


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.

A-A
Purchaser

JT
Purchaser


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 \$439,041.91. 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 \$7,212.39 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 Embrun this 1 day of MARCH, 20 20


PURCHASER

VALECRAFT HOMES (2019) LIMITED


PURCHASER

PER: 

DATE: March 13, 2020

PROJECT: Place St. Thomas 3 LOT: 12


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 (2019) LIMITED, Vendor and Antoinette Habimana & Jacques Twagirayesu
Purchaser (s).

Dated at Embrun this 1 day of March, 20 20


Witness


Purchaser


Witness


Purchaser

PROJECT: Place St. Thomas 3

LOT: 12

VALECRAFT HOMES (2019) LIMITED


PER

March 13, 2020
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Antoinette Habimana

Business Address: 140 Promenade Du Portage, Gatineau QC K1A0J9

Business Telephone Number: 343-987-2864

Home Address: 100 Marrison Ave., Gloucester ON K1J 0A6

Home Telephone Number: 343-987-2864

Occupation: Senior Business Analyst

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's Licence Passport AH

Number: ~~H0014-05407-55110~~ AK125270 JT

AH
Purchaser

JT
Purchaser

(2) Full Name: Jacques Twagirayesu

Business Address: 2500 Solandt Rd, Suite 2200, Ottawa, ON, K2K 3G5

Business Telephone Number: 613-404-3956

Home Address: 100 Marrison Ave., Gloucester ON K1J 0A6

Home Telephone Number: 418-271-7823

Occupation: Technical Services Representative

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: Permis De Conduire Ontario AH

Number: ~~T2625-151070-07~~ T9556-38207-01015 JT

AH
Purchaser

JT
Purchaser

Ontario

Temporary Driver's Licence
Permis de conduire temporaire

OR
OU

Class M 1 Licence - Province of Ontario
de catégorie M 1 - Province de l'Ontario

Effective Date
Date d'entrée en vigueur

2020/02/08

Y/A M D/J

Driver's Licence No.
N° du permis de conduire

T9556-38207-01015

Class
Cat.

G***

Cond.
Rest.

X**

End.
Aut.

Height
Taille

173

CM

Sex
Sexe

M/H

Date of Birth
Date de naissance

1970/10/15

Y/A M D/J

Date of Expiry
Date d'expiration

2020/05/08

Y/A M D/J

valid without a photo card
valide sans la carte-photo

TWAGIRAYESU, JACQUES

100 HARRISSA AVE

GLoucester

K1J 0A0

Minister of Transportation
Ministre des Transports

Serial No.
80410079

Issue Date
2020/02/08

Op. No.
H ON

Off. No.
D35

Licensee's Signature / Signature du titulaire
This licence must be signed in ink and carried by the driver.
Le conducteur doit signer le permis à l'encre et le porter sur lui.

SR.LD-053 2017/01

To avoid a replacement fee, visit or contact ServiceOntario at 1-800-267-8097 if you have not received your card 2 weeks prior to the Date of Expiry on this Temporary Driver's Licence. / Pour éviter de payer des droits de remplacement, rendez-vous à un bureau de ServiceOntario ou téléphonez au 1-800-267-8097 si vous n'avez pas reçu votre carte deux semaines avant la date d'expiration de ce permis de conduire temporaire.

See reverse for M1, M2, G1 and G2 conditions.
Voir au verso les conditions des catégories M1, M2, G1 et G2.

Drinking and Driving Don't Mix - Keep Your Driving Privilege
La sobriété au volant - protégez votre permis de conduire

Mailing Address / Adresse postale

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THE BRADLEY

MODEL 825

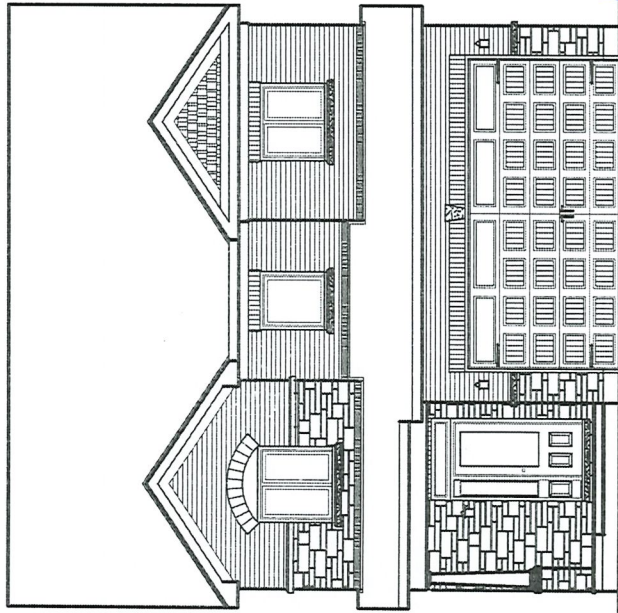
2183 sq.ft. or 2376 sq.ft.

Site:	Place St. Thomas 3	Purchaser:	Antoinette Habimana
Plan No.:	50M-338		
Lot:	12 - Phase 3	Purchaser:	Jacques Twagirayesu
Date:			

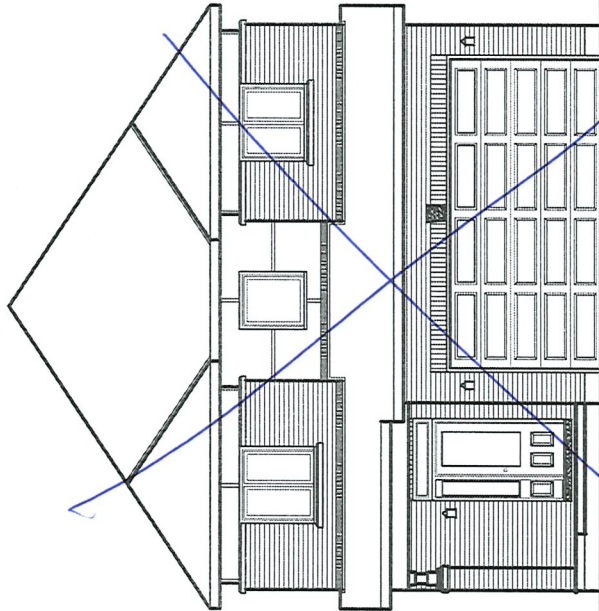
AH

JT

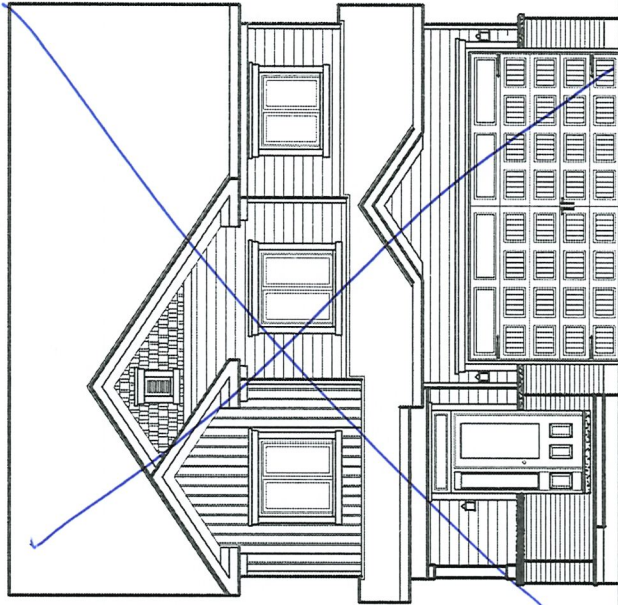
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ELEVATION A



ELEVATION B



ELEVATION C

AH

JT

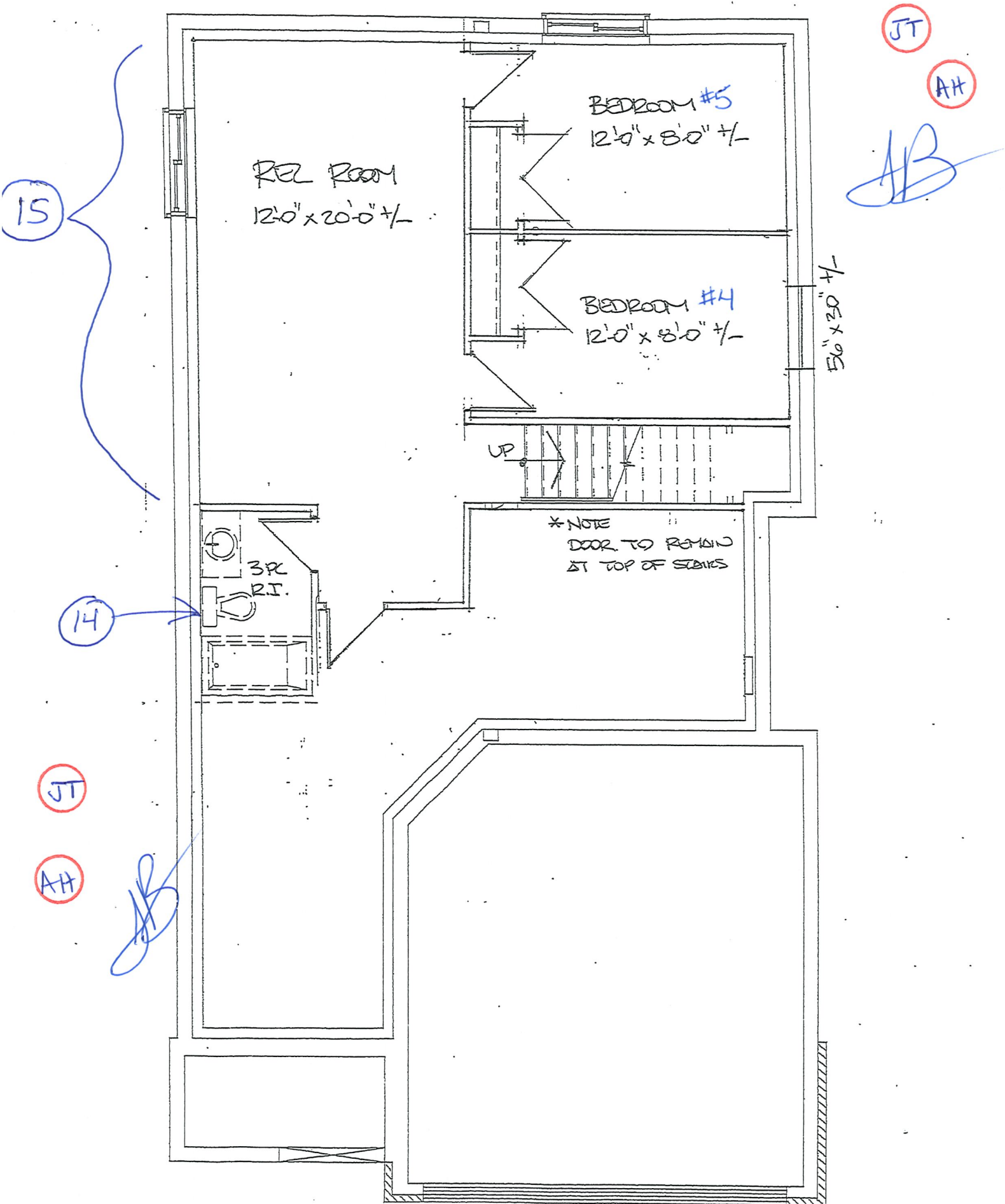
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Valecraft.com

*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 & OE 02/20/2019-N

Project: PLACE ST. THOMAS 3
Plan No: 50M-338 Lot No: 12-Phase 3
Model: 825 "A" Rev Date: _____
Purchaser: Antoinette Habimana
Purchaser: Jacques Twagireyesu





THE BRADLEY

MODEL 825

2183 sq.ft. or 2376 sq.ft.

Site: Place St. Thomas 3

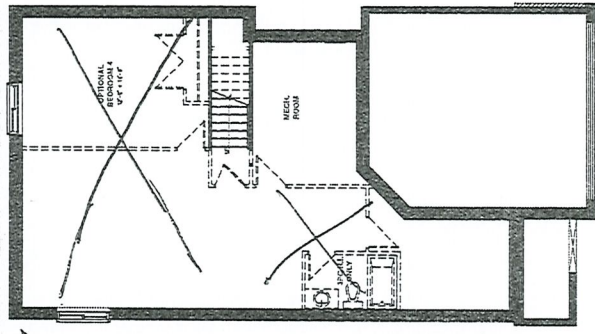
Purchaser: Antoinette Habimana

Plan No.: 50M-338

Lot: 12 - Phase 3

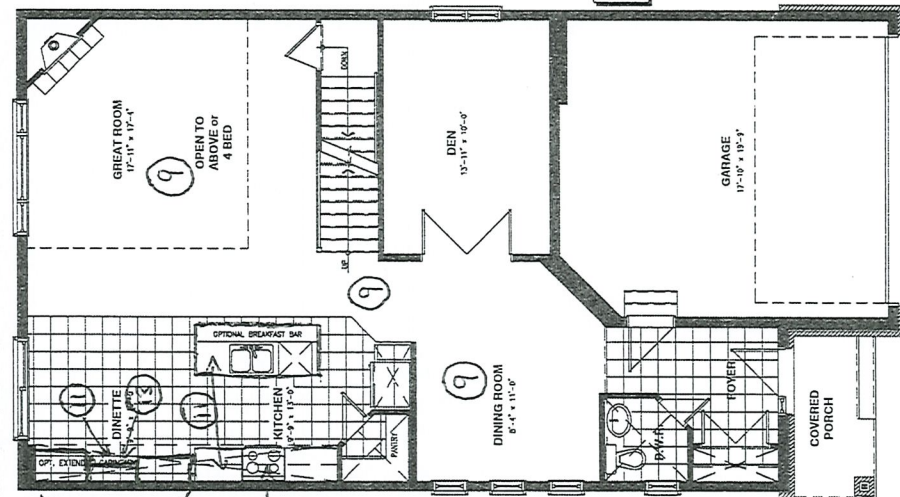
Purchaser: Jacques Twagirayesu

Date: _____

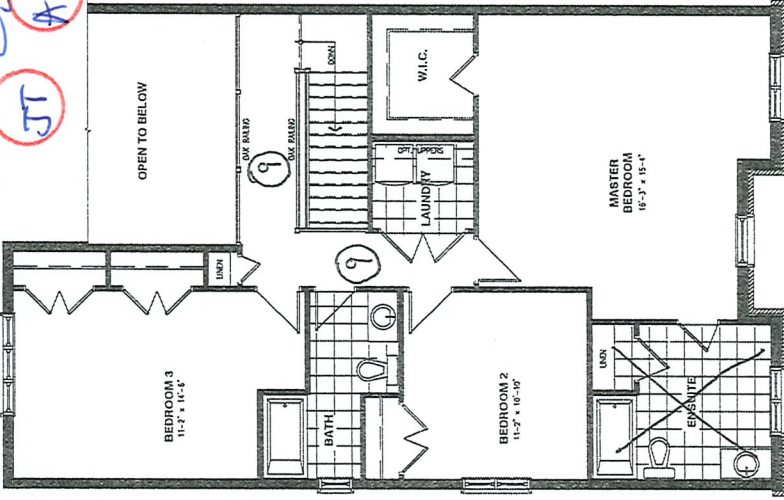


BASEMENT FLOOR

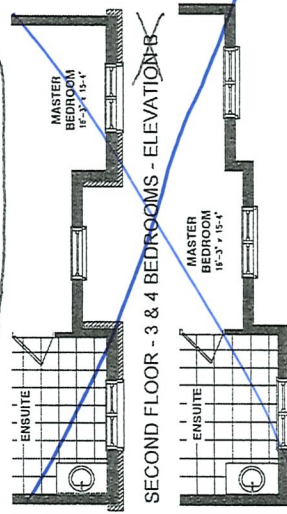
See attached Sketch



GROUND FLOOR

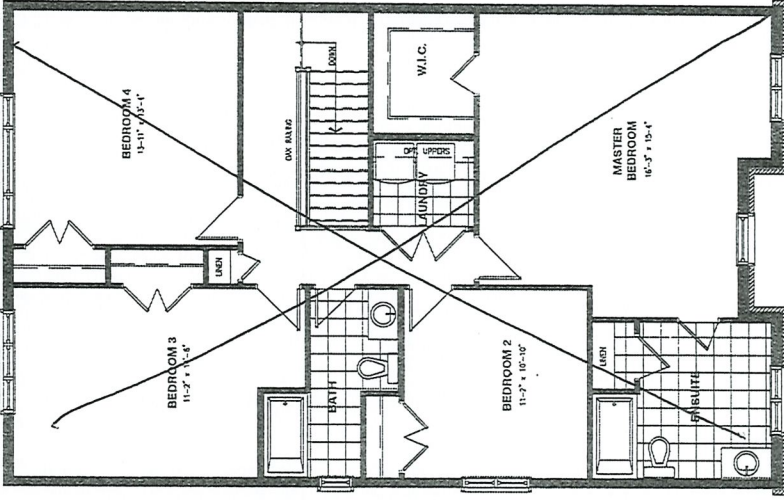


SECOND FLOOR - 3 BEDROOMS - ELEVATION A

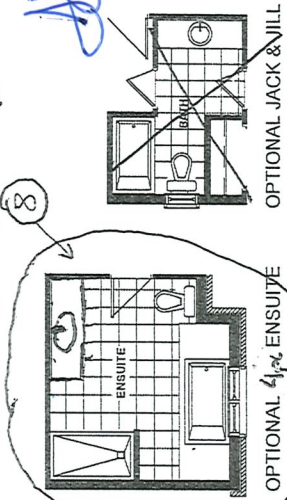


SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B

SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION C



SECOND FLOOR - 4 BEDROOMS - ELEVATION D



OPTIONAL JACK & JILL

OPTIONAL 4 1/2 ENSUITE

All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.

E & O.E. 12/20/2019



Valecraft
Homes (2019) Limited

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-D930-WH
LED Potlight
• Basement Stairs
• Soffit over Porch
• Townhome Front Exterior



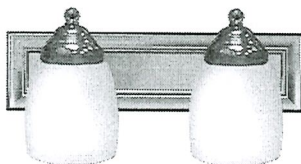
SAN-A1010-6
Bulb: 1 x LED
• Single Home Front Exterior



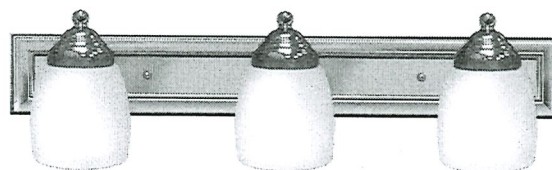
SAN-A40455-6
Bulb: 1 x LED
• Back Exterior



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: Place St. Thomas 3

Plan #: 50M-338

Lot: 12 - Phase 3

Model: #825 "B" Rev Bradley 3Bed

Purchaser: Antoinette Habimana

Purchaser: Jacques Twagirayesu

Date: _____

Upgrade #: Standard

A-H

JT

10

JB

A-H

JT

glass doors #13

JT

A-H

JB

Project: Place St. Thomas 3
Plan No: 50M-338 Lot No: 12-Phase 3
Model: 825 "A" Rev Date: _____
Purchaser: Antoinette Habimana
Purchaser: Jacques Twagirayesu

A-H

JT



BUILDER: VALECRAFT

REDESIGN NUMBER:

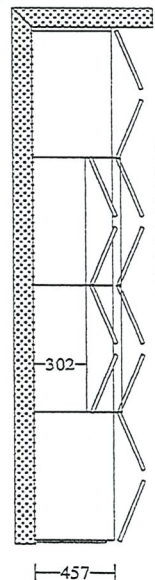
DONE BY:

PROJECT:

MODEL: 825 BRADLEY STND

DATE: 08/02/18

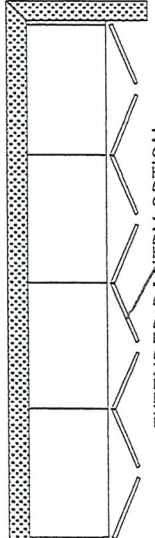
LOT: PANTRY
OPTIONS



457

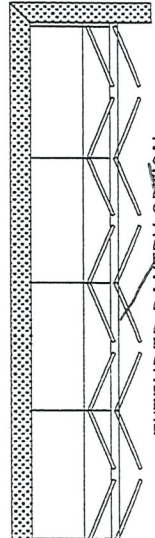
302

EXTENDED PANTRY OPTION
OPTION #1



457

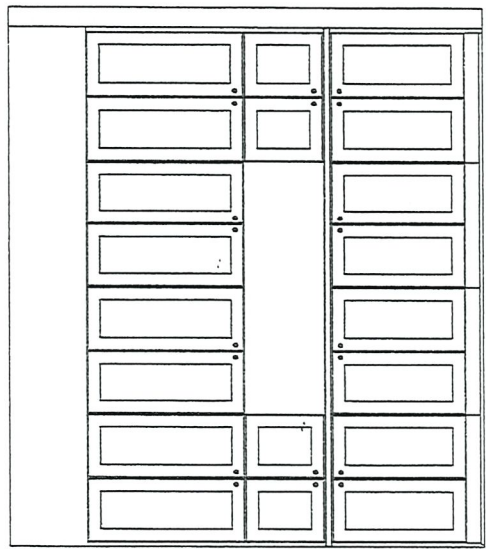
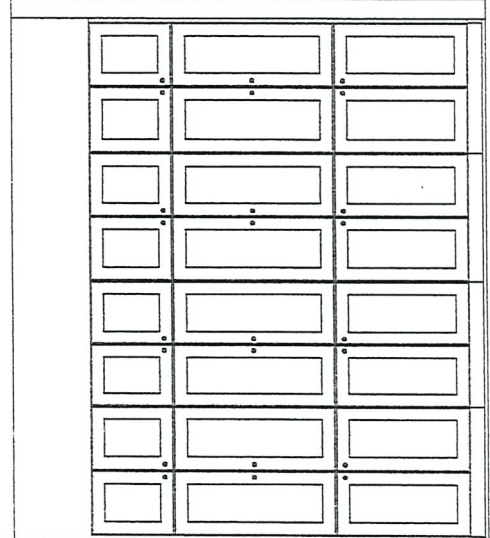
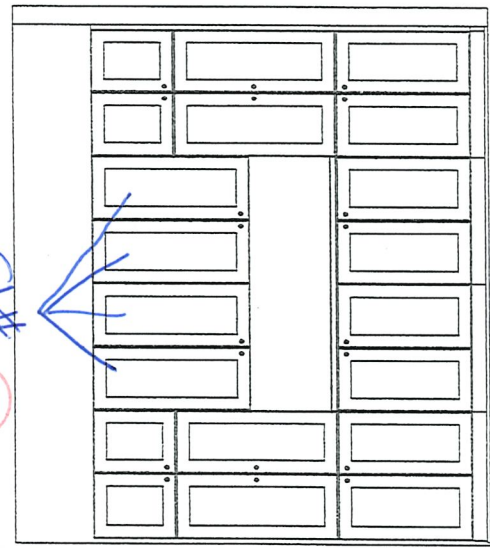
EXTENDED PANTRY OPTION
OPTION #2



302

457

EXTENDED PANTRY OPTION
OPTION #3





BUILDER: VALE CRAFT

PROJECT:

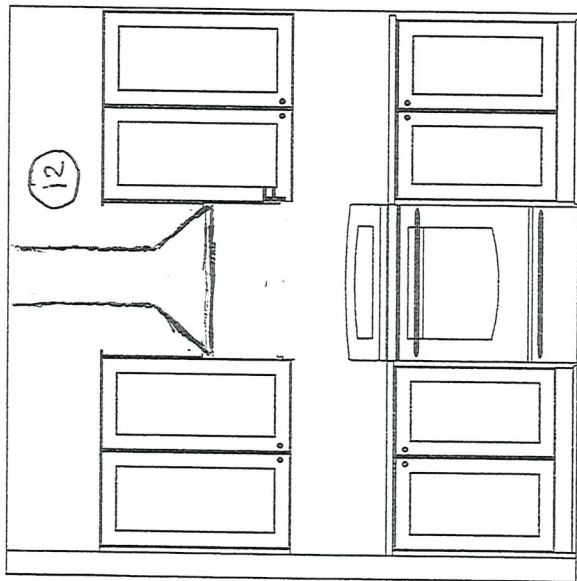
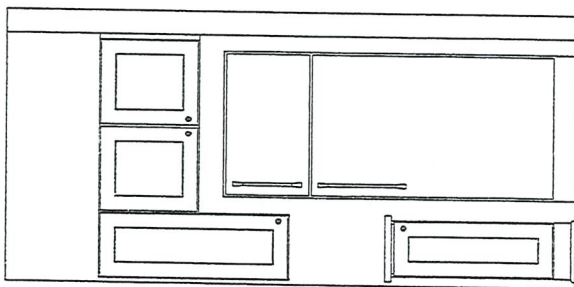
REDESIGN NUMBER:

MODEL: 825 BRADLEY STND

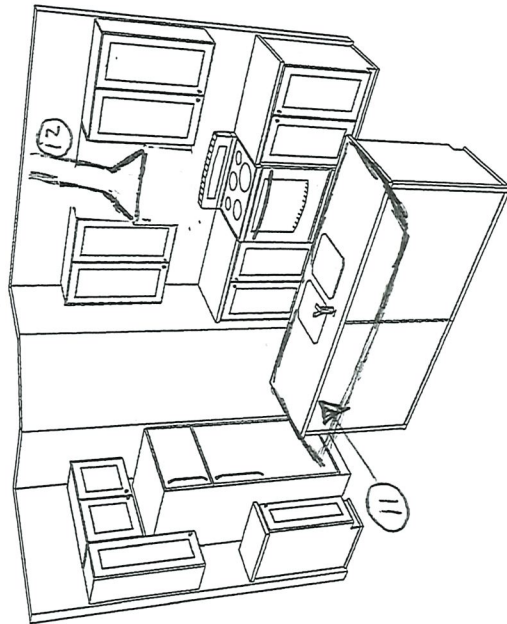
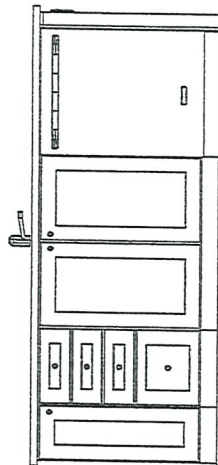
DONE BY:

DATE: 04/03/19

LOT: STANDARD



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Project: Place St. Thomas 3
Plan No: SCM-338 Lot No: 12 - Phase 3
Model: 825 "A" Rev Date: _____
Purchaser: Antoinette Hebrana
Purchaser: Jacques Twaganyesu

