

SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (the "**New Housing Rebate**") in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.

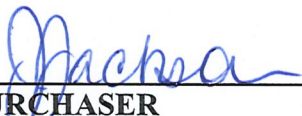

 Purchaser



 Purchaser
 owner base over max


 Vendor


6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely \$562,797.56³⁵. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8. ~~Due to maximum allowance of GST/HST Rebate, Purchaser acknowledges that an additional cost of _____ representing the difference between GST/HST actually payable on the transaction and GST/HST calculated at 5.2% shall be incurred and payable on closing.~~
9. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 12 day of January, 20 20


PURCHASER


PURCHASER

VALECRAFT HOMES LIMITED


PER:

January 16, 2020
DATE:

PROJECT: Rathwell Landing LOT: 298


SCHEDULE "O"

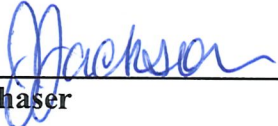
Purchaser acknowledges that the Vendor's Model Home contains numerous upgraded features and options which are not included in the base price. The base price includes those features as outlined in Schedule "B".


All options and upgrades contained in the Model Home are available as extras. The Purchaser has the opportunity to purchase any or all options or upgrades as viewed in the Model Home so as to permit the Purchaser to customize their home in accordance with their particular needs or preferences.

SCHEDULE "O" to the Agreement of Purchase and Sale between Valecraft Homes Limited,
Vendor and Allan Joseph Robichaud and Jane A. Jackson
Purchaser (s).

Dated at Ottawa this 12 day of January, 20 20


Witness



Purchaser


Witness


Purchaser

PROJECT: Rathwell Landing

LOT: 298

VALECRAFT HOMES LIMITED

PER
January 16, 2020
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Allan Joseph Robichaud

Business Address: 1369 Greely Ln, Greely On K4P 1A1

Business Telephone Number: 613-821-0400

Home Address: 666 Pepperville Cres. Kanata On K2M-0E4

Home Telephone Number: 613-435-4024

Occupation: New Construction Manager

Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Driver Licence

Number: R6020-02657-60214



Purchaser



Purchaser

(2) Full Name: Jane A. Jackson

Business Address: 495 March Rd, Kanata, On K2K 3G1

Business Telephone Number: 613-270-1011

Home Address: 666 Pepperville Cres. Kanata On K2M 0E4

Home Telephone Number: 613-435-4024

Occupation: Software Sales Executive

Identity Verification (Original of one of the following seen by Vendor)


- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Driver Licence

Number: J0062-38417-45906



Purchaser



Purchaser

Driver's Licence
 Permis de conduire

ON
 CANADA

12 NAME/NOM
 ROBICHAUD,
 ALLAN JOSEPH
 8 666 PEPPERVILLE CRES
 KANATA, ON, K2M 0E4
 4d NUMBER/
 NUMERO R6020 - 02657 - 60214
 4b ISS/DEL 2017/02/07 4b EXP/EXP 2022/02/14
 5 DO/REF DR8476827 16 HGT/HAUT 183 cm
 15 SEX/SEXE M
 9 CLASS/
 CATEG GM
 12 REST/
 COND
 3 DOB/DON 1976/02/14

Driver's Licence
 Permis de conduire

ON
 CANADA

12 NAME/NOM
 JACKSON,
 JANE A
 8 666 PEPPERVILLE CRES
 KANATA, ON, K2M 0E4
 4d NUMBER/
 NUMERO J0062 - 38417 - 45906
 4b ISS/DEL 2015/09/15 4b EXP/EXP 2020/09/06
 5 DO/REF DH0142032 16 HGT/HAUT 157 cm
 15 SEX/SEXE F
 9 CLASS/
 CATEG G
 12 REST/
 COND
 3 DOB/DON 1974/09/06

RL

LT 298

dated: January 14, 2020

Schedule "W2"

NON RESILIENT FLOORING WAIVER

for

HARDWOOD FLOORING

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes Limited recommends strongly against the use of hardwood flooring in kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder's recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.


I/we, Allan Joseph Robichaud and Jane A. Jackson
have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: Rathwell Landing

LOT NO: 298


(Signature)

JAN 12, 2020
(Date)


(Signature)

Jan 12, 2020
(Date)



THE McCABE

MODEL 1016

1510 SQ. FT. or

1964 SQ. FT. optional loft

Site: Rathwell Landing

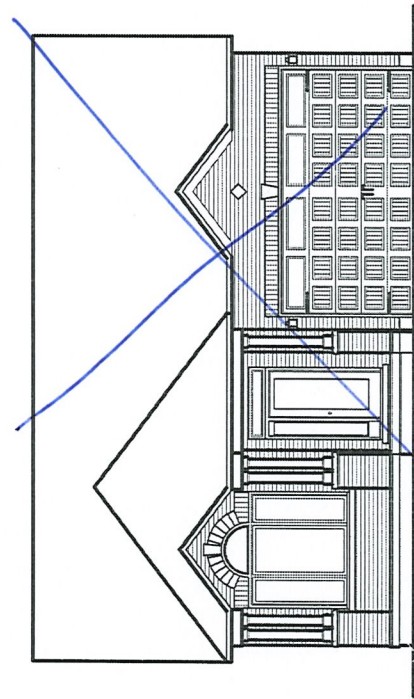
Purchaser: Allan Joseph Robichaud

Plan No.: 4M-1589

Purchaser: Jane A. Jackson

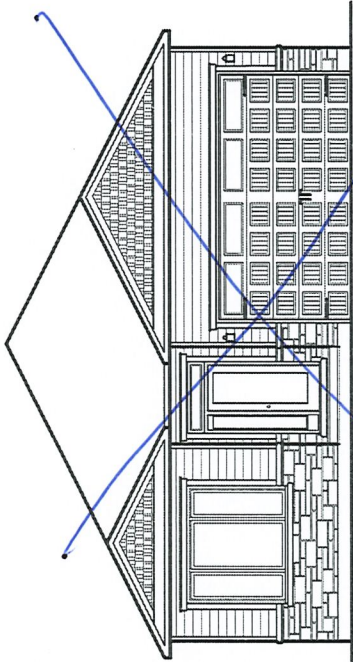
Lot: 298

Date: January 12, 2020

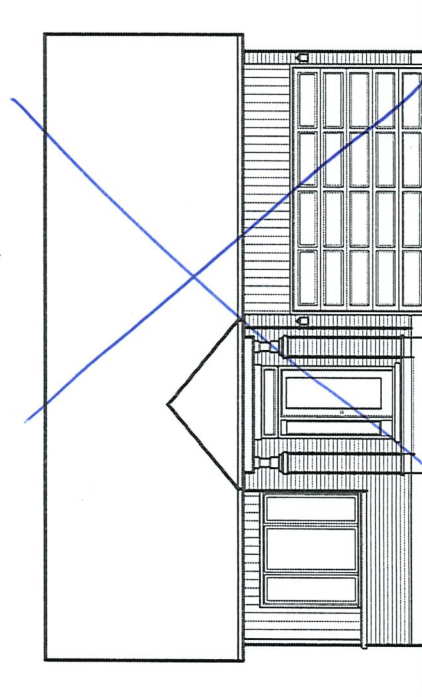


ELEVATION A

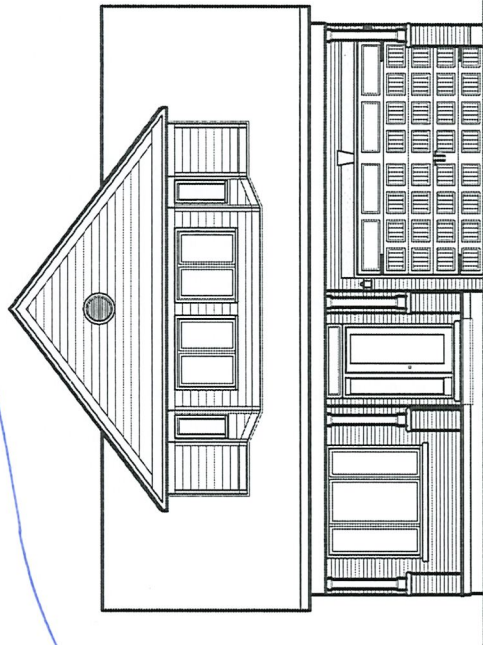
Schedule H



ELEVATION C



ELEVATION B



ELEVATION WITH LOFT

an

JB



Valecraft.com

*Rendering is an artist concept only. Not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. E & O.E. 02/20/2019-N



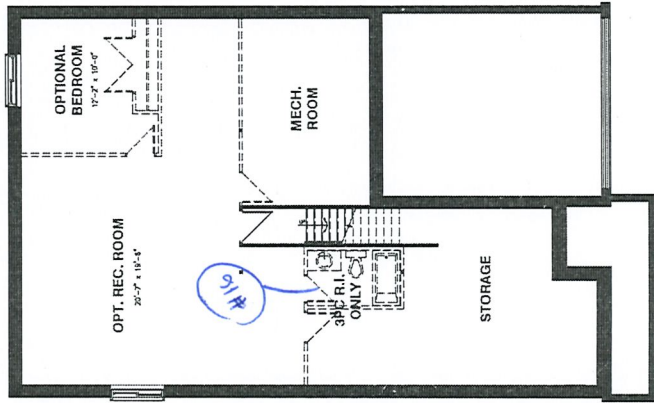
THE MCCABE

MODEL 1016
1510 SQ. FT. or
1964 SQ. FT. optional loft

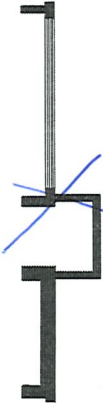
Site: Rathwell Landing
Plan No.: 4M-1589
Lot: 298
Date: January 12, 2020

Purchaser: Allan Joseph Robichaud
Purchaser: Jane A. Jackson

Schedule H



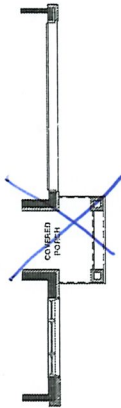
BASEMENT FLOOR - ELEVATION A



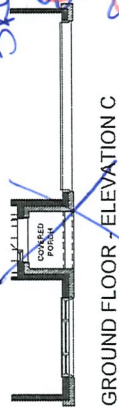
BASEMENT FLOOR - ELEVATION B



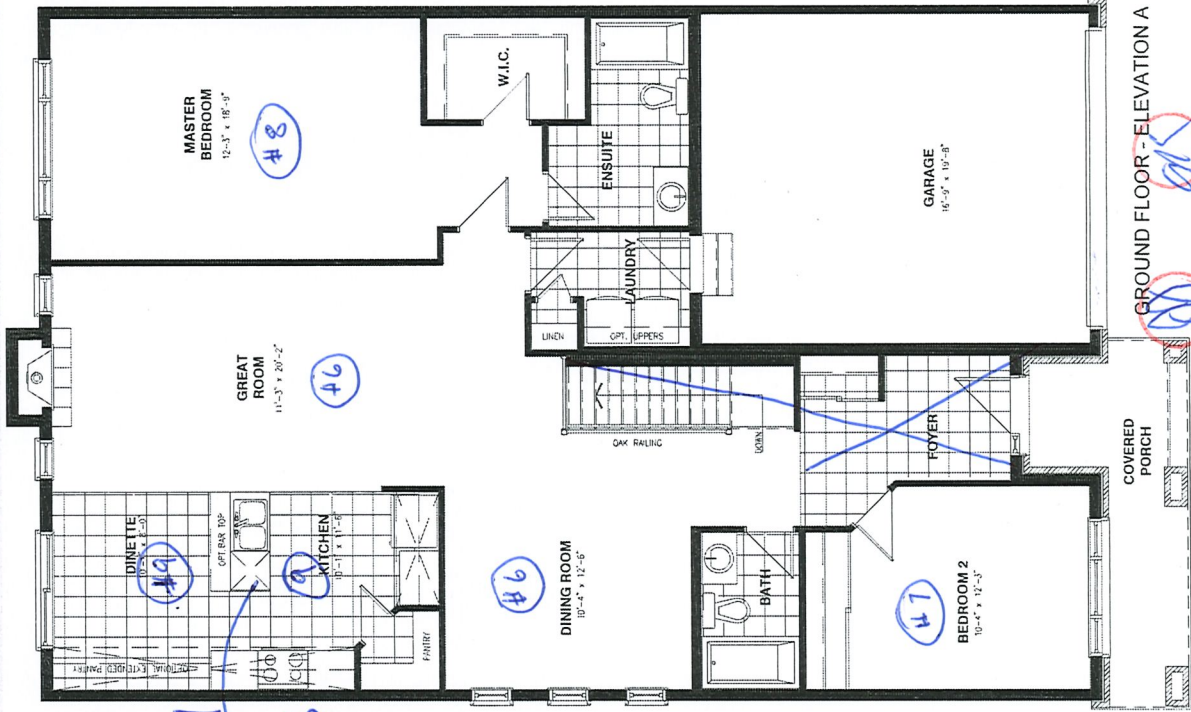
BASEMENT FLOOR - ELEVATION C



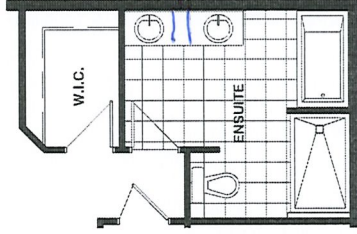
GROUND FLOOR - ELEVATION B



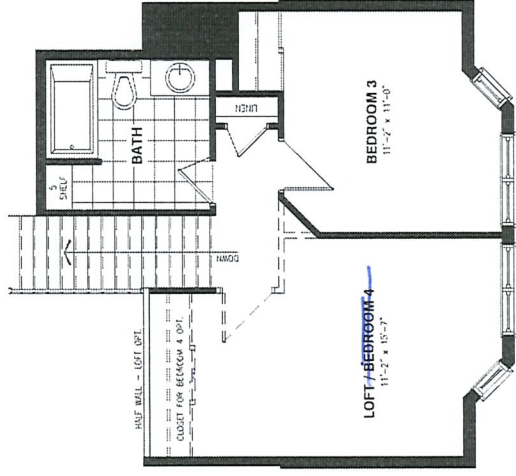
GROUND FLOOR - ELEVATION C



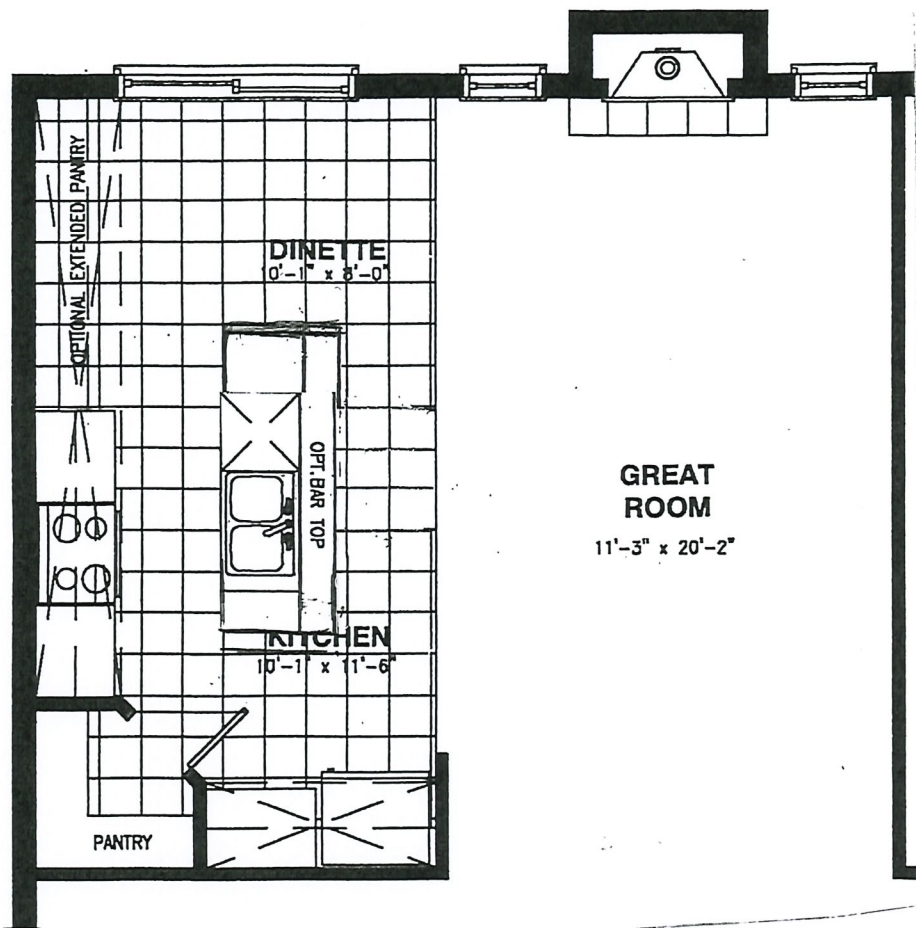
GROUND FLOOR - ELEVATION A



OPTIONAL 5PC ENSUITE



SECOND FLOOR - LOFT OPTION



Island Location #2

Project: Rathwell Landing
Plan No: 4m-1589 Lot No: 298

Model: 1016 w/Loft Date: Jan 12/2020

Purchaser: Allan Joseph Robichaud
Purchaser: Jane A. Jackson



Valecraft
Homes Ltd.

Roma Collection Standard Silver Package



SAN-A3016P-11
Brushed Nickel Finish
Marbled Glass
Bulb: 1 x LED
• Breakfast / Dinette



SAN-A3016ch-11
Brushed Nickel Finish
Marbled Glass
Bulbs: 3 x LED
• Dining Room
• Stairwell
• 2 storey foyer (Plan Permitting)



SAN-A3012-11
Brushed Nickel
Marbled Glass
12"W
Bulbs: 2 x LED
• Entry
• Hallway
• Bedrooms
• Den / Study / Office / Flex Room
• Finished Basement
• Laundry Room



SAN-A3016-11
Brushed Nickel
Marbled Glass
16"W
Bulbs: 3 x LED
• Kitchen Ceiling
• Bedroom with cathedral ceiling (Plan Permitting)



AFR4-0930-WH
LED Potlight
• Basement Stairs
• Soffit over Porch
• Townhome Front Exterior



SAN-A1010-6
Bulb: 1 x LED
• Single Home Front Exterior



SAN-A40455-6
Bulb: 1 x LED
• Back Exterior



SAN-A121-11
Bulb: 1 x LED
• Closet / Pantry



SAN-A16012-7
14"W
Bulbs: 2 x LED
• Powder Room Vanity



SAN-A16013-7
24"W
Bulbs: 3 x LED
• Bathroom Vanity

* All dimensions are approximate.

Project: Rathwell Landing

Plan #: 4N-1589

Lot: 298

Model: 1016 McCabe Loft STD

Purchaser: Allen Joseph Robichaud

Purchaser: Jane A. Jackson

Date: January 12, 2020

Upgrade #: Standard

Project: Rathwell Landing
 Plan No. 4M-1589
 Lot: 298
 Model: 1016 McCabe Loft STD
 Purchaser: Allan Joseph Robichaud
Jane A. Jackson
 dated: January 12, 2020

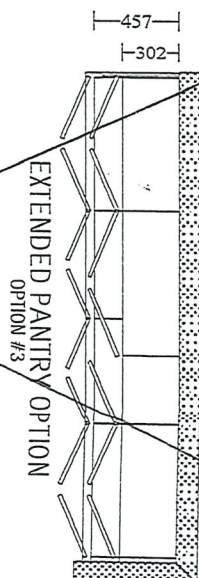
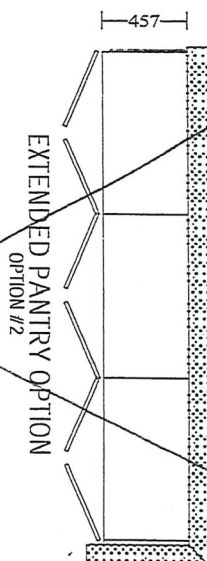
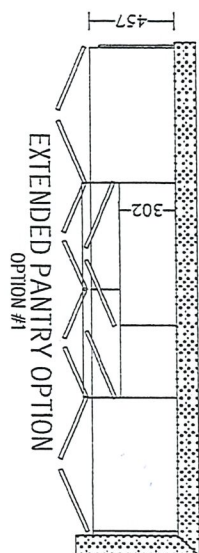
ups #3

potvin
 KITCHENS & CABINETS

BUILDER: VALECRRAFT
 REDESIGN NUMBER:
 DONE BY:

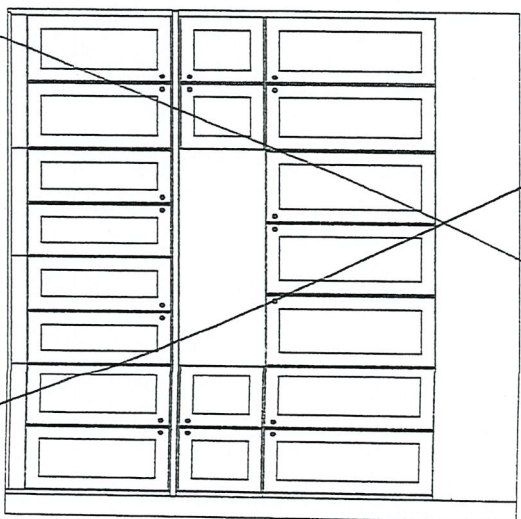
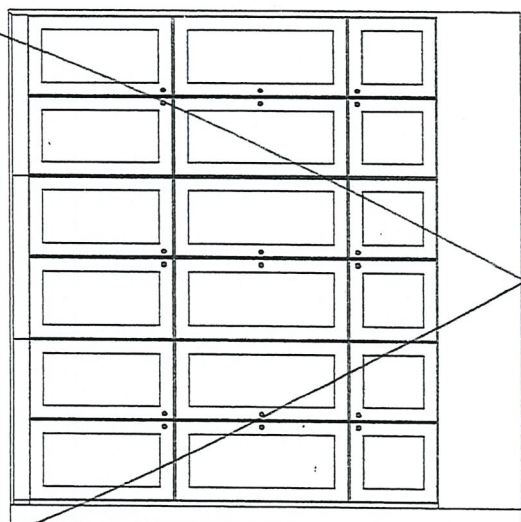
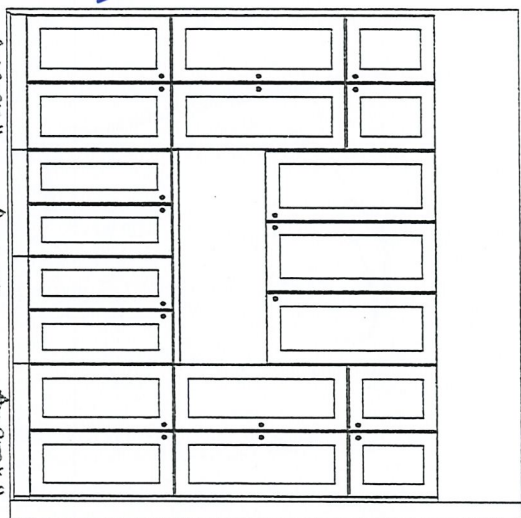
PROJECT: 2L 298
 MODEL: McCabe 1016
 DATE:

LOT: PANTRY
 OPTIONS



DELETE STANDARD PANTRY TO UPGRADE TO EXTENDED PANTRY

DELETE STANDARD PANTRY TO UPGRADE TO EXTENDED PANTRY



NOT TO SCALE WITH WALL-CRAFTY FIRM VARIATION WITH WALL-CRAFTY FIRM