

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




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 \$422,996.65. 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 \$5,912.73 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 April, 20 20


PURCHASER

VALECRAFT HOMES (2019) LIMITED


PURCHASER

PER:

DATE:

April 16/20

PROJECT: Place St. Thomas 3 LOT: 10

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 Derek Brown & Karine Renaud
Purchaser (s).

Dated at Ottawa this 10 day of April, 20 20

[Signature]
Witness

[Signature]
Purchaser

[Signature]
Witness

[Signature]
Purchaser

PROJECT: Place St. Thomas 3

LOT: 10

VALECRAFT HOMES (2019) LIMITED

[Signature]
PER

April 16/20
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Derek Brown

Business Address: 1395 Youville Dr., Orleans ON K1C 4R1

Business Telephone Number: 613-841-6844

Home Address: 6468 Colony Square, Orleans ON K1C 3E2

Home Telephone Number: 613-558-0463

Occupation: Residential Supervisor

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

Number: B7610-16468-90427



Purchaser



Purchaser

(2) Full Name: Karine Renaud

Business Address: 1 Promenade du Portage, Gatineau QC J8X 4B1

Business Telephone Number: 613-720-9735

Home Address: 6468 Colony Square, Orleans ON K1C 3E2

Home Telephone Number: 613-720-9735

Occupation: Web Communications Advisor

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

Number: R2497-42568-95420



Purchaser



Purchaser



DB



KR

Project: Pierce St. Thomas 3
Plan No: SOM-338 Lot No: 10 - Phase 3
Model: 825 "C" Std Date: April 10, 2020
Purchaser: Derek Brown
Purchaser: Karine Renaud

DB

KR

Schedule "W4"

Granite & Variegated Quartz Colour Variation

Purchaser's name: Derek Brown Lot no: 10 Plan #: 50M-338
Purchaser's name: Karine Renaud Project: Place St. Thomas 3
Home Phone: 613-558-0463 Model: 825, C, Std
Work Phone: 613-841-6844 Closing Date: January 28, 2021
E-Mail (1): derek_brown27@hotmail.com E-Mail (2): karn.renaud@gmail.com

Valecraft Homes (2019) Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes (2019) Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Derek Brown & Karine Renaud

have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

☒ We accept this opportunity

☐ We decline this opportunity

Project: Place St. Thomas 3 LOT NO: 10

[Signature]
Purchaser

April 20/2020
Date:

[Signature]
Purchaser

2020/04/10
Date:

[Signature]
Valecraft Homes (2019) Limited

April 18/20
Date:

Appointment date given: _____ Spoke with/left message: _____

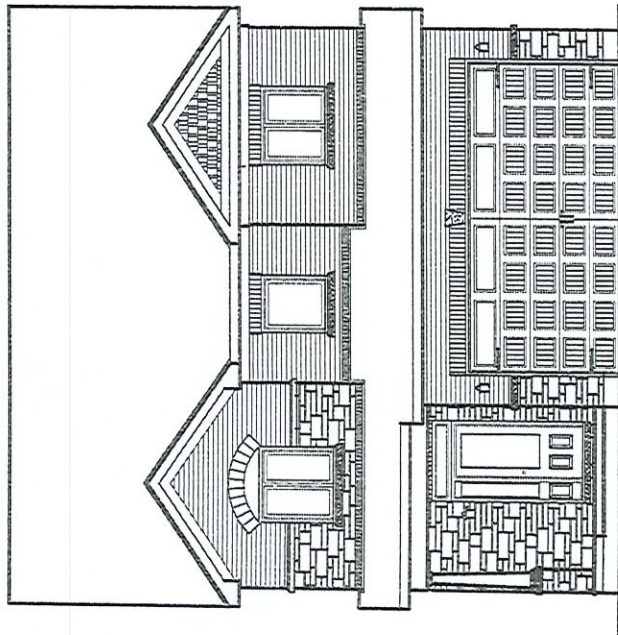
Time scheduled: _____ Date & Time: _____



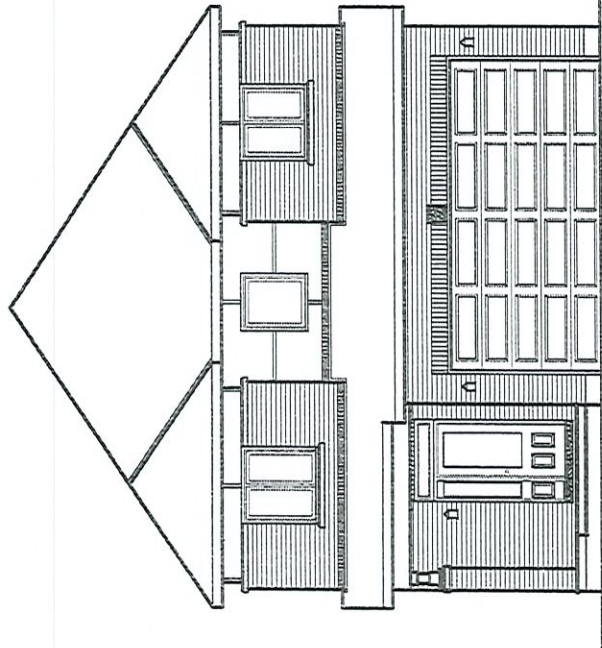
MODEL 825
2183 sq.ft. or 2376 sq.ft.

THE BRADLEY

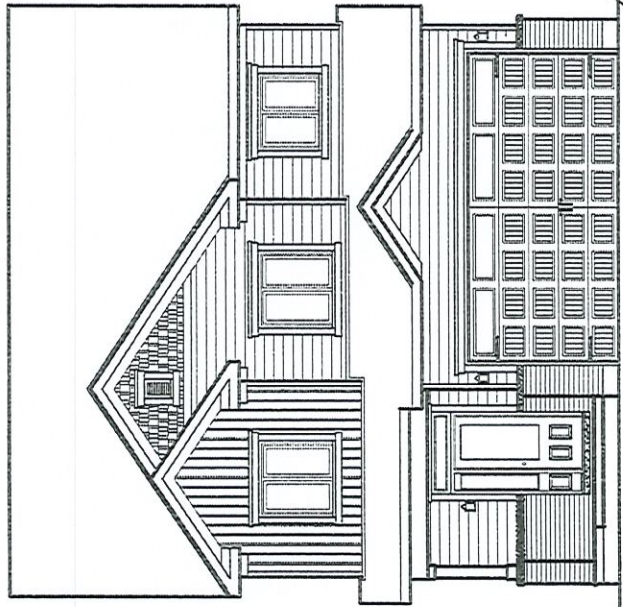
Site: Place St. Thomas 3 Purchaser: Derek Brown
Plan No.: 50M-338
Lot: 10 - Phase 3 Purchaser: Karine Renaud
Date: April 10, 2020



ELEVATION A



ELEVATION B



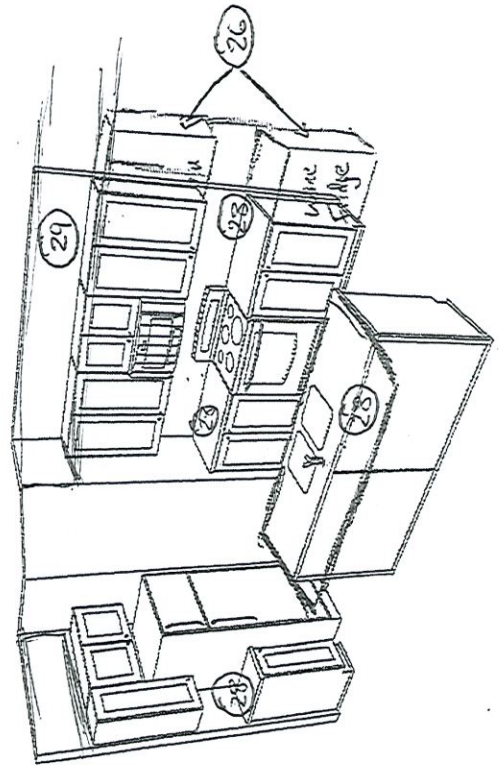
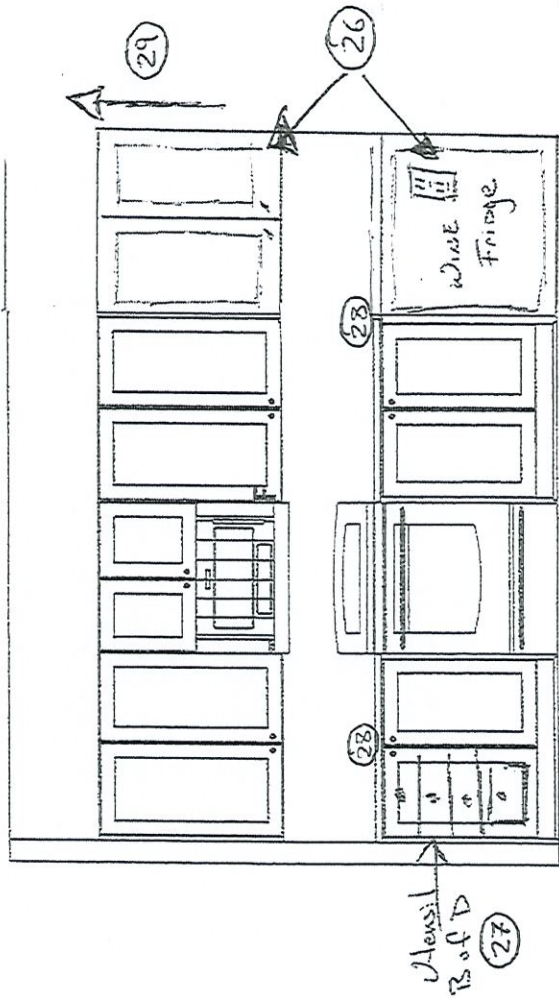
ELEVATION C



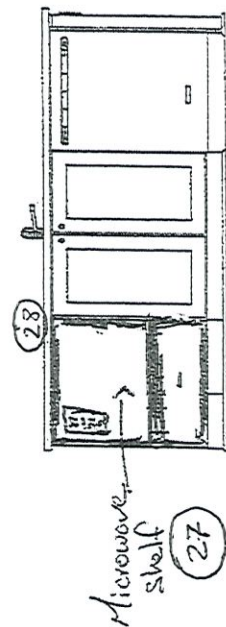
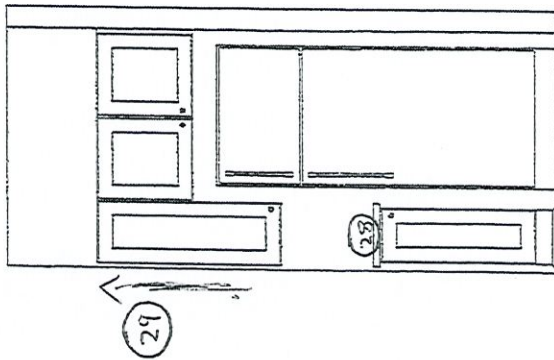
Valecraft.com

*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 07/20/2019-N

SCHEDULE H



100
DN



100
DN

Project: PURCE St. THOMAS 3
 Plan No: SDM-338 Lot No: 10 - Phase 3
 Model: 825 "C" Std Date: _____
 Purchaser: Derek Brown
 Purchaser: Karine Renaud

100
DN

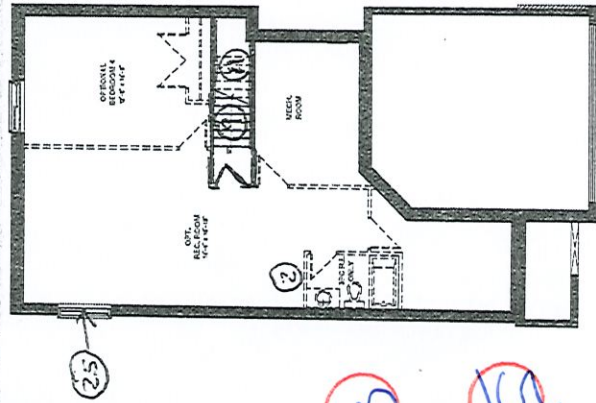


THE BRADLEY

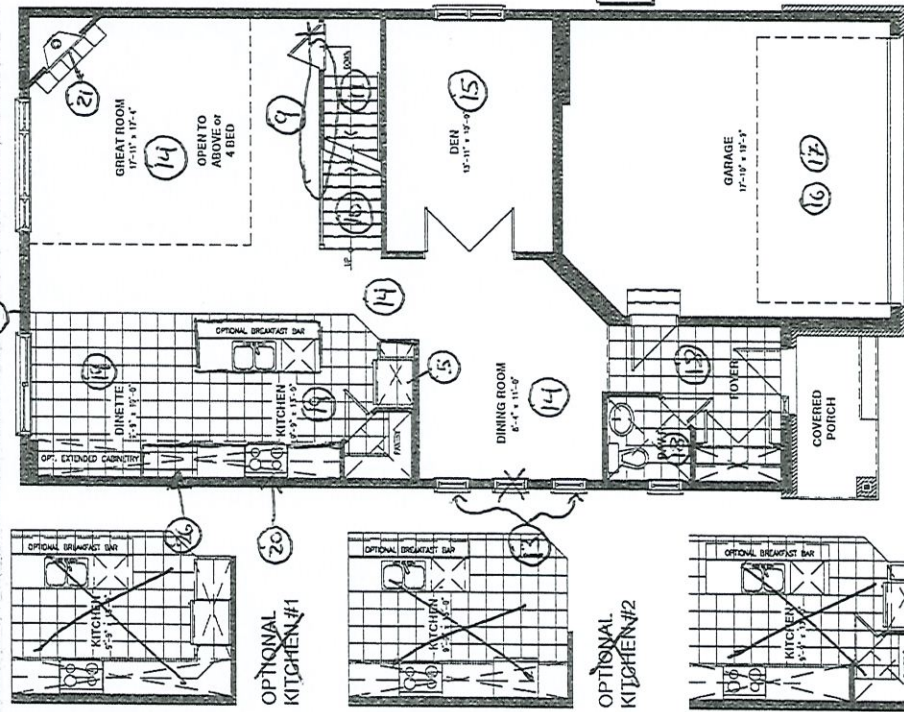
MODEL 825

2183 sq.ft. or 2376 sq.ft.

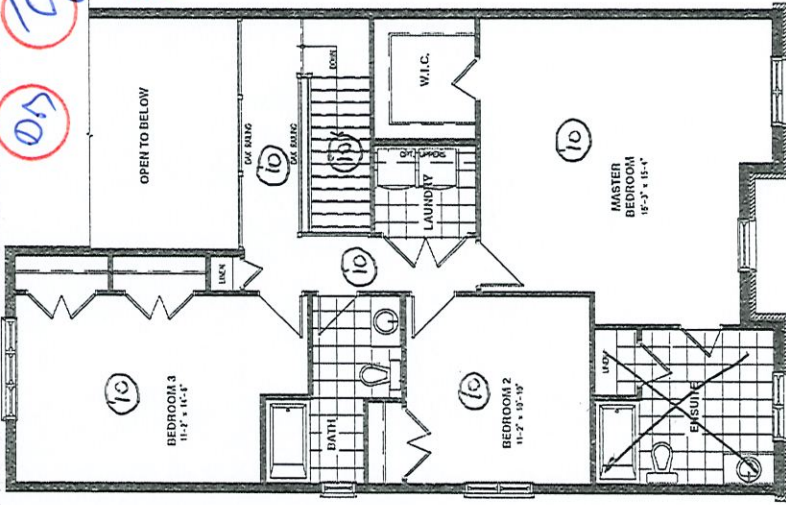
Site: Place St. Thomas 3
Plan No.: 50M-338
Lot: 10 - Phase 3
Date: Apr 11, 2020
Purchaser: Derek Brown
Purchaser: Karine Renaud



BASEMENT FLOOR



GROUND FLOOR



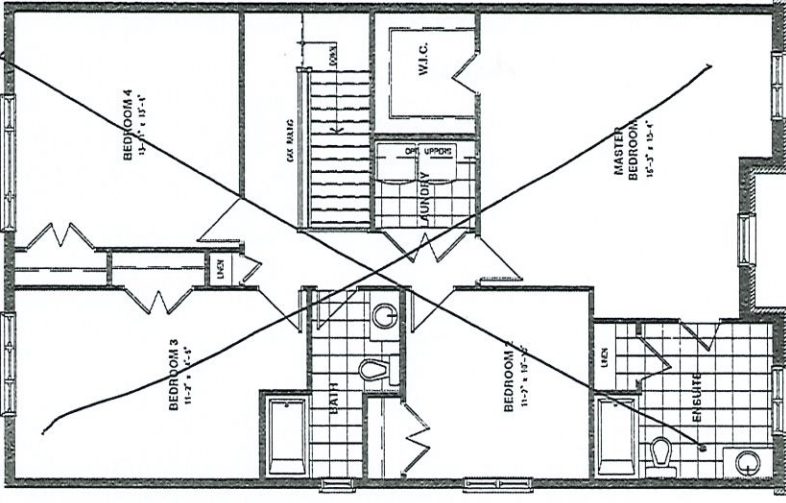
SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



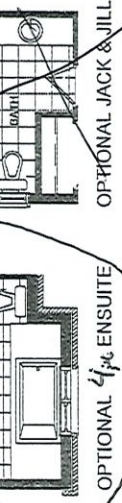
SECOND FLOOR 3 & 4 BEDROOMS - ELEVATION C



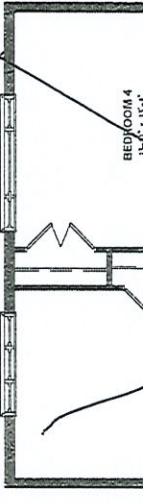
SECOND FLOOR - 4 BEDROOMS - ELEVATION D



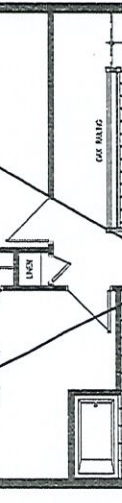
SECOND FLOOR - 4 BEDROOMS - ELEVATION E



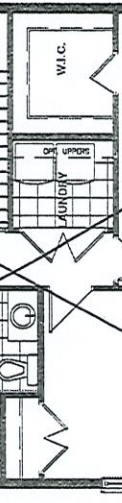
SECOND FLOOR - 4 BEDROOMS - ELEVATION F



SECOND FLOOR - 4 BEDROOMS - ELEVATION G



SECOND FLOOR - 4 BEDROOMS - ELEVATION H



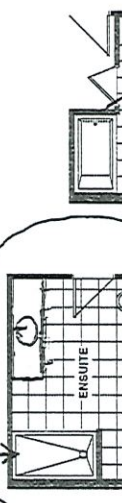
SECOND FLOOR - 4 BEDROOMS - ELEVATION I



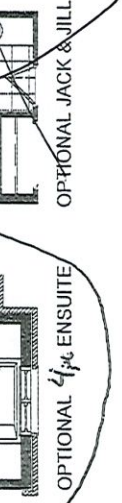
SECOND FLOOR - 4 BEDROOMS - ELEVATION J



SECOND FLOOR - 4 BEDROOMS - ELEVATION K



SECOND FLOOR - 4 BEDROOMS - ELEVATION L



SECOND FLOOR - 4 BEDROOMS - ELEVATION M

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 & OE. 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)



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



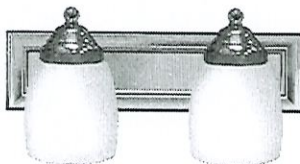
SAN-A1010-6
Bulb: 1 x LED
• Single Home Front Exterior



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: Place St. Thomas 3

Purchaser: Derek Brown

Plan #: 50M-338

Purchaser: Karine Renaud

Lot: 10 - Phase 3

Date: 10/04/2020

Model: #825 "C" Std Bradley 3Bed

Upgrade #: Standard

161

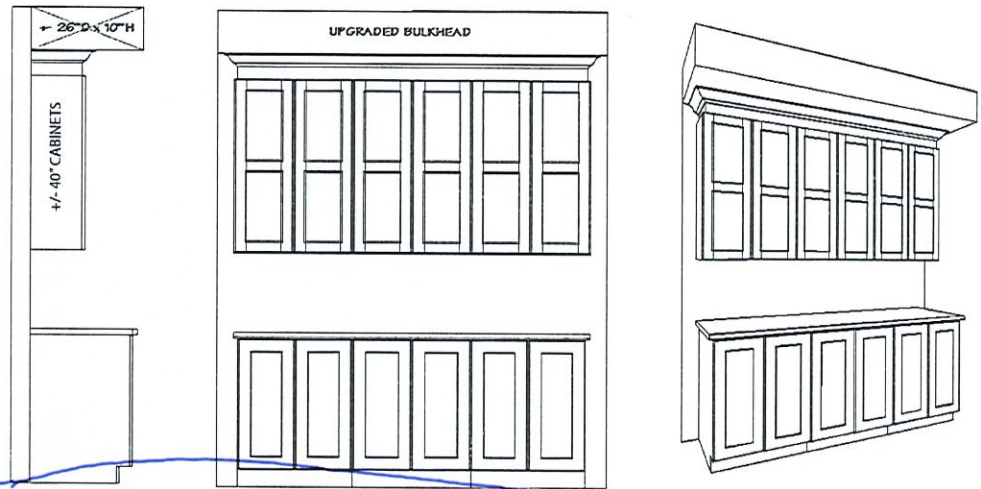
DP

10

SINGLE HOME OPTIONAL KITCHEN CABINET CROWN MOULDING,
FILLER & BULKHEAD DETAILS

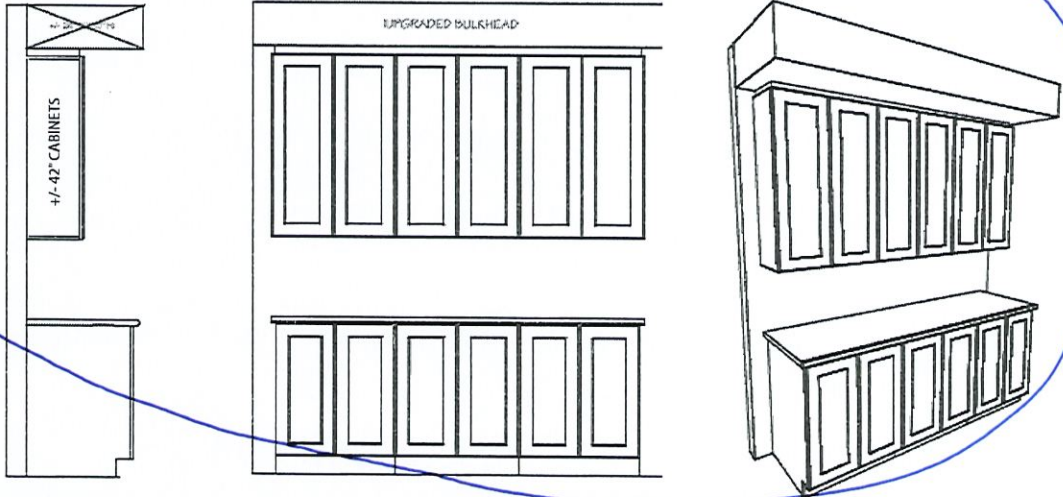
UPC9-3A

- Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to upgraded bulkhead.



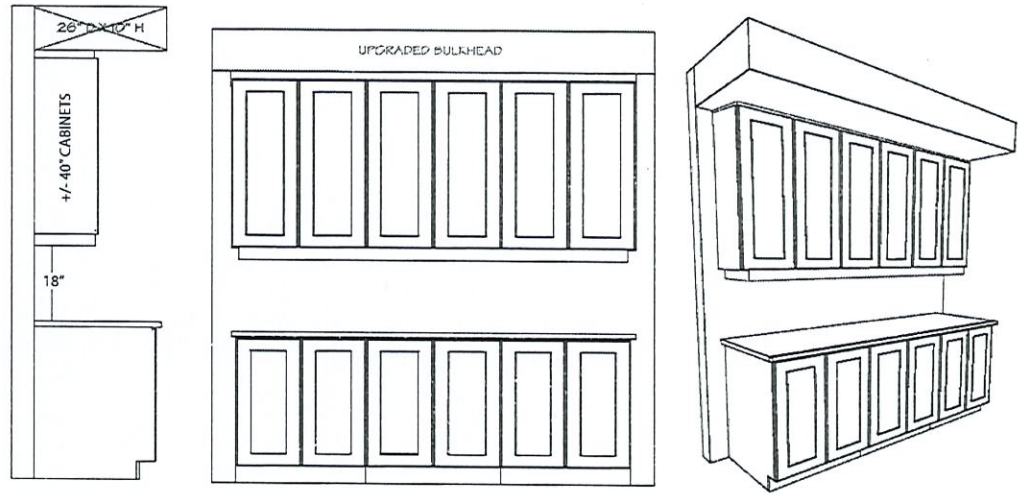
UPC9-2B

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



UPC9-1C

- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to upgraded bulkhead.



Site: Place St. Thomas 3

Purchaser: Derek Brown

Plan No: 50M-338

Lot: 10 - Phase 3

Purchaser: Karine Renaud

Date: 10/04/2020