


**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 \$513,499.93. 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 10 day of February, 20 20

  
PURCHASER

VALECRAFT HOMES LIMITED

  
PURCHASER

  
PER:

February 20, 2020  
DATE:

PROJECT: Rathwell Landing LOT: 301

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 John D. Said and M- Anne Hamelin

Purchaser (s).

Dated at Ottawa this 10 day of Feb, 2020

Victor & Anne  
Witness

John D. Said  
Purchaser

Victor & Anne  
Witness

Anne Hamelin  
Purchaser

PROJECT: Rathwell Landing

LOT: 301

VALECRAFT HOMES LIMITED

[Signature]  
PER

February 20, 2020  
DATE:

Ontario Driver's Licence Permis de conduire ON CANADA

1,2 NAME/ NOM  
SAID,  
JOHN.D  
3 96 SUNVALE WAY  
OTTAWA, ON, K2G 6X4  
4,6 NUMBER/  
NUMERO S0176 - 40724 - 70211  
4,6 ISS/ DEL 2016/03/09 4,6 EXP/ EXP. 2021/02/11  
5 DD/ REF. DJ9651979 16 HGT/ HAUT. 183 cm  
15 SEX/ SEXE M  
9 CLASS/  
CATEG. G  
12 REST/  
COND. 1947/02/11

Ontario Driver's Licence Permis de conduire ON CANADA

1,2 NAME/ NOM  
HAMELIN,  
M-ANNE  
3 96 SUNVALE WAY  
OTTAWA, ON, K2G 6X4  
4,6 NUMBER/  
NUMERO H0347 - 51606 - 25227  
4,6 ISS/ DEL 2019/01/28 4,6 EXP/ EXP. 2024/02/27  
5 DD/ REF. GH3114152 16 HGT/ HAUT. 163 cm  
15 SEX/ SEXE F  
9 CLASS/  
CATEG. G  
12 REST/  
COND. 1962/02/27

RL.

lot 301

4M-1589

dated: Fe Bruary 10-2020





**SCHEDULE "T"**

**Personal Information of Each Purchaser - Individuals**

(1) Full Name: John D. Said

Business Address: N/A

Business Telephone Number: N/A

Home Address: 96 Sunvale Way, Ottawa On K2G 6X4

Home Telephone Number: 613-843-9750

Occupation: Retired

**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: Drivers Licence

Number: S0176-40724-70211

  
Purchaser

  
Purchaser

(2) Full Name: M-Anne Hamelin

Business Address: N/A

Business Telephone Number: N/A

Home Address: 96 Sunvale Way, Ottawa On K2G 6X4

Home Telephone Number: 613-843-9750

Occupation: Retired

**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: Drivers Licence

Number: H0347-51606-25227

  
Purchaser

  
Purchaser



THE MORGAN

MODEL 1020

1567 SQ. FT.

Site: Rathwell Landing

Purchaser: John D. Said

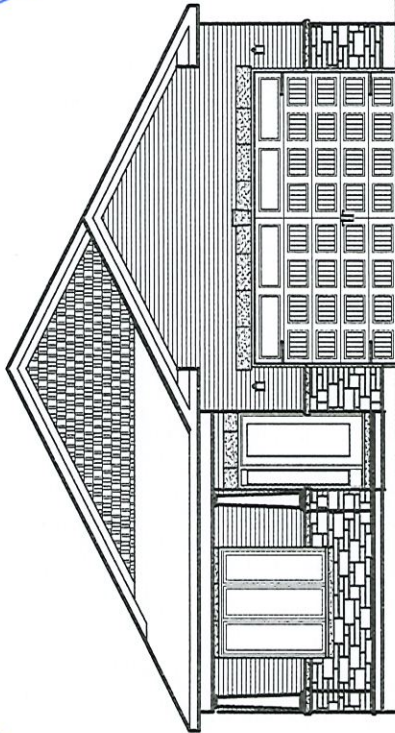
Plan No.: 4M-1589

Lot: 301

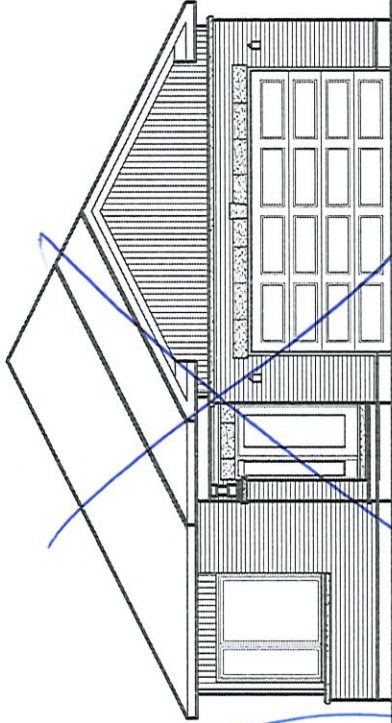
Purchaser: M-Anne Hamelin

Date: February 10, 2020

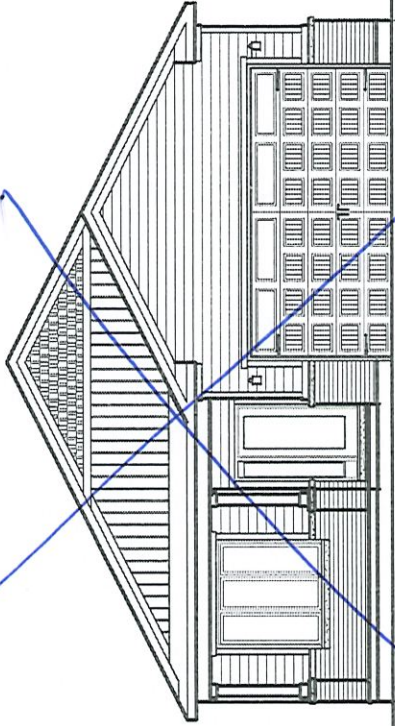
Schedule H



ELEVATION A



ELEVATION B



ELEVATION C



Valecraft.com



RL 301

INV #

ITEM #

Project: Rathwell Landing  
Plan No. 4M-1589  
Lot: 301  
Model: 1020 Morgan STD A LO  
Purchaser: John D. Said  
M-Anne Hamelin  
dated: Feb. 10 2020

AB

~~AB~~

~~AB~~

OM  
-3"

CEILING

PANTRY

ENS

52"

ROOM  
x 9'-7"

LIVE

BEDROOM  
#2

219

PEDESTAL SINK

FOYER

DG  
10/39/20





# THE MORGAN

MODEL 1020

1567 SQ. FT.

Site: Rathwell Landing

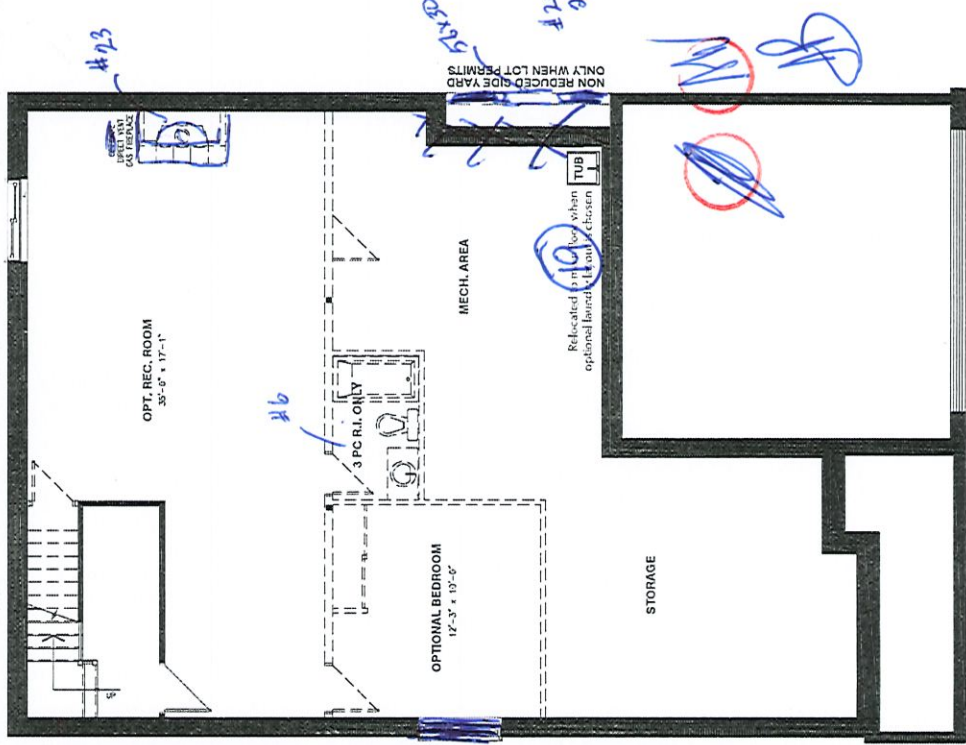
Purchaser: John D. Said

Plan No.: 4M-1589

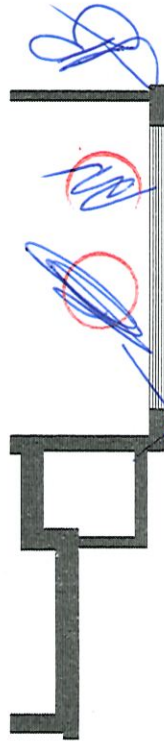
Lot: 301

Purchaser: M-Anne Hamelin

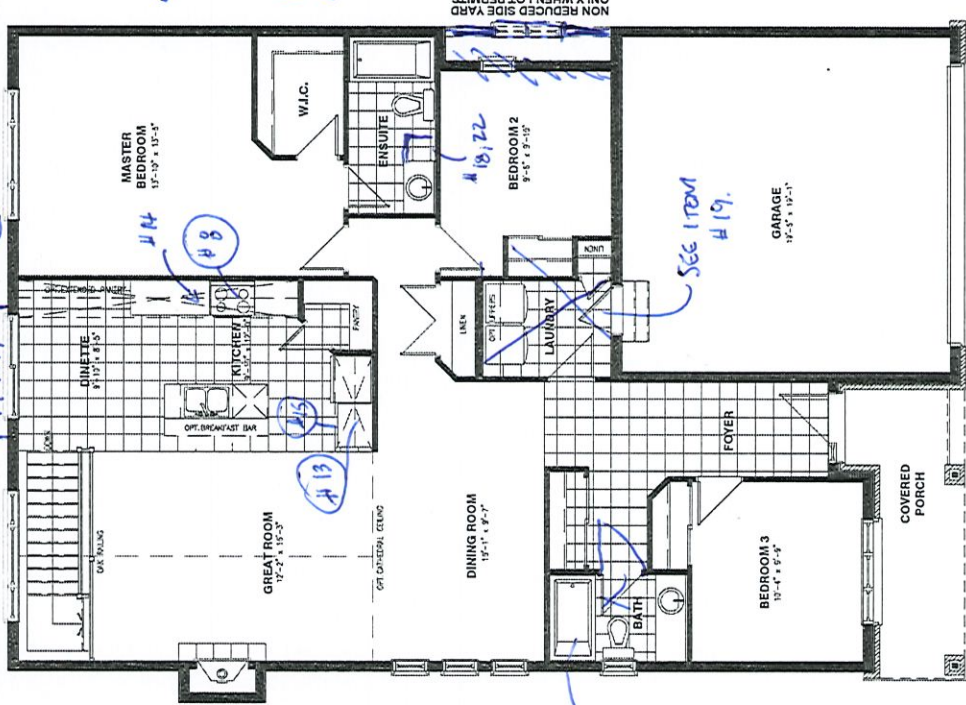
Date: February 10, 2020



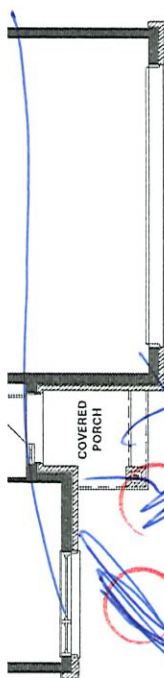
BASEMENT FLOOR - ELEVATION A & B



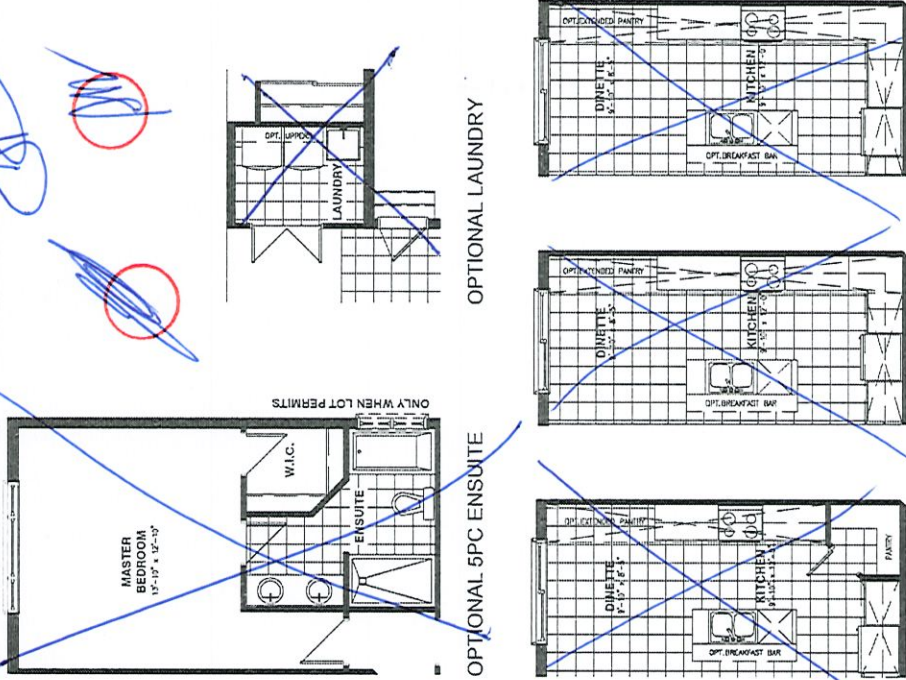
BASEMENT FLOOR - ELEVATION B



GROUND FLOOR - ELEVATION A & B



GROUND FLOOR - ELEVATION B



OPTIONAL KITCHEN #1

OPTIONAL KITCHEN #2

OPTIONAL KITCHEN #3

## Schedule H





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



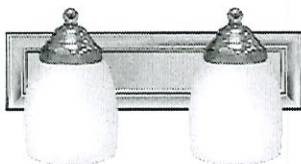
SAN-A1010-6  
Bulb: 1 x LED  
• Single Home Front Exterior



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

Purchaser: John D. Said

Plan #: 4M-1589

Purchaser: M-Anne Hamelin

Lot: 301

Date: February 10, 2020

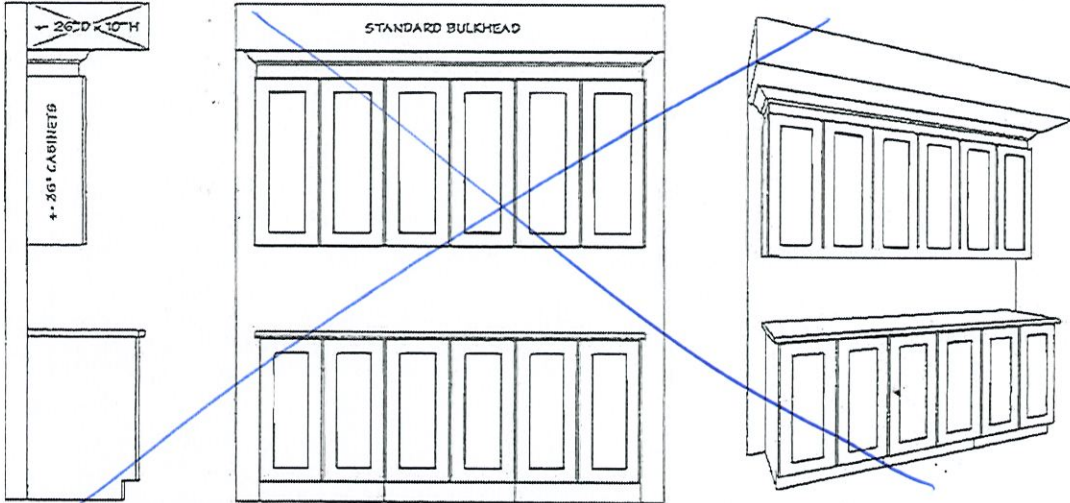
Model: 1020 Morgan Std A LO

Upgrade #: N/A

# OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & BULKHEAD DETAILS

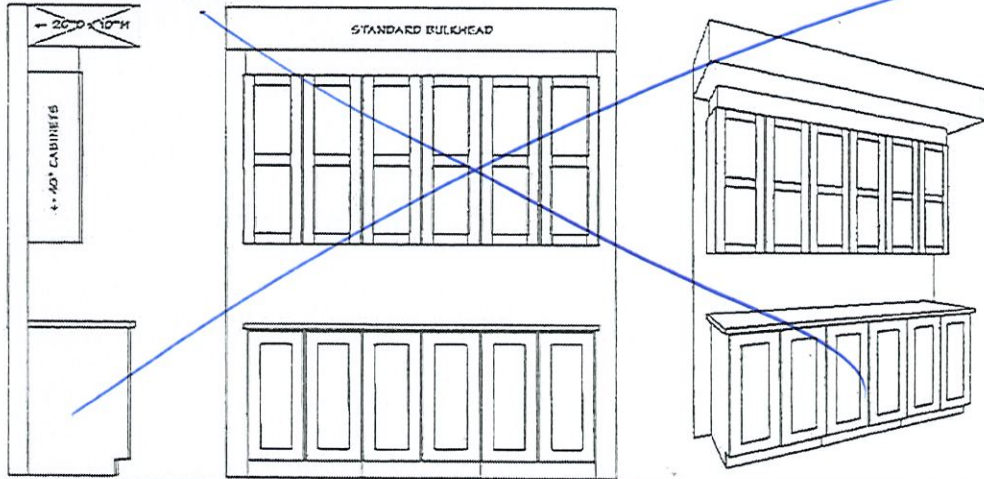
## UPC9-1A

- Includes crown moulding & filler detail on upper kitchen cabinetry to standard bulkhead.



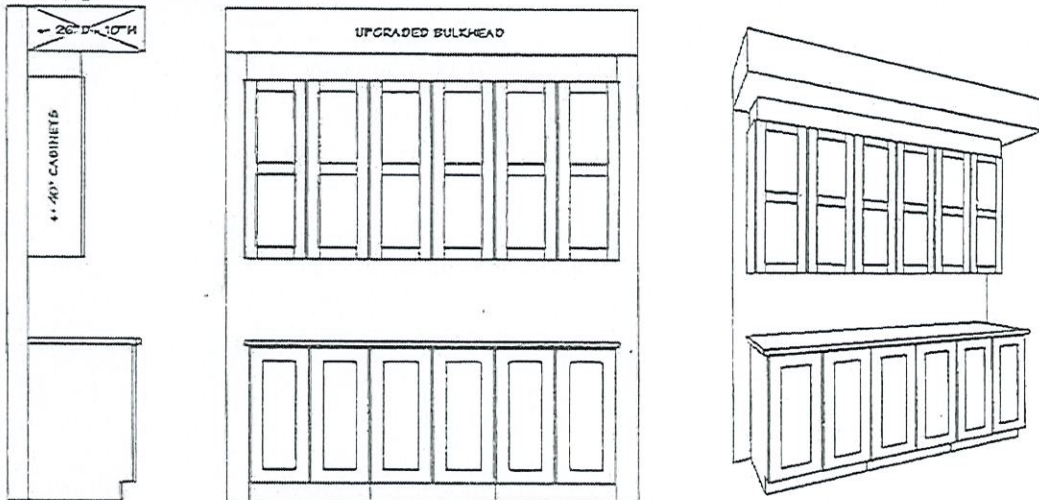
## UPC9-2A

- Includes upgrade to 40\"/>



## UPC9-2B

- Includes upgrade to <sup>42</sup>40\"/>



Site: Rathwell Landing

Plan No: 4M-1589

Lot: 301

Date: February 10, 2020

Purchaser: John D Said

Purchaser: M-Anne Hamelin

upg #  
16

JB