exercise of the Vendor's remedies at any time, including but not limited to termination of the Agreement and the Additional Purchase Agreement.

In the event of a waiver by the Vendor of a Breach, any other default of the Purchaser under this Agreement shall constitute a default of the purchaser under the Additional Purchase Agreement and any default of the purchaser under the Additional Purchase Agreement shall constitute a default of the Purchaser under this Agreement. In either event, the Purchaser agrees that all rights and remedies available to the vendor under either agreement with respect to default, including but not limited to those set out in paragraph 34 of Schedule "1" of this Agreement, shall apply with full force.

In addition, in the event the Vendor waives a Breach, the Purchaser acknowledges and agrees that the Purchaser will not be credited under any circumstances with the Rebate described in paragraph 32 of Schedule "1", and the amount thereof shall be added to the Purchase Price as contemplated by paragraph 32(d), with respect to both this Agreement and the Additional Purchase Agreement.

Schedule A (Home Features)

Mount Pleasant North, Phase 16

Townhomes

EXTERIOR

1. MATTAMY'S Mount Pleasant North Phase 16 is a new home community inspired by the sense of neighbourhood. House sitings and exterior colours will be architecturally co-ordinated.
2. Elevations include Clay Brick and maintenance free Vinyl/Steel Siding, veneer stone with Architectural features in other materials, as per elevation.
3. Entry-resistant framing on all perimeter doors (excluding patio doors).
4. Aluminum maintenance-free soffit, downspouts, fascia and eavestrough.
5. Self-sealing shingles (30-year manufacturer's limited warranty).
6. Steel clad insulated entry and exterior door(s) with weather-stripping and deadbolt lock (excluding patio doors and door from garage to exterior if applicable).
7. All vinyl casement windows or simulated single-hung casement windows, or fixed windows all around. All windows as per vendor's specifications and caulked on exterior.
8. Sliding patio door or garden door(s), as per plan.
9. All windows including basement and patio doors to have Low E and Argon Gas, excluding entry door glazing.
10. Glazed panel in front entry door or side light(s) as per elevation.
11. All opening windows and sliding patio doors are complete with screens.
12. Steel insulated door from house to garage, if grade permits, with safety door closer and keyless entry hardware, as per plan. (where optional, additional charge will apply)
13. Moulded steel panel insulated sectional roll-up garage doors equipped with heavy duty springs and long-life, rust-resistant door hardware, as per elevation.
14. Entire lot sodded except paved areas (common side yard 6' or less may be finished with granular material).
15. Pre-cast concrete slab walkway to front door entry, pre-cast step(s) at front and/or rear door as required.
16. **2 Storey Towns** and **3 Storey Towns** have one exterior water tap at the front (or garage) of home and one exterior Hose Bib at the rear.
17. **Village Towns** have one exterior Hose Bib at the front (or garage).
18. Exterior weatherproof electrical outlet with ground fault interrupter, at exterior entries.
19. Satin Nickel finish front door entry set, Plaque-style house number, black front coach light(s) on front, as per elevation.

KITCHEN

1. Purchaser's choice of cabinets from vendor's standard selection.
2. Taller Upper Cabinets included from vendor's standard selection.
3. Purchaser's choice of Granite Countertops from vendor's standard selection.
4. Stainless steel undermount double bowl compartment kitchen sink. Includes single lever pull out faucet, as per vendor's standard specifications. Shut-off valve to the kitchen sink.
5. Stainless Steel kitchen exhaust fan with 6" duct vented to exterior.
6. Heavy duty receptacle for future stove and dedicated electrical receptacle for future refrigerator.
7. Split receptacle(s) at counter level for future small appliances.
8. Dishwasher space provided in kitchen cabinets with rough-in wiring and drains. (Wire will not be connected to electrical panel and no cabinet supplied)

BATHS

1. Separate showers to receive water resistant gypsum board to approximately 60" high.
2. Purchaser's choice of cabinets and Granite Countertops from vendor's standard selection **in primary ensuite.**
3. Purchaser's choice of cabinets and laminate countertops in all bathroom(s). (Excluding powder room). All choices from vendor's standard selection.
4. Water efficient shower head and toilet tank.
5. Decorative lighting in all bathrooms and powder room.
6. Beveled edge mirrors 42" high to all bathroom(s).
7. Bathroom fixtures from vendor's standard selection.
8. White bathtubs in all bathrooms from vendor's standard selection.
9. Electrical outlets for future small appliances beside all vanities and pedestal sink include ground fault interrupter as per plan.
10. Exhaust fans vented to exterior in all bathroom(s) and powder room.
11. Privacy locks on all bathroom and powder room doors.
12. Moen chrome washer-less faucets with pop up drains in all bathroom and powder room sinks.
13. Pedestal sink in powder room, as per plan.
14. 8" x 10" ceramic wall tile for tub/shower enclosure(s) up to the ceiling and separate shower stalls including ceiling, from vendors' standard selection.
15. 13" x 13" ceramic floor tile for ensuite soaker tub deck, skirt and splash from vendor's standard selection where applicable, as per plan.
16. Moen Bathroom and Powder room accessories to include towel bar and toilet tissue holder.
17. Moen pressure balance/scald preventing valves to all shower stalls and tub/showers as per plan.
18. Shut off valves for all bathroom and powder room sinks.

INTERIOR TRIM

1. Oak Stairs with choice of stained or clear finish from vendor's standard colour selection (Ground to Second, Second to Third as per plan).
2. Moulded panel interior passage doors throughout finished areas (purchaser's choice from vendor's standard selection of one style throughout), excluding sliding closet doors and cold cellar doors if applicable.
3. Colonial 3 7/8" baseboard throughout with 3/8" profiled door stop trim in all tiled areas.
4. Colonial 2 1/4" trim casing on all swing doors, flat archways up to 12" deep, windows throughout in all finished areas, foyer and linen closets where applicable as per plan. (Excluding bedroom closets with sliding doors).
5. All drywall applied with screws using a minimum number of nails.
6. Satin Nickel finish lever handles and hinges (unpainted) on all interior doors in finished areas, as per plan.
7. Wire shelving installed in all closets.

LAUNDRY

1. Laundry tub with chrome finish dual knob faucet installed in finished laundry room, unfinished basement, or unfinished storage / utility room, as per plan. Shut-off valves in finished laundry room.
2. Heavy duty electrical outlet and exterior vent for future dryer. Electrical outlet for future washer.

ELECTRICAL

1. Décora style switches and receptacles throughout finished areas
2. 100 Amp service with circuit breaker type panel.
3. All wiring in accordance with Ontario Hydro standards.
4. One electrical outlet under electrical panel if located in unfinished area.
5. Electrical outlet(s) in all bathroom(s) and powder room include ground fault interrupter.
6. One electrical outlet in garage for each parking space. One ceiling outlet in garage for each garage door for future garage door opener.
7. Seasonal duplex receptacle located under front porch soffit with interior switch near front door or in main hall closet.

8. Ceiling mounted light fixture(s) in kitchen/breakfast area, den, halls, finished laundry room, family room / great room, dining room and all bedrooms where applicable, as per plan. (Rooms having sloped or ceiling heights over 10' that span the entire room are to have switch-controlled receptacle).
9. Smoke Detector installed as per Ontario Building Code.
10. Carbon Monoxide Detector on all floors where a finished bedroom is located.
11. Electronic door chime at front door.
12. (1) finished outlets (cat6) data line centrally located as per plan to accommodate cable, telephone, and internet connections.
13. Deeper electrical boxes for future smart switches (smart switches not included)
14. One (1) brushed nickel finished smart door lock
15. One (1) smart light switch for front entry light

PAINTING

1. Washable low VOC latex paint on interior walls throughout finished areas. (one colour throughout, from vendor's standard selection).
2. Interior trim and doors to be painted white.
3. **2 Storey Towns:** Sprayed stipple ceilings with 4" smooth borders on bedroom level excluding bathrooms and laundry which have smooth painted ceilings. All closets to have sprayed stipple ceilings only.
4. **3 Storey Towns and Village Towns:** Sprayed stipple ceilings with 4" smooth borders on ground floor and bedroom level, excluding bathrooms and finished laundry room, which have smooth painted ceilings. All closets to have sprayed stipple ceilings only.

FLOORING

1. Choice of 13" x 13" ceramic floor tile in foyer, kitchen, breakfast area, powder room, bathroom(s) and finished laundry room where applicable, as per plan from vendors standard selection.
2. **2 Storey Towns:** Hardwood flooring from vendor's standard selection on Ground Floor (excluding tiled areas). Choice of colour from vendor's standard selection
3. **3 Storey Towns and Village Towns:** SPC (Stone Product Composite) flooring, approx. 5.83" wide, from vendor's standard selection on Second Floor (excluding tiled areas). Choice of colour from vendor's standard selection.
4. 35oz broadloom in all finished areas on Ground & 3rd floor with 4lb. chip foam underpad from vendor's standard selection. (Excluding tiled areas).
5. Tongue and groove-oriented strand board subflooring throughout screwed and glued on engineered floor joist system.

ADDITIONAL FEATURES

1. **2 Storey Towns:** 9' high ceilings on Ground, 8' high ceilings on Second floors except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
2. **3 Storey Towns and Village Towns:** 9' high ceilings on Ground and Second floors, 8' high ceilings on Third Floor except in areas where architectural designs, mechanicals or ductwork require ceiling height to be lowered.
3. 2"x 6" exterior wall construction
4. Mortgage survey provided with closing documents at no additional cost.
5. Garage floor and driveway sloped for drainage.
6. Concrete garage floor where applicable with re-enforced grade beams.
7. All windows installed with expandable foam to minimize air leakage.
8. Poured concrete foundation walls with drainage membrane and weeping tile.
9. Poured concrete front porch as per plan.
10. Architecturally pre-determined sitings and exterior colours in conformance with applicable zoning and architectural control guidelines.
11. Ducts Professionally Cleaned.
12. Receptacle with USB port placed at Stop and Drop if applicable or in the Kitchen.
13. Central Air Conditioning
14. **3 Storey Towns and Village Towns:** Mirrored Sliders as per plan

ENERGY STAR PROGRAM

1. All Windows with insulated spacers. Windows installed with expandable foam at perimeter and caulked on the exterior.
2. Insulation to exterior walls R22 + R5, attic space R60.
3. Spray foam insulation in garage ceiling below livable space in addition to cantilevered areas with living space above. (R31).
4. Exposed main ductwork to be sealed with foil tape or mastic sealant.
5. High efficiency gas fired heating system.
6. Hot water heating system for domestic Hot Water on lease with designated supplier. Purchaser to execute agreement with designated supplier.
7. Energy Star certified Ecobee Smart Thermostat with built-in Amazon Alexa voice services, centrally located on main floor.
8. Heat Recovery Ventilator (HRV) installed and interlocked with furnace. (Simplified system)
9. LED lighting in all standard interior light fixtures, excluding fixtures on dimmer switches, optional pot lights, all walk-in closets and finished laundry rooms as per plan.
10. Energy Star qualified exhaust fans in all bathrooms including powder room (where applicable).
11. Air tightness test and independent third party certification.

WARRANTY

Mattamy Warranty backed by TARION "Excellent Service Rating" includes that the home is free from defects in workmanship and materials for One (1) Year.

Two Year Warranty Protection:

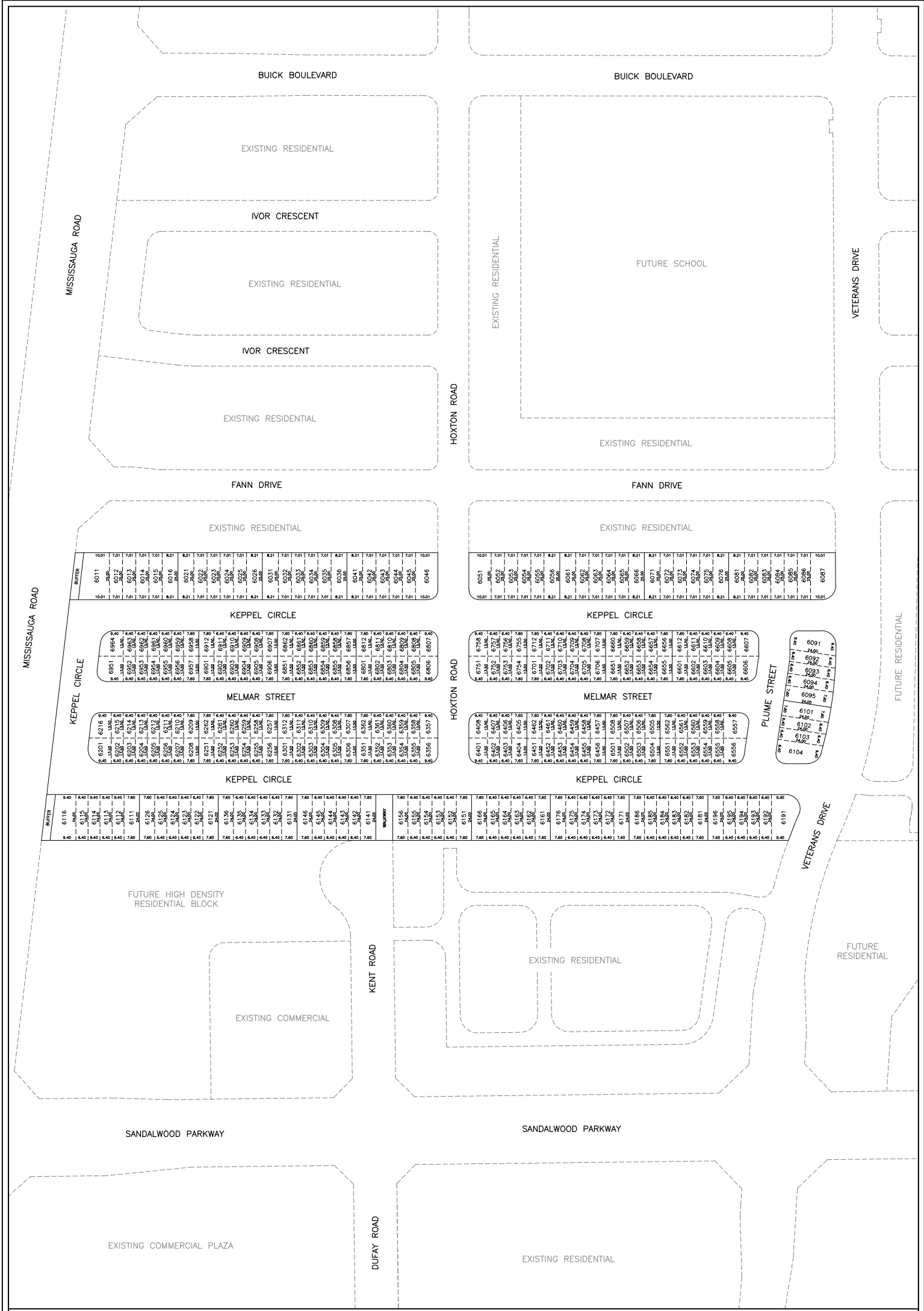
The home is free from defects in workmanship and materials including caulking, windows and doors so that the building prevents water penetration. Defects in workmanship and materials in the electrical, plumbing, heating delivery and distribution systems – Defects in workmanship and materials which result in the detachment, displacement or deterioration of exterior cladding, leaving to detachment or serious deterioration.

Violations of the Ontario Building Code's Health and Safety provisions.

Seven Year Warranty Protection (Major Structural Defects):

A major structural defect is defined by TARION as; - a defect in workmanship and materials that results in the failure of the load-bearing part of the homes structure, or
- Any defect in workmanship or materials that adversely affects your use of the building as a home. Specifications and Terms subject to change, E. & O.E., (June 1, 2022)

Initials...../.....



The Schedule is solely intended to indicate the approximate location of the property/lot subject to the Agreement to which this Schedule is attached and not to accurately represent property dimensions or scale, notwithstanding any numeric figures that may be included on the drawing. For actual lot dimensions, and possible variances thereto, reference should be made to the provisions of the Agreement and to the property survey to be provided on or before closing. In addition, any depiction on this Schedule of surrounding properties or other existing or proposed features (including but not limited to other residential properties, commercial or industrial properties, roads, railway tracks, rail/bus yards and stations, lanes, walkways, storm ponds, schools, places of worship, cemeteries, parks, trails, open space, woodlands, vehicular parking areas, public squares, and/or servicing infrastructure) is only provided to assist in orientation and does not indicate or represent that any particular feature or property shown will be located, sized, installed or constructed as depicted herein or at all. In addition, the lack of inclusion of any particular feature or property within this Schedule is not intended to indicate or represent that such excluded feature or property cannot or will not be part of the final municipally approved development plans. Purchasers are advised to inquire with the municipality for the latest information as to development plans in the vicinity of the property.



MOUNT PLEASANT NORTH PHASE 16



METRIC
MARCH 22, 2022
INITIALS
/



MATTAMY HOMES
Mount Pleasant North Phase 16
SCHEDULE "C"

Purchasers of all lots are advised and acknowledge, covenant and agree that:

- 1.) 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. In the event that the Purchaser fails to execute such amendments upon request, such failure by the Purchaser shall constitute an event of default under this Agreement and the Vendor shall be entitled, at its sole, subjective and absolute option, to terminate the agreement in accordance with the provisions of Section 34 of Schedule "1" of this Agreement.
- 2.) Purchasers are advised that Blocks 1 to 8 (units 6011-6016, 6021-6026, 6031-6036, 6041-6046, 6051-6056, 6061-6066, 6071-6076, 6081-6087, 6091-6095, and 6101-6104) will be developed for street townhouses; Blocks 9 to 10 (units 6111-6116, 6121-6126) will be developed for rear-lane townhouses; Blocks 11 to 26 (units 6201-6216, 6251-6261, 6301-6312, 6351-6362, 6401-6408, 6451-6462, 6501-6508, 6551-6562, 6601-6612, 6651-6660, 6701-6712, 6451-6758, 6801-6812, 6851-6862, 6901-6912, and 6951-6964) will be developed for back-to-back townhouses; and Blocks 27 to 35 (units 6131-6136, 6141-6146, 6151-6156, 6161-6165, 6171-6176, 6181-6186, and 6191-6196) will be developed for street townhouses. Blocks 9 to 10 and 27 to 35 are hereinafter referred to as "dual frontage" townhouses.
- 3.) Purchasers are advised that the final mix of housing, the 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.) Purchasers are advised that the area between units 6141 and 6156, labelled "WALKWAY" on Schedule B, shall be developed as a walkway block and may contain lighted walkways and landscaping.
- 5.) Purchasers are advised that residents close to the walkway between units 6141 and 6156 may be disturbed by noise and night lighting. For more information, please call the Development Engineering Division of the Public Works Department, at (905) 874-2050 or email planning.development@brampton.ca.
- 6.) Purchasers and/or tenants are advised that the walkway that connects to Kent Road in the south end of the site is to serve predominantly as a Pedestrian walkway and an emergency access, if required. It has been designed as per City of Brampton Engineering standards. Parking and any obstructions in this area is strictly prohibited.
- 7.) Purchasers are advised that the areas abutting Mississauga Road adjacent to units 6011 and 6116, labelled "BUFFER" on Schedule B, shall be developed as 4.5 m wide buffer blocks.
- 8.) Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school. The Purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 9.) Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation Department of the Peel District School Board to determine the exact schools. The Purchasers agree that for the purposes of transportation to school the residents of the development shall agree that children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.
- 10.) Purchasers are advised that Veterans Drive has been designed to provide residents with enhanced transit service and connectivity to the Mount Pleasant GO Station. This street will also have on-street dedicated bike lanes and lay-by parking in select areas. Purchasers should be aware of these features and conditions when using this road.
- 11.) Purchasers are advised that Brampton Transit reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage.
- 12.) Buses with varying frequencies of services are expected to operate throughout the neighbourhoods. 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 bus shelters may be located on municipal streets within subdivisions either as temporary and/or permanent features.
- 13.) Public roads are expected to accommodate pedestrians, cyclists and vehicles of all types. Temporary and/or permanent public parking along municipal roads adjacent to any property can be made available for on-street parking by the public and is not reserved for use by the property Owner. This will be most evident in close proximity to parks, schools and commercial or mixed use districts where visitors to these locations will be encouraged to park on-street in accordance with municipal requirements as on-site parking space will be minimal or non-existent.

- 14.) Purchasers are advised that door to door mail delivery will not be provided in this subdivision. Mail delivery will be from a designated Community Mailbox and Community Mailboxes will be directly beside some lots. If you are concerned please contact Canada Post at 1-800-267-1177. The builder shall notify the Purchasers of the exact Community Mailbox locations prior to the closing of any sales.
- 15.) Purchasers are advised that a copy of the plan indicating the proposed Community Mailbox locations are posted in the sales office.
- 16.) Purchasers are advised that the City of Brampton's Zoning By-law regulates the width of driveways. Unit owners shall inquire with the City about the permitted driveway width for their unit before proceeding to have their driveway widened.
- 17.) Driveway entrance widenings or modifications will not be permitted where they impact on the availability of on-street parking space. Purchasers must take note of the available parking space on their own private lot and purchase homes with knowledge that additional space for more personal / family vehicles may be limited or unavailable.
- 18.) 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 the approval of the City.
- 19.) The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the Purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees. If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca.
- 20.) The City will not reimburse Purchasers, nor assist in any recovery of moneys paid, under any circumstance.
- 21.) Purchasers are advised that although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes.
- 22.) Purchasers are advised that the design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to Purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures.
- 23.) Purchasers are advised that there are a number of developments (including subdivision homes and high density residential buildings) being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area.
- 24.) Purchasers are advised that there is a proposal for a high density, high-rise residential development to be located on lands situated immediately to the south of Vendor's development (being, the "Adjacent Development"). Accordingly, Purchasers are advised and hereby acknowledge that all Units within the Vendor's development (including, without limitation, the Purchaser's Unit) may be affected by both lighting and shadows cast from the high-rise buildings that may ultimately comprise the Adjacent Development and that Purchaser's may not have privacy from the windows and balconies of the Adjacent Development. The Purchasers are advised and hereby acknowledge that despite the inclusion of noise control features and other attenuation measures that may be required in connection with the Vendor's development, sound levels from the Adjacent Development may at time be audible, both during and after construction, and there may be noise, vibration, dust, debris and other particulate matter arising in connection with the Adjacent Development which may affect the living environment in and around the Adjacent Development, including, without limitation, the Vendor's development and the Purchaser's Unit. The Purchaser agrees to make no complaint or claim against the Vendor or the developer of the Adjacent Development arising out of or resulting from the Adjacent Development and its proximity to or impact on the Vendor's development, the Purchaser's Unit or the Purchaser's use or enjoyment thereof. Furthermore, the Purchaser acknowledges and agrees that a warning clause similar to this clause shall be inserted into any succeeding lease, sublease, or sale agreement and that this requirement shall be binding not only on the Unit residents but also their respective successors and assigns and shall survive the closing of the transaction.
- 25.) Purchasers are also advised that the Vendor does not have any control over the timing and construction activities of the adjacent future high density residential development to the south. Please contact the Development Services Division at (905) 874-2050 or email planning.development@brampton.ca.
- 26.) 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.
- 27.) 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, receive a notice for payment of municipal property tax back to the time of closing of the unit.
- 28.) Purchasers should be advised of the following conditions regarding their property line:
 - Private landscaping is not permitted to encroach within the City's road allowance or Natural Heritage System area. Any unauthorized encroachments are to be removed by the Purchaser prior to Assumption.
 - 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.
 - Purchasers should be aware that their property ownership does not extend to the sidewalk in front of their home. The property line is typically 0.5 metres away from the sidewalk.
 - Purchasers are expected to maintain but not alter the municipal boulevard (the space between the sidewalk and the street directly in front of each said lot).
- 29.) Purchasers are advised that the back-to-back townhouse and dual frontage townhouse units will be completed with a poured, on grade, concrete ground floor and without a basement. Such "slab on grade" construction will result in the floor surfaces on the ground floor feeling cooler than would be the case in a similar dwelling constructed over a basement.
- 30.) Purchasers are advised that 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.

- 31.) Purchasers are advised that the completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on adjacent buildings. If you are concerned, please call the City of Brampton at (905) 874-2441.
- 32.) Purchasers are hereby advised that all second and/or third storey amenity space has been designed for standard use only as per the Ontario Building Code. They have not been designed to withstand any additional size or weight (e.g., hot tubs).
- 33.) Purchasers are advised that the dwellings are to be Energy Star Certified based upon the applicable legislation as of the date of draft approval. Any alteration to the dwelling may compromise the status of the Energy Star Certification.
- 34.) Purchasers and unit owners are advised that residents close to private amenity/open space areas (i.e., parkettes, gazebos, community mailboxes) may be disturbed by noise lighting, and pedestrian traffic.
- 35.) Some streets will have sidewalks on both sides while others will have them only on one side or not at all. If you have any questions, please call City of Brampton, Development Services Division at (905) 874-2050 or by email to planning.development@brampton.ca.
- 36.) The Director of Engineering may change the location of any sidewalks / walkways within the subdivision without prior notice. Purchasers / Tenants are advised that this property may have a municipal sidewalk / walkway fronting and / or flanking their property. Purchasers will not object to the construction of the sidewalk.
- 37.) Purchasers are advised that the design of features on private lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, at the City's discretion, without notification to Purchasers. Mattamy's sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over the sales brochures.
- 38.) Purchasers of all lots or units 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, storm water management pond structures, irrigation, traffic island planting/signage and decorative paving.
- 39.) Purchasers are advised that topsoil stockpiles may be located throughout the subdivision and are intended to serve the community as part of the overall grading and sodding program.
- 40.) Purchasers are advised that they shall not alter or interfere with the grading and drainage levels and patterns as approved by the City, nor shall the Purchaser alter, fill, fence, stop up or allow to become clogged or fall into a state of disrepair, any rear or side yard drainage depression or swale, catch basin or other drainage channel, facility or installation, as such alteration or other action by the Purchaser may result in negative drainage impacts to adjoining lots and will be liable for any resulting damages and costs. Purchasers also agree that rainwater from roof leaders shall not be altered.
- 41.) At the time of the execution of this agreement, the final grading plan for the property may not be finalized. The developer reserves the right to revise the location of any storm drainage works, including catch basins, providing the final location is approved by the City.
- 42.) The Purchaser, by signature of this agreement, is aware of and shall comply with all provisions of the subdivision agreement which specifically deal with grading.
- 43.) Purchasers are advised that prior to the placement of any structures in side and rear yards, the Zoning By-law should be reviewed to determine compliance and that a Site Alteration Permit be obtained prior to proceeding to do any site work.
- 44.) Purchasers are advised that there may be catch basins, utilities easements, utility services, transformers, pedestals, fire hydrants, sidewalks and other services located within the City of Brampton's Right of Way directly in front of some lots in this subdivision. If you are concerned, please call the City of Brampton at (905) 874-2532.
- 45.) 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/or other above or below grade storm drainage works and provide an easement in favour of the City in connection therewith. Any such easement will be in favour of the City, and will include the City of Brampton standard easement terms applicable to the subject storm and drainage works. The easement provides the City with rights to access to maintain/repair the catch basins if necessary. Any fence over the rear lot catch basin easement may become damaged or need to be removed if the catch basin requires maintenance or repair. If the fence becomes damaged or removed as a result of said maintenance, the Purchaser may be responsible for the cost of repair or rebuilding of the fence.
- 46.) Purchasers are advised that telecommunication or hydro utility equipment may be located adjacent to their property and may be visible from their dwelling.
- 47.) 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 along the property line of certain lots cannot be determined at this time. The developer reserves the right to revise the location of any transformers or utility boxes providing the final location is approved by the City of Brampton.
- 48.) Alectra Utilities safety standards require minimum clearance from the door side of the pad-mounted transformer, minimum clearances from the remaining three (3) sides and clear visibility of the equipment from the road, all of which provide a safe working environment for personnel operating and/or maintaining the equipment. Minimum clearances are required from the transformer foundation to the edge of a driveway. For further information, please contact Alectra Utilities at 1-833-253-2872. Any required relocation of transformers due to the widening of driveways will be at the property owner's expense. Should adequate clearance of electrical infrastructure equipment not be maintained within the property, Alectra Utilities will not be held liable for any damages caused by its access in order to operate, maintain and/or repair the electrical infrastructure equipment. It is the responsibility of the home owner to contact Alectra Utilities for such information.
- 49.) Fencing may be erected in accordance with the City's policy and to the satisfaction of the City. If you are concerned please call City of Brampton, Community Services Department at (905) 874-2338.
- 50.) Purchasers are advised that fencing may be installed on their lot in accordance with the requirements of the approved landscape design and drawings. Purchasers are further advised and are deemed to accept that the type of fence, its location, colour, height, materials and design details shall be in accordance with the requirements of said Landscape Design for the Subdivision. Gates are not permitted in fences when the lots are adjacent to the Natural Heritage System, vista, walkway, school and/or woodlot. The fencing may be installed after occupancy of the dwelling.

- 51.) Purchasers of Lots and Blocks that have a noise attenuation fence or a berm located inside the lot line within the side and/or rear yard agree that the noise attenuation fence shall not be altered or removed, and it shall be the responsibility of the owner of the lot or Block to maintain and keep in repair that portion of the noise attenuation fence and berm situated on the lot.
- 52.) Purchasers are advised that the City Council has approved the entire Mount Pleasant Secondary Plan community as a unique urban, transit oriented community through:
- i) Increased densities and a mix of uses and built forms at various nodes that are located in the vicinity of the intersections of Veterans Drive and Sandalwood Parkway, Veterans Drive and Wanless Drive and Remembrance Road (Veterans Drive extension) and Creditview Road;
 - ii) Laneway townhouse development;
 - iii) Live/work units;
 - iv) On-street parking/lay-by parking;
 - v) On-street bike lanes;
 - vi) Enhanced paved crosswalks; and
 - vii) Reduced street right-of-way widths.
- Purchasers should be aware of these features and conditions when moving through the community.
- 53.) Purchasers are advised that this is one of a number of subdivision applications approved by City Council within the Mount Pleasant Secondary Sub-Area 51-2 Block Plan lands bounded by Wanless Road, Creditview Road, McLaughlin Road and Mayfield Road. For further information with respect to the development of the entire Sub-Area 51-2 lands, interested Purchasers should review the overall approved homebuyers information map(s) or call the City of Brampton, Development Services Division at (905) 874-2050.
- 54.) Purchasers are advised that Mississauga Road is planned to be widened. For further information, please contact the Region of Peel at 905-791-7800.

Unit specific notice and warning clauses:

- 1.) **The Purchaser(s) and/or tenant(s) of Units 6011-6016, 6021-6026, 6031-6036, 6041-6046, 6051-6056, 6061-6066, 6071-6076, and 6081-6087 are advised and acknowledge, covenant and agree that:**

The existing integrated concrete retaining wall and wood noise fence erected along the northern property limit varies in height based on drainage requirements, is not on their property, nor do they own any part of the fence, and shall not alter the fence.

- 2.) **The Purchaser(s) and/or tenant(s) of Units 6011-6016, 6021-6026, 6031-6036, 6041-6046, 6051-6056, 6061-6066, 6071-6076, and 6081-6087 are advised and acknowledge, covenant and agree that:**

Due to proximity to the existing integrated concrete retaining wall and wood noise fence, the construction and installation of any structures, pools, retaining walls, and similar items may be restricted. Purchasers are encouraged to contact the City for assistance with applicable requirements.

- 3.) **The Purchaser(s) and/or tenant(s) of Units 6011-6016, 6021-6026, 6081-6087, 6091-6095, 6101-6104, 6111-6116, 6151-6156, 6161-6166, 6171-6176, 6181-6186, 6191-6196, 6201-6216, and 6951-6964 are advised and acknowledge, covenant and agree that:**

Despite the inclusion of noise control features in the development and within these Units, sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound level may exceed the noise guidelines of the Municipality and the Ministry of the Environment, Conservation and Parks.

- 4.) **The Purchaser(s) and/or tenant(s) of Units 6011-6016, 6111-6116, 6201, 6216, 6951, and 6964 are advised and acknowledge, covenant and agree that:**

These Units have been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks.

- 5.) **The Purchaser(s) and/or tenant(s) of Units 6021-6026, 6081-6087, 6091-6095, 6101-6104, 6121-6126, 6131-6136, 6141-6146, 6151-6156, 6191-6196, 6202-6215, 6952-6956 are advised and acknowledge, covenant and agree that:**

These Units have been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.

- 6.) **The Purchaser(s) and/or tenant(s) of Units 6111-6116 are advised and acknowledge, covenant and agree that:**

Due to the proximity of the existing commercial development, noise from these facilities may, at times, be audible.

- 7.) **The Purchaser(s) and/or tenant(s) of Units 6011, 6087, 6111-6116, and 6191 are advised and acknowledge, covenant and agree that:**

The acoustical berm and/or barrier as installed shall be maintained, repaired or replaced by the owner. Any maintenance, repair or replacement shall be with the same material, to the same standards, and having the same colour and appearance of the original.

- 8.) **The Purchaser(s) and/or tenant(s) of Units 6111-6116, 6121-6126, 6131-6136, and 6141-6146 are advised and acknowledge, covenant and agree that:**

In connection with the construction of the Adjacent Development (as defined above), the developer of the Adjacent Development may be provided with a right to swing crane booms over, and install tiebacks under, these Units pursuant to easement or other similar rights (being, the "Construction Easements") that may be granted by the Vendor or the Developer in favour of the developer of the Adjacent Development. If granted, the Construction Easements shall be considered and accepted at all times as a permitted encumbrance and considered and deemed to be one of the "Development Requirements" under Section 16 to Schedule "1" of this Agreement in addition to how such term is defined therein. For greater certainty, Purchasers shall execute any closing or post-Closing agreements, confirmations or documentation, or grant any additional easements, as may be required by the Vendor and/or the developer of the Adjacent Development in order to confirm, establish or, if confirmed as applicable and required by the Vendor's consulting engineer, expand the Construction Easements.

- 9.) **The Purchaser(s) and/or tenant(s) of Units 6151-6156, 6161-6166, 6171-6176, 6181-6186, and 6191-6196 are advised and acknowledge, covenant and agree that:**

These Units may be disturbed by noise and lighting from the walkways in front of the existing townhouses to the south.

- 10.) **The Purchaser(s) and/or tenant(s) of Units 6141-6145 are advised and acknowledge, covenant and agree that:**

These Units may be disturbed by noise and lighting from Kent Road.

Initials



Mount Pleasant North

Schedule "D" Confirmation of Electronic Signature and Timing for Delivery of Deposit Cheques

It is acknowledged and agreed by the parties hereto that the following provisions are included in the Agreement of Purchase and Sale (the "**Agreement**") and in the event of any inconsistency between the provisions of this Schedule and the Agreement, the provisions of this Schedule shall prevail:

The Purchaser(s) acknowledges that electronic signatures used by the Purchaser(s) and Vendor in this Agreement are intended to have the same legal effect, validity and enforceability as a manually-signed or paper-based signature, as provided for by the *Electronic Commerce Act, 2000* (Ontario) and other similar provincial laws. The Purchaser consents to the use of electronic signatures with respect to this Agreement, and agrees that the delivery of an executed copy of this Agreement by way of electronic transmission to the email or other electronic address provided by the Purchaser constitutes a valid and effective delivery of this Agreement.

If this Agreement has been executed remotely by the Purchaser or if the Purchaser for any other reason has not, at the time of execution of this Agreement, delivered the initial deposit cheque and the required post-dated cheques for the deposit amounts listed on the Cover Page of this Agreement, the Purchaser shall deliver such cheques no later than three (3) days following notice of acceptance of this offer by the Vendor. Failure to deliver any of the deposit cheques within the required time period will constitute an event of default by the Purchaser and will be subject to any and all of the rights and remedies available to the Vendor under Section 34 of Schedule "1" of this Agreement.

The parties hereto confirm having read and agreed to the foregoing, and acknowledge and agree that same comprises an integral part of the Agreement to which this Schedule is annexed.



**MOUNT PLEASANT NORTH PHASE 16
Schedule ' E ' INVENTORY
VILLAGE HOMES & 3-STOREY TOWNHOMES**

The Purchaser(s) has been advised and acknowledges they are purchasing an inventory home. The Purchaser(s) acknowledges and agrees that the model type and/or elevation cannot be changed and any Architect Choice Options that have been selected cannot be deleted under any circumstances. The Purchaser(s) is to refer to Schedule I for terms and specifications.

The Purchaser(s) is required to provide appliance (fridge, stove, dishwasher, hood fan, microwave) specifications at time of their Design Studio appointment if the Grande Kitchen Package is applicable and selected in order to complete the Kitchen Package selection. This would only apply if the lot selected is in either construction stage A or B as referenced in Schedule I.

Changes to the lot selection will not be permitted, the Purchaser(s) will not be permitted to select a different lot.

The Purchaser(s) shall be entitled to select up to \$10,000 in Upgrades as extras (from Mattamy's Design Studio*) in accordance with Design Studio policies, subject to Mattamy's construction schedule being able to accommodate such extras. This amount is included in the purchase price, however any portion of this amount that is not used for extras shall be of no further value and may not be applied against the purchase price.

OR

Purchaser(s) acknowledge(s) \$10,000 has been taken off the Purchase Price in lieu of Upgrades at Mattamy's Design Studio

AND

The Purchaser to receive 3 Stainless Steel Appliances (Fridge, Stove & Dishwasher) as per Vendor's Selection. The Purchaser acknowledges that when the Vendor offers the appliances as an incentive, the Purchaser does not have the option of receiving a credit for the value of the appliances, but may upgrade the appliances directly through the appliance supplier. The Purchaser understands and agrees that the Vendor reserves the right to substitute any included appliance with one of equal or greater value, without notice to the Purchaser, in case of discontinuation, or short term unavailability of the appliance, where applicable. The Purchaser further understands and agrees that the Vendor is not responsible for any upgrades purchased through the appliance supplier. In the event that the Purchaser wishes to upgrade any appliance, a credit based on the Vendor's wholesale cost will be applied to the price of the upgraded product at the appliance supplier. Any upgrades are to be paid by the Purchaser directly to the appliance supplier. The Purchaser fully understands and agrees that the Purchaser is solely responsible for advising the Vendor of any changes in appliance specifications and dimensions. Neither the Vendor nor the appliance supplier will be responsible for any upgraded appliances that do not fit in the allocated kitchens. Cabinetry, gas lines and rough-ins are not included and must be arranged through the Vendor.

The Purchaser is aware that this is a firm and binding Agreement of Purchase and Sale (the "Agreement") and the Purchaser understands and agrees that there are no conditions in favour of the Purchaser for Financing or Legal Review.

The Purchaser acknowledges and agrees that the Purchaser will not be permitted to delete any Architect Choice Options that have been purchased under any circumstances.

The Purchaser will deliver proof of financing to the Vendor's sales office within 21 days from date of offer.

The Purchaser is advised that exterior colour packages for all townhomes within the community will be determined/assigned by the Vendor in its sole discretion and are only subject to change based on availability of materials and/or Architectural Control requirements. The Purchaser acknowledges that this information is not available on the date of execution of this Agreement.

The Purchaser is advised that due to construction timelines, if applicable, the Purchaser's design appointment may take place within a few days after execution of this Agreement. The date & time of the design appointment will be determined by the Vendor. There will only be one (1) in-person studio design appointment, the Vendor will determine if a second design appointment is required. The Purchaser will be required to ensure that their availability is achievable; or the Purchaser will be required to assign a Power of Attorney if they are unable to meet the specified timelines. Standard selections may be selected by the Vendor on the Purchaser's behalf if the Purchaser is not able to attend the appointment or if they cannot send someone on their behalf.

Schedule 1: Section 8(a) & (b) provide that the Purchaser(s) are to pay for the installation, connection, energization or inspection of services or meters and boulevard landscaping (which may include tree planting). These costs are to be capped at \$1,612.00 plus applicable taxes.

Schedule 1: Section 8(c) provides that the Purchaser(s) are to pay for any increase in any existing or new levies, and payment on account of such increases are to be capped at \$5,000.00.

* The design studio credits above have no cash or redemption value and are conditional upon the Purchaser(s) attending the Design Studio Appointment and executing the Vendor's standard form Amendment for Colours, Extras or Options. Should the Purchaser(s) fail to attend, or attend but refuse to execute an Amendment for Colours, Extras or Options in the Vendor's standard form, this bonus offer shall be null and void.

INITIALS

DATE



**MOUNT PLEASANT NORTH PHASE 16
Schedule ' E ' INVENTORY
2-STOREY TOWNHOMES**

The Purchaser(s) has been advised and acknowledges they are purchasing an inventory home. The Purchaser(s) acknowledges and agrees that the model type and/or elevation cannot be changed and any Architect Choice Options that have been selected cannot be deleted under any circumstances. The Purchaser(s) is to refer to Schedule I for terms and specifications.

The Purchaser(s) is required to provide appliance (fridge, stove, dishwasher, hood fan, microwave) specifications at time of their Design Studio appointment if the Grande Kitchen Package is applicable and selected in order to complete the Kitchen Package selection. This would only apply if the lot selected is in either construction stage A or B as referenced in Schedule I.

Changes to the lot selection will not be permitted, the Purchaser(s) will not be permitted to select a different lot.

The Purchaser(s) shall be entitled to select up to \$20,000 in Upgrades as extras (from Mattamy's Design Studio*) in accordance with Design Studio policies, subject to Mattamy's construction schedule being able to accommodate such extras. This amount is included in the purchase price, however any portion of this amount that is not used for extras shall be of no further value and may not be applied against the purchase price.

OR

Purchaser(s) acknowledge(s) \$20,000 has been taken off the Purchase Price in lieu of Upgrades at Mattamy's Design Studio

AND

The Purchaser to receive 3 Stainless Steel Appliances (Fridge, Stove & Dishwasher) as per Vendor's Selection. The Purchaser acknowledges that when the Vendor offers the appliances as an incentive, the Purchaser does not have the option of receiving a credit for the value of the appliances, but may upgrade the appliances directly through the appliance supplier. The Purchaser understands and agrees that the Vendor reserves the right to substitute any included appliance with one of equal or greater value, without notice to the Purchaser, in case of discontinuation, or short term unavailability of the appliance, where applicable. The Purchaser further understands and agrees that the Vendor is not responsible for any upgrades purchased through the appliance supplier. In the event that the Purchaser wishes to upgrade any appliance, a credit based on the Vendor's wholesale cost will be applied to the price of the upgraded product at the appliance supplier. Any upgrades are to be paid by the Purchaser directly to the appliance supplier. The Purchaser fully understands and agrees that the Purchaser is solely responsible for advising the Vendor of any changes in appliance specifications and dimensions. Neither the Vendor nor the appliance supplier will be responsible for any upgraded appliances that do not fit in the allocated kitchens. Cabinetry, gas lines and rough-ins are not included and must be arranged through the Vendor.

The Purchaser is aware that this is a firm and binding Agreement of Purchase and Sale (the "Agreement") and the Purchaser understands and agrees that there are no conditions in favour of the Purchaser for Financing or Legal Review.

The Purchaser acknowledges and agrees that the Purchaser will not be permitted to delete any Architect Choice Options that have been purchased under any circumstances.

The Purchaser will deliver proof of financing to the Vendor's sales office within 21 days from date of offer.

The Purchaser is advised that exterior colour packages for all townhomes within the community will be determined/assigned by the Vendor in its sole discretion and are only subject to change based on availability of materials and/or Architectural Control requirements. The Purchaser acknowledges that this information is not available on the date of execution of this Agreement.

The Purchaser is advised that due to construction timelines, if applicable, the Purchaser's design appointment may take place within a few days after execution of this Agreement. The date & time of the design appointment will be determined by the Vendor. There will only be one (1) in-person studio design appointment, the Vendor will determine if a second design appointment is required. The Purchaser will be required to ensure that their availability is achievable; or the Purchaser will be required to assign a Power of Attorney if they are unable to meet the specified timelines. Standard selections may be selected by the Vendor on the Purchaser's behalf if the Purchaser is not able to attend the appointment or if they cannot send someone on their behalf.

Schedule 1: Section 8(a) & (b) provide that the Purchaser(s) are to pay for the installation, connection, energization or inspection of services or meters and boulevard landscaping (which may include tree planting). These costs are to be capped at \$1,612.00 plus applicable taxes.

Schedule 1: Section 8(c) provides that the Purchaser(s) are to pay for any increase in any existing or new levies, and payment on account of such increases are to be capped at \$5,000.00.

* The design studio credits above have no cash or redemption value and are conditional upon the Purchaser(s) attending the Design Studio Appointment and executing the Vendor's standard form Amendment for Colours, Extras or Options. Should the Purchaser(s) fail to attend, or attend but refuse to execute an Amendment for Colours, Extras or Options in the Vendor's standard form, this bonus offer shall be null and void.

_____/_____
INITIALS

DATE



**SCHEDULE "I"
INVENTORY / MODEL HOME**

The Purchaser(s) acknowledge(s) and agree(s) that notwithstanding the provisions of this Agreement of Purchase and Sale (the "Agreement"), including but not limited to the provisions of Schedule "A", the Dwelling purchased hereunder may be a Vendor's Inventory Home and as such, the Purchaser acknowledges that the Dwelling is already under construction. **In the event of any conflict between this Schedule and Schedule "A", the terms of this Schedule shall prevail. The Purchaser acknowledges and agrees that even in the event of a discontinuation of a product or other circumstances requiring new selections, the Design Studio will not be contacting the Purchaser and the Design Studio will instead proceed on its own with a reselection.** Applicable stage of construction of the Dwelling is noted below and hereby acknowledged by the Purchaser. In addition, the Purchaser hereby acknowledges and agrees, without limitation, to the stage-specific matters as further set out below:

STAGE OF CONSTRUCTION:

A.

DWELLING IS BETWEEN BUILDING PERMIT APPLICATION SUBMISSION (INCLUDING DEVELOPMENT CHARGE PAYMENT) AND PERMIT ISSUANCE

The Dwelling is "in production" as it is presently **between Building Permit Application Submission (including development charge payment) and Permit Issuance and construction start**, and the Purchaser acknowledges and agrees that any changes to the model type or elevation, or any structural changes or modifications to the Dwelling are **not** permitted. Examples of structural changes that are not permitted may include but are not limited to: changes to the layout and Architect's Choice Options. Purchasers are required to provide appliance (fridge, stove, dishwasher, hood fan, microwave) specifications at time of their Design Studio appointment if the Grande Kitchen Package is applicable and selected in order to complete the Kitchen Package selection.

B.

DWELLING IS BETWEEN PERMIT ISSUANCE AND CONSTRUCTION START

The stage of construction of the Dwelling is presently **between permit issuance and construction start** and therefore, and the Purchaser acknowledges and agrees that in addition to all the limitations listed under stage A, the following types of changes are also not available double sinks in bathroom vanity (if applicable), AMP service and Stair material.

C.

DWELLING IS BETWEEN CONSTRUCTION START AND DRYWALL COMPLETION

The stage of construction of the Dwelling is presently **between construction start and framing completion** and therefore the Purchaser acknowledges and agrees that in addition to all the limitations listed under stage A and B, the Purchaser will not be permitted to make any changes to HVAC, Electrical, Plumbing, Cabinet modification (kitchen package impacting appliance locations and sizes, a la carte modification to kitchen options that impact electrical, mechanicals or plumbing), cabinet specification (including door style & colour, options and package), ceiling modifications (smooth ceilings, coffer or waffle ceilings), railing system selection or shower modifications (glass shower) to the Dwelling. Purchaser must adhere to cabinet openings provided for future appliance purchase.

D.

DWELLING IS BETWEEN DRYWALL COMPLETION AND CLOSING

The stage of construction of the Dwelling is presently **between drywall completion and closing, therefore all selections have been previously made and selection is not available to the Purchaser.** The Purchaser acknowledges and agrees that the Purchaser will **not** be permitted to make any interior colour or material selections for the Dwelling. The Purchaser acknowledges and agrees that he or she accepts the colours and materials as selected/installed.



Schedule 'M'

It is acknowledged and agreed by the parties hereto that the following provisions are included in the Agreement of Purchase and Sale and in the event of any inconsistency between the provisions of this Schedule and the Agreement of Purchase and Sale, the provisions of this Schedule shall prevail:

- (a) The Purchaser or the Purchaser's designate as hereinafter provided agrees to meet the Vendor's representative at the date and time designated by the Vendor, prior to the Closing Date, to conduct a pre-delivery inspection of the Dwelling (the "PDI") and to list all items remaining incomplete at the time of such inspection together with all mutually agreed deficiencies with respect to the Dwelling, on the Tarion Warranty Corporation Certificate of Completion and Possession (the "CCP") provided by the Tarion Warranty Corporation and the PDI Form, in the forms prescribed from time to time by, and required to be completed pursuant to the provisions of the Ontario New Home Warranties Plan Act as amended (the "ONHWPA"). The Vendor and/or its representative(s) may take photographs or video recordings of the Dwelling and anything contained therein or thereon during the PDI, and may disclose such photographs and recordings and other information and documentation collected during the PDI to Tarion Warranty Corporation. The CCP and PDI Forms shall be executed by both the Purchaser or the Purchaser's designate and the Vendor's representative at the PDI and shall constitute the Vendor's only undertaking with respect to incomplete or deficient work and the Purchaser shall not require any further undertaking of the Vendor to complete any outstanding items. In the event that the Vendor performs any additional work to the Dwelling in its discretion, the Vendor shall not be deemed to have waived the provision of this paragraph or otherwise enlarged its obligations hereunder.
- (b) The Purchaser acknowledges that it has received a copy of the Warranty Information Sheet as published by Tarion and which provides information about warranty coverage, the pre-delivery inspection and, generally, rights and responsibilities of purchasers/owners and builders. In addition, the Purchaser acknowledges that it has received the following link to Tarion's Learning Hub (<https://www.tarion.com/homeowners/learning-hub>).
- (c) The Purchaser shall be entitled to send a designate to conduct the PDI in the Purchaser's place or attend with their designate, provided the Purchaser first provides to the Vendor a written authority appointing such designate for PDI prior to the PDI. If the Purchaser appoints a designate, the Purchaser acknowledges and agrees that the Purchaser shall be bound by all of the documentation executed by the designate to the same degree and with the force and effect as if executed by the Purchaser directly.
- (d) In the event the Purchaser and/or the Purchaser's designate fails to attend the PDI or fails to execute the CCP and PDI Forms at the conclusion of the PDI, the Vendor may declare the Purchaser to be in default under this Agreement and may exercise any or all of its remedies set forth in this Agreement of Purchase and Sale and/or at law. Alternatively, the Vendor may, at its option, complete the within transaction but not provide the keys to the Dwelling to the Purchaser until the CCP and PDI Forms have been executed by the Purchaser and/or its designate or complete the within transaction and complete the CCP and PDI Forms on behalf of the Purchaser and/or the Purchaser's designate and the Purchaser hereby irrevocably appoints the Vendor the Purchaser's attorney and/or agent and/or designate to complete the CCP and PDI Forms on the Purchaser's behalf and the Purchaser shall be bound as if the Purchaser or the Purchaser's designate had executed the CCP and PDI Forms.



Schedule 'P'

By signing the Agreement, the Purchaser consents to the collection, use and disclosure of the Purchaser's personal information for reasonable purposes related to the sale, construction, development, servicing and financing of the Real Property and associated equipment, including to:

- verify the Purchaser's identity;
- facilitate the residential property transaction;
- provide the Purchaser with homeowner updates and the status of the Purchaser's new home construction;
- facilitate installation, activation and/or functioning of telecommunication, utility monitoring, smart home, rental water heating and/or HVAC equipment, and or payment(s) for such equipment;
- complete the Purchaser's requested home purchase, including working with the Purchaser's lender, solicitor and mortgage agent to finalize Purchaser's loan;
- provide the master developer and applicable homeowners associations and/or condominium corporations and their agents with information concerning the Purchaser and the Purchaser's home purchase;
- register the Purchaser for a new home warranty plan, and administer such plan, including to respond to a warranty customer care request; and
- communicate with the Purchaser and manage the Purchaser's relationship with Vendor.

The Purchaser acknowledges and agrees that such personal information includes the personal information set out in this Agreement and all schedules attached hereto, and other personal information provided to Vendor by Purchaser or third parties on Purchaser's behalf, both before and after the execution of this Agreement, including but not limited to the Purchaser's name, home address, email address, telephone number, government-issued ID, Social Insurance Number, date of birth, marital status, residency status, financial information, payment card information (such as credit/debit card information), expected closing date, occupancy date, copies of executed contracts, and photographs or video recordings of the Purchaser's property (collectively, the "**Information**").

The Purchaser understands and agrees that the Information will be transferred and disclosed to the following third parties, for the purposes described above:

- (1) lenders supplying construction or other financing to the Vendor, and parties (including legal counsel) representing such lenders;
- (2) lenders supplying financing to the Purchaser with respect to the acquisition of the Real Property and lenders introduced to the Purchaser by the Vendor in connection with such financing, and parties (including legal counsel) representing such lenders;
- (3) real estate agents and brokers of the Purchaser and Vendor in connection with the purchase and sale and other transactions contemplated by this Agreement;
- (4) Tarion and the Home Construction Regulatory Authority in connection with the registering, licensing and administering of vendor/builders and providing new home warranty protection;
- (5) third parties and affiliates that provide Rental Property, utilities or services to the Real Property (such as suppliers of security systems, telephone, cable, internet and other

- telecommunications, utility monitoring systems, water heater rental, HVAC rental and other services or utilities);
- (6) third parties and affiliates (including Fernsby, as defined below) that provide smart home technology and equipment that is (or will be) installed in the Real Property;
 - (7) any insurance companies providing (or wishing to provide) insurance coverage with respect to the Real Property (or any portion thereof), including without limitation, any title insurance companies providing (or wishing to provide) title insurance to the Purchaser or the Purchaser's mortgage lender(s) in connection with the completion of this transaction;
 - (8) third parties providing labour and/or materials for the construction of the Real Property;
 - (9) any relevant federal, provincial, municipal or government authority, including any department, division or agency thereof;
 - (10) the Vendor's Solicitor in connection with the closing of the transaction of purchase and sale contemplated by this Agreement, including the closing of this transaction by electronic means by way of the Teraview electronic registration system;
 - (11) the Vendor's service providers and affiliates, for the purposes of providing services and support to the Vendor in connection with the sale, construction, development and financing of the Real Property, including data storage services; and
 - (12) any person, where the Purchaser further consents to such disclosure.

In addition, the Purchaser agrees that the Vendor and its affiliates and service providers may use and disclose the Information for marketing purposes, internal business purposes, and to administer customer satisfaction surveys ("**Additional Purposes**"), unless the Purchaser advises the Vendor that the Purchaser does not want Purchaser's Information to be used or disclosed for such purposes. The Vendor may transfer and disclose the Information to the following third parties for such Additional Purposes, some of which may use the Information for their own marketing, internal purposes and to administer customer satisfaction surveys:

- (1) any companies or legal entities that are associated with, related to, or affiliated with the Vendor, including affiliates that offer financial products, insurance, smart home products and services, heating, cooling and hot water equipment, and/or renewable technologies, as well as affiliates that are developing one or more other developments or communities, which may be of interest to the Purchaser or members of the Purchaser's family, for the limited purposes of marketing, advertising and/or selling various products and/or services to the Purchaser and/or members of the Purchaser's family;
- (2) one or more third party telecommunications providers that send (by e-mail or other means) promotional and marketing materials about such provider's products, services and offerings to the Purchaser;
- (3) one or more third party data processing companies which handle or process marketing campaigns on behalf of the Vendor or other companies that are associated with, related to or affiliated with the Vendor, and who may send (by e-mail or other means) promotional and marketing materials about new developments or projects and/or related services to the Purchaser;
- (4) one or more third party companies that send (by e-mail or other means), administer or process surveys and/or survey results on behalf of the Vendor or other companies that are associated with, related to or affiliated with the Vendor, which may also disclose and/or sell the aggregated and de-identified survey results to third parties;

- (5) any person, where the Purchaser further consents to such disclosure; and
- (6) as may otherwise be set out in the Mattamy Privacy Policy available at <https://mattamyhomes.com/help/privacy.aspx>

Without limiting the above, Vendor may sell the following Information to Fernsby (as defined below), for the limited purpose of allowing such affiliates to market, advertise and/or sell their products and/or services to the Purchaser, unless Purchaser withdraws consent to this Additional Purpose as described below: Purchaser's name, email address, phone number and mailing address. Please note that information that is sold to Fernsby will be handled by Fernsby in accordance with its own privacy policies and practices, which may differ from the Vendor's policies and practices. Purchaser may contact Fernsby at contact@fernsby.com for more information.

Vendor may also collect, use and disclose Purchaser's Information as required or permitted by applicable law, including with or without consent as permitted by the *Personal Information Protection and Electronic Documents Act*, SC 2000, c 5 and the regulations thereto, and/or any applicable substantially similar provincial legislation, each as amended, replaced or restated from time-to-time and/or any successor legislation to the same general intent or effect.

The third parties described in this Schedule 'P' may be located in Canada or the U.S., and Information that is transferred or stored outside Canada may be disclosed to or accessed by foreign courts, law enforcement and governmental authorities in accordance with applicable laws.

Purchaser may contact Vendor at privacy@mattamycorp.com in order to: (a) withdraw consent to the use and/or disclosure of Purchaser's Information for any or all of the Additional Purposes, including (without limitation) to opt-out of the sale of Purchaser's Information to Fernsby; (b) obtain written information about Vendor's policies and practices with respect to service providers (including affiliates) outside Canada; or (c) ask questions about Vendor's collection of Purchaser's Information, including questions regarding the collection, use, disclosure or storage of Purchaser's Information by Vendor's service providers and affiliates outside Canada. For clarity, Purchaser's consent to the Additional Purposes is entirely voluntary, and withdrawal of consent to any or all of such Additional Purposes will not otherwise impact Purchaser's home purchase or Vendor's provision of any of its products or services.

Purchaser's Consent to receiving commercial electronic messages, in accordance with Canada's anti-spam legislation

The Vendor and certain of its affiliates would like to obtain the Purchaser's express consent regarding the distribution of commercial electronic messages in compliance with *An Act to promote the efficiency and adaptability of the Canadian economy by regulating certain activities that discourage reliance on electronic means of carrying out commercial activities, and to amend the Canadian Radio-television and Telecommunications Commission Act, the Competition Act, the Personal Information Protection and Electronic Documents Act and the Telecommunications Act*. S.C. 2010, c. 23, commonly known as Canada's Anti-Spam Legislation ("**CASL**").

The Vendor, and its affiliates Mattamy Asset Management Incorporated at 66 Wellington Street West, Suite 5500, Toronto ON, M5K 1G8, www.mattamyhomes.com ("**MAM**"), Fernsby Comfort Tech, Fernsby Renewables, located at 66 Wellington Street West, Suite 5500, Toronto ON, M5K 1G8, www.fernsby.com (collectively referred to as "**Fernsby**"), and Mattamy Homes Limited at 66 Wellington Street West, Toronto, ON M5K 1G8, www.mattamyhomes.com ("**Mattamy Homes**") may from time to time wish to send the Purchaser commercial electronic messages, including but not limited to emails or SMS text messages with news and information regarding homes, communities and related products, services and general marketing

information which might be of interest to the Purchaser. By initialling below this paragraph, the Purchaser expressly consents to receive these electronic messages. This consent may be withdrawn at any time by following the unsubscribe mechanism set out in the electronic message.

I consent to receiving commercial electronic messages from the Vendor, Fernsby, MAM and Mattamy Homes.

Purchaser Initials

Purchaser's Consent to disclosure of contact information

As noted above, the Vendor shares certain information with third parties that provide services to the Property, such as suppliers of telephone, cable, internet and other telecommunications services. By initialing below, Purchaser agrees that the Vendor and its affiliates may provide Purchaser's name, home address, email address and phone number to Rogers Communications Inc. ("**Rogers**") for the additional purpose of allowing Rogers to send Purchaser promotional and marketing materials related to Rogers' products and services.

Purchaser Initials



Mount Pleasant North Schedule 'Q'

Purchaser's Acknowledgement

1. The Purchaser acknowledges and agrees that the Purchase Price set out in the Cover Page of this Agreement is firm and binding.
2. The Purchaser is aware that real estate market conditions may fluctuate and change between the time of signing the Agreement and the day of closing. Such fluctuations may be in an upward or downward trend. The Vendor is not responsible for these market conditions, nor does the Vendor have any control over such fluctuations.
3. The Purchaser understands that the Agreement, including all obligations, terms and conditions, is firm and binding upon acceptance. Accordingly, the Vendor will not agree to any changes or reductions to the purchase price, nor will the Vendor provide or be obligated to provide any incentives, deposit structure changes, design studio incentives, adjustments, or changes to the obligations, terms and conditions of the Agreement.

Schedule 'U'

Warranty Information for New Freehold Homes



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

The Pre-Delivery Inspection (PDI)

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

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

Deposit Protection

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

Delayed Closing Coverage

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

Warranty Coverage

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

One-Year Warranty

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

Two-Year Warranty

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

Seven-Year Warranty

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

Continued...

Warranty Exclusions

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

Construction Performance Guidelines

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

Important Next Steps

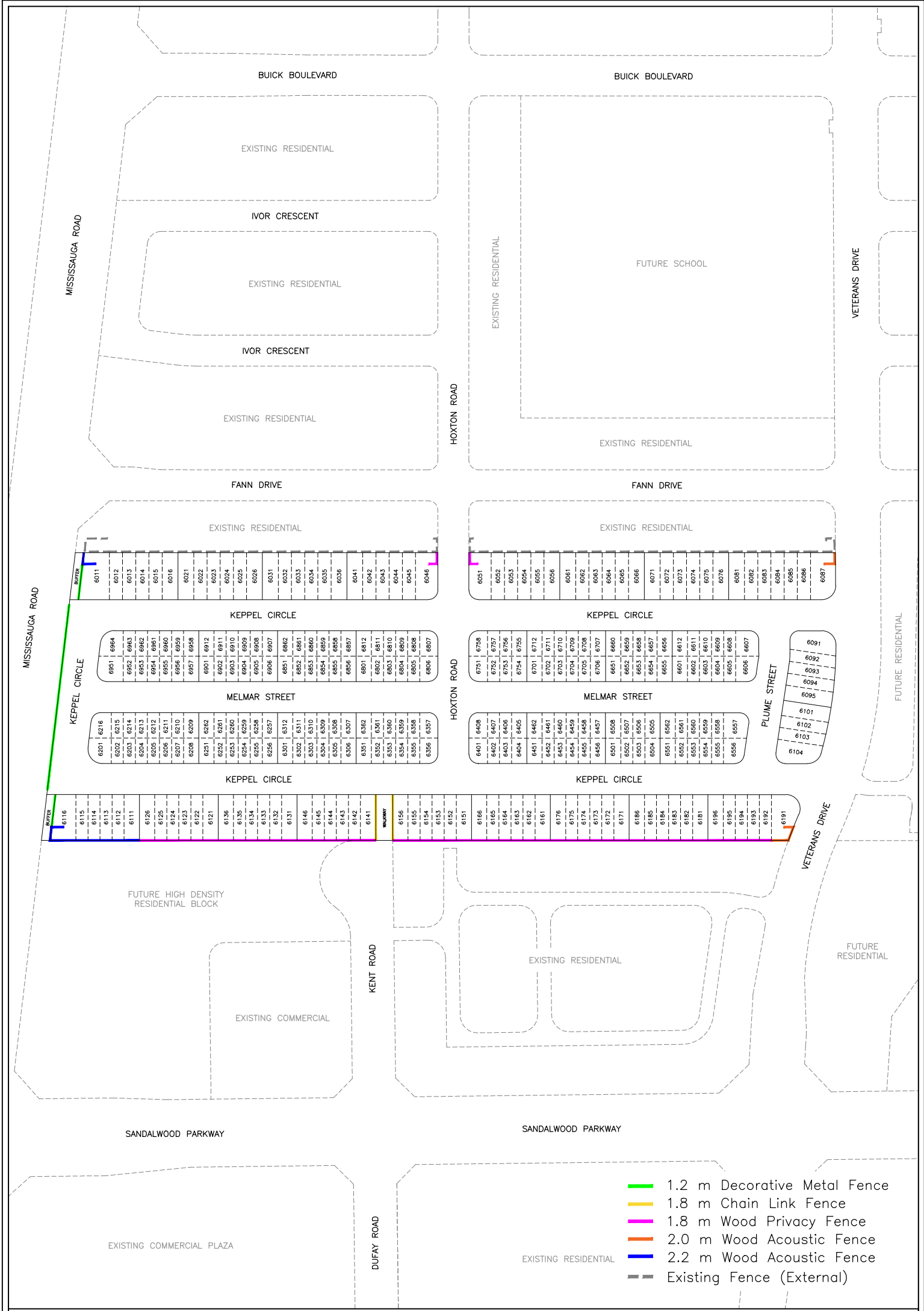
1. Visit Tarion's website to learn more about your warranty coverage and the process for getting warranty assistance, as well as your rights, responsibilities, and obligations as a new homeowner.
2. Prepare for your pre-delivery inspection (PDI). Visit Tarion's website for helpful resources, including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

About Tarion

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

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

_____/_____
Initials



The Schedule is solely intended to indicate the approximate location of the property/lot subject to the Agreement to which this Schedule is attached and not to accurately represent property dimensions or scale, notwithstanding any numeric figures that may be included on the drawing. For actual lot dimensions, and possible variances thereto, reference should be made to the provisions of the Agreement and to the property survey to be provided on or before closing. In addition, any depiction on this Schedule of surrounding properties or other existing or proposed features (including but not limited to other residential properties, commercial or industrial properties, roads, railway tracks, rail/bus yards and stations, lanes, walkways, storm ponds, schools, places of worship, cemeteries, parks, trails, open space, woodlands, vehicular parking areas, public squares, and/or servicing infrastructure) is only provided to assist in orientation and does not indicate or represent that any particular feature or property shown will be located, sized, installed or constructed as depicted herein or at all. In addition, the lack of inclusion of any particular feature or property within this Schedule is not intended to indicate or represent that such excluded feature or property cannot or will not be part of the final municipally approved development plans. Purchasers are advised to inquire with the municipality for the latest information as to development plans in the vicinity of the property.



MOUNT PLEASANT NORTH PHASE 16



SCHEDULE V
MARCH 22, 2022
INITIALS
/



Schedule 'Z'

RENTAL WATER HEATER ACKNOWLEDGMENT

The Purchaser acknowledges and agrees that, unless the Vendor otherwise determines pursuant to Schedule C:

1. The Dwelling will initially be equipped with a rental water heater (the "**Equipment**") owned and supplied by another party selected by the Vendor (the "**Supplier**").
2. The Supplier will offer the Purchaser the opportunity to enter into a rental agreement for the Equipment (the "**Service Agreement**"), which will require monthly payments to be made by the Purchaser to the Supplier in exchange for the rental and use of the Equipment for hot water in the Dwelling. The Supplier has advised us that under the Service Agreement, the Purchaser would be required to pay to the Supplier for such rental the amounts described in the forms of Service Agreement which have been provided to the Purchaser for review. The exact rental prices depend on the type and model of Equipment installed in the Dwelling, and may change over time as set out in the Service Agreement.
3. After reviewing the Service Agreement offered by the Supplier, the Purchaser will have the choice to accept or reject the Supplier's Service Agreement. The Purchaser acknowledges that the Dwelling is being sold as a package together with the rental Equipment and the Service Agreement, and that if the Purchaser rejects or cancels a Service Agreement, the Vendor may decline to enter into this Agreement of Purchase and Sale for the Dwelling.
4. At the earlier of Interim/Occupancy Closing (if applicable) and Closing, if the Purchaser accepts the Supplier's Service Agreement, the Purchaser shall commence making monthly payments ordinarily charged by the Supplier for the length of the term in accordance with such Service Agreement.
5. If requested by the Vendor or its solicitors, upon acceptance by the Purchaser of the Supplier's Service Agreement, the Purchaser agrees to sign the Supplier's Service Agreement and deliver to the Vendor or its solicitors such executed Supplier's Service Agreement, together with any preauthorized payment forms, personal identification and void cheques as the Supplier may require for the monthly payments to be made pursuant to the Supplier's Service Agreement. The Purchaser also agrees to execute and deliver any documents reasonably requested by the Vendor or the Supplier to reflect the Purchaser's acceptance of the Service Agreement. Failure by the Purchaser to execute and deliver any of the foregoing shall be a default under this Agreement of Purchase and Sale for the Dwelling.
6. The Vendor is not, and shall not be, an agent, representative or partner of the Supplier for any purpose.
7. The Purchaser authorizes the disclosure of their personal information to the Supplier for the purpose of offering the Service Agreement.

February 1, 2022

_____/_____
Initials



Mount Pleasant North Ph16: Purchaser's Acknowledgement

The Purchaser hereby acknowledges that the Sales Representative has reviewed the following Commonly Asked Questions and terms of the Agreement of Purchase and Sale (the "Agreement") with them:

- FIRM AND BINDING AGREEMENT.** The Purchaser is aware that this is a **FIRM and BINDING** Agreement and the Purchaser understands and agrees that there are no conditions in favour of the Purchaser for Financing or Legal Review. The Purchaser acknowledges that the Agreement was available for review prior to the execution of the Agreement on the Vendor's website and as part of the registration invite. The Purchaser also acknowledges and agrees that the Purchaser had the opportunity to review the Agreement and consult with their advisor, lawyer, etc. prior to execution.
- PROOF OF FINANCING.** In accordance with Section 7 of Schedule 1 of the Agreement, the Purchaser is aware that Proof of Financing is required within 21 days of execution of the Agreement. This is a Vendor requirement and is not a condition in favour of the Purchaser.
- DISPUTES.** In accordance with Section 22 of Schedule 1 of the Agreement, the Purchaser is aware that any dispute arising from or related to the Agreement must be resolved by arbitration, including in relation to the validity of the Agreement, under the *Arbitration Act, 1991 (Ontario)*. If the Purchaser brings a claim in court, the Purchaser understands that the Vendor will seek to stay the claim in court in order to refer it to arbitration. The Vendor will seek to recover legal costs incurred against the Purchaser for the court proceeding.
- LAWYER INFORMATION.** In accordance with Section 30 of Schedule 1 of the Agreement, the Purchaser is aware that Lawyer contact information is required no less than 15 days after notification of the Vendor's acceptance of this Agreement. This is a Vendor requirement and is not a condition in favour of the Purchaser.
- NO FURTHER CHANGES.** The Purchaser is aware that real estate market conditions may fluctuate and change between the time of signing the Agreement and the day of closing. Such fluctuations may be in an upward or downward trend. The Vendor is not responsible for these market conditions, nor does the Vendor have any control over such fluctuations. The Purchaser understands that the Agreement, including all obligations, terms and conditions, is firm and binding upon acceptance. Accordingly, the Vendor will not agree to any changes or reductions to the purchase price, nor will the Vendor provide or be obligated to provide any incentives, deposit structure changes, design studio incentives, adjustments, or changes to the obligations, terms and conditions of the Agreement.
- CHANGES TO THE LOT SELECTION WILL NOT BE PERMITTED.** The Purchaser will not be permitted to select a different lot.
- ARCHITECT'S CHOICE OPTIONS.** The Purchaser will not be permitted to delete any Architect Choice Options that have been purchased under any circumstances.
- NSF FEES.** The Purchaser is advised and acknowledges that there is a \$250 NSF fee (+ HST) for any cancelled or returned cheques.
- CLOSING COSTS.** The Purchaser acknowledges that the approximate closing costs have been provided by the Vendor. These costs do not include legal costs and such additional costs should be discussed with the Purchaser's lawyer. The Purchaser is aware that they should provide a copy of the fully executed Agreement to their lawyer and their financial institution.
- UTILITY AND SERVICE LOCATIONS.** The Purchaser acknowledges and is aware that the location of Catch Basins and Street Hardware (including but not limited to phone, internet, cable, hydro, light posts, hydrants, utility boxes, sidewalks, boulevard trees, mailboxes, etc.) are not finalized at the time of executing the Agreement and are subject to change.
- PURCHASER NAME/ ENTERING INTO AGREEMENT.** The Purchaser understands that his or her name is the party that has entered into the Agreement and his or her name will not be removed under any circumstances. Additional names may be added as a party to the Agreement as long as the Vendor receives notice at least 60 days prior to the closing date (if such information is provided any later, the Purchaser will incur administrative and legal fees).
- EASEMENTS.** The Purchaser is aware of the applicable easements affecting the Property.
- MIRROR IMAGES.** The Purchaser acknowledges that the Dwelling may be built as the mirror image to what is shown in any sales brochures, displays or marketing materials.

14. **HST AND NON-ASSIGNABILITY OF AGREEMENT.** The Purchaser acknowledges that HST is included in the purchase price of the Dwelling in accordance with Section 32 of Schedule 1 of the Agreement. The Agreement is non-assignable other than as stated in Section 24 of Schedule 1 of the Agreement.
15. **DEPOSIT STRUCTURE.** All post-dated cheques are required at the time of execution of the Agreement with the exception of the first deposit which can be made by credit card (to a maximum of \$50,000) with the remainder of the first deposit to be paid in certified funds or by Bank Draft.
16. **GRADING.** The Purchaser acknowledges that final grading information, if applicable, is not available at the time of execution of the Agreement and any grading changes may result in changes and alterations to the Dwelling.
17. **EXTERIOR COLOUR PACKAGES. Purchaser is advised that exterior colour packages for all Townhomes within the community will be determined/assigned by the Builder. Exterior packages may be subject to change based on material availability and/or Architectural Control requirements. The Purchaser acknowledges that this information is not available at the time of sale.**
18. **STATEMENT OF CRITICAL DATES.** The Purchaser is aware of and has reviewed the Addendum and the Statement of Critical Dates forming a part of the Agreement and understands that the Vendor has the ability to delay the closing date in accordance with the terms of the Addendum.
19. **HOT WATER HEATING APPLIANCES.** The Purchaser understands and acknowledges that the Hot Water Heating Appliance in the Dwelling will be a rental unit and the Purchaser acknowledges that they are required to execute an agreement with the supplier at time of purchase.
20. **PARKING.** The Purchaser is aware of the parking requirements for the Dwelling, including review of driveway sizes and Municipal by-laws.
21. **MUNICIPAL ADDRESS.** The Purchaser is aware of the unavailability of Municipal addresses at the time of execution of the Agreement and is also aware that the Municipal address for the Dwelling is subject to change.
22. **THE DESIGN STUDIO.**
- Appointments are scheduled during business hours (Monday – Friday: 9am-5pm).
 - The Design Studio team will contact the Purchaser directly to set up an individual appointment.
 - The Purchaser's options that are purchased at the Design Studio will require proof of bank mortgage approval as well as a 35% deposit on the total amount of the options purchased.
23. **APPLIANCES.** The Purchaser acknowledges that when the Vendor offers the appliances as an incentive, the Purchaser does not have the option of receiving a credit for the value of the appliances, but may upgrade the appliances directly through the Appliance Supplier of the Vendor's choice. The Purchaser understands and agrees that the Vendor reserves the right to substitute any included appliance with one of equal or greater value, without notice to the Purchaser, in case of discontinuation, or short term unavailability of the appliance, where applicable. The Purchaser further understands and agrees that the Vendor is not responsible for any upgrades purchased through the Appliance Supplier. In the event that the Purchaser wishes to upgrade any appliance, a credit based on the Vendor's wholesale cost will be applied to the price of the upgraded product at the Appliance Supplier's choice. Any upgrades are to be paid by the Purchaser directly to the Appliance Supplier of the Vendor's choice. The Purchaser fully understands and agrees that the Purchaser is solely responsible for advising the Vendor of any changes in appliance specifications and dimensions. The Vendor and the Appliance Supplier will not be responsible for upgraded appliances not fitting in allocated kitchens. Cabinetry, gas lines and rough-ins are not included and must be arranged through the Vendor.
24. **CUSTOMER CARE COORDINATOR.** The Purchaser is aware that they will be contacted by a Customer Care Coordinator approximately 30 days from the execution of the Agreement. The Coordinator will be available to the Purchaser throughout the entire process of constructing the Dwelling.
25. **FRAMEWALK.** The Purchaser is aware that they will be invited to an on-site Framewalk, if applicable, to see the construction of the Dwelling prior to drywall being installed. This is also an opportunity for the Purchaser to ask any construction-related questions.
26. **DELAYS.** Unfortunately, due to unforeseen circumstances, delays are sometimes necessary. Some of these are due to weather, permit issues and subdivision approvals. Please note, that we try our utmost to close your home on time and are bound by the Tarion guidelines explained in detail in your agreement.
27. **HOME ORIENTATION; PRE-DELIVERY INSPECTION (PDI).** Prior to the Closing Date, if applicable, the Warranty Office will set up an appointment with the Purchaser to arrange for the PDI of the Dwelling. The PDI attempts to familiarize the Purchaser with the Dwelling and to assist in understanding the features and warranty of the Dwelling.
28. **WELCOME PACKAGE.** The Purchaser will receive a welcome package from the Vendor which will contain important information to assist in understanding the various steps between the time the Purchaser has executed the Agreement to the time of closing.
29. **WARRANTY SERVICE.** Here is a quick summary of your comprehensive new home warranty:
- 1-year warranty includes defects in materials and workmanship one year from date of possession
 - 2-year warrant includes structural defects, water penetration, plumbing/electrical/heating distribution systems and exterior cladding
 - 7-year warranty includes warranty on any major structural defects for seven years from date of possession

Initials