


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 Residential Rental 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

REV-January 14, 2020

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, \$447,967.98. 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 \$7,935.41 representing the difference between GST/HST actually payable on the transaction and GST/HST calculated at 3.2% 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 20<sup>th</sup> day of April, 20 20

  
PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

  
PER:

April 30, 2020  
DATE:

PROJECT: Deerfield Village 2 LOT: E24

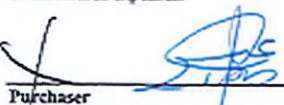


**VALECRAFT HOMES LIMITED  
DEERFIELD VILLAGE 2  
SCHEDULE "K"**

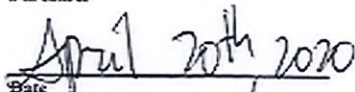
Common Elements Condominium (Purchase of An Interest in)

Attached to and forming part of this Agreement of Purchase and Sale for Block/Unit E24, Part of Lot 10, Concession 4, (RF), being Part 1 on Plan 4R-31065, Block 147 on Plan 4M-1290, Part of Block 144 on Plan 4M-1290, being Part 2 on Plan 4R-31012 and Part of Block 150 on Plan 4M-1290, City of Ottawa designated as Parts on Plan 4R- on Schedule "D-1", Subdivision Deerfield Village 2  
Municipal Address 700 Dearborn Pk., City of Ottawa.

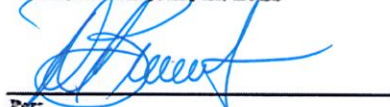
1. The meaning of words and phrases used in this Schedule shall have the meaning ascribed to them in the *Condominium Act, 1998, S.O. 1998, C. 19*, the regulations thereunder and any amendments thereto (the "Act") and other terms used herein shall have ascribed to them the definitions in the Condominium Documents unless otherwise provided for as follows:
  - (a) "Agreement" shall mean the Agreement of Purchase and Sale to which this Schedule is attached including all other Schedules attached hereto and made a part hereof;
  - (b) "Condominium Documents" shall mean the Creating Documents (as hereinafter defined), the by-laws and rules of the Condominium Corporation, the disclosure statement and budget statement, as may be amended from time to time;
  - (c) "Condominium Corporation" shall mean the Common Elements Condominium Corporation created upon registration by the Vendor of the Creating Documents;
  - (d) "Creating Documents" means the declaration and description (as such terms are defined in the Act), which are intended to be registered against title to the lands comprising the Condominium Corporation, and which will serve to create the Condominium Corporation, as may be amended from time to time.
2. In addition to purchasing the Real Property, the Purchaser hereby agrees to purchase a common interest in the Condominium Corporation as more particularly described in the Condominium Documents on the terms and conditions set out in this Schedule "K".
3. The Purchase Price for the common interest in the Condominium Corporation is Two (\$2.00) Dollars which is payable on the Closing Date.
4. There is no deposit payable by the Purchaser for the purchase of the common interest in the Common Corporation.
5. The Purchaser agrees to accept title subject to the Condominium Documents notwithstanding that same may be amended or varied from the proposed condominium documents provided to the Purchaser and acknowledges that upon receipt of a Transfer/Deed of Land to the Real Property, the common interest in the Condominium Corporation cannot be severed from the Real Property upon any subsequent sale of the Real Property.
6. The Vendor's proportionate amount of the common expenses attributable to the Real Property shall be apportioned and allowed to the closing date.
7. The Purchaser acknowledges that the Condominium Corporation and the purchase of a common interest in the Condominium Corporation is not warranted by the *Ontario New Home Warranties Plan Act* or any other warranty.
8. The Purchaser acknowledges that the Common Elements of the Condominium Corporation will be constructed to standards and/or the requirements of the Municipality. The Purchaser covenants and agrees that the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or his successors in title against the Vendor. The Vendor may, from time to time, change, vary or modify in its sole discretion or at the instance of any governmental authority or mortgagee, any part of the Condominium to conform with any municipal requirements related to official plan or official plan amendments, zoning by-laws, committee of adjustment and/or land division committee decisions, municipal site plan approval. Such changes may be to the plans and specifications existing at inception of the Condominium Corporation or as they existed at the time the Purchaser entered into this Agreement, or as illustrated on any sales brochure, marketing drawings, artists' renderings or otherwise. The Purchaser shall have no claim against the Vendor for any such changes, variances or modifications nor shall the Vendor be required to give notice thereof. The Purchaser hereby consents to any such alterations and agrees to complete the sale notwithstanding any such modifications.
9. Purchaser acknowledges that he will be required to provide post-dated cheques upon closing as payment for the monthly common area expenses.

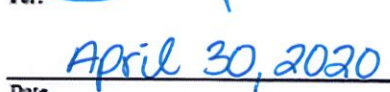
  
Purchaser

Purchaser

  
Date

VALECRAFT HOMES LIMITED

  
Rep:

  
Date

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 Ziad Issa Purchaser (s).

Dated at Ottawa this 20th day of April, 20 20

Witness

Purchaser

Witness

Purchaser

PROJECT: Deerfield Village 2

LOT: E24

VALECRAFT HOMES LIMITED

PER

DATE:

April 30, 2020

**SCHEDULE "T"**

**Personal Information of Each Purchaser - Individuals**

(1) Full Name: Ziad Issa

Business Address: 2680 Queensview Dr. Ott., Ont., K2B 8J9

Business Telephone Number: 613-565-2680

Home Address: 1300 McWatters Rd., Unit 808, Ott., Ont., K2C 3M5

Home Telephone Number: (c)819-319-4319

Occupation: Project Manager Orleans Health Hub

**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: Passport

Number: AD277680

2J

Purchaser Purchaser

(2) Full Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business Telephone Number: \_\_\_\_\_

Home Address: \_\_\_\_\_

Home Telephone Number: \_\_\_\_\_

Occupation: \_\_\_\_\_

**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: \_\_\_\_\_

Number: \_\_\_\_\_

Purchaser Purchaser





**Schedule "W4"**  
**Granite & Variegated Quartz Colour Variation**

Purchaser's name: Ziad Issa Lot no: E24 Plan #: 4M-1290  
Purchaser's name: \_\_\_\_\_ Project: Deerfield Village 2  
Home Phone: 819-319-4319 Model: 170 Bassett Std., W/O  
Work Phone: 613-816-7085 Closing Date: August 25th, 2020  
E-Mail (1): ziadissa89@hotmail.com E-Mail (2): \_\_\_\_\_

Valecraft Homes Ltd. 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 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, Ziad Issa

have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES 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: Deerfield Village 2

LOT NO: E24

X  
Purchaser: [Signature]

Date: April 20th, 2020

Purchaser

Date:

Jean Blackmore  
Valecraft Homes Limited

April 30,  
Date: February 27, 2020

Appointment date given: \_\_\_\_\_

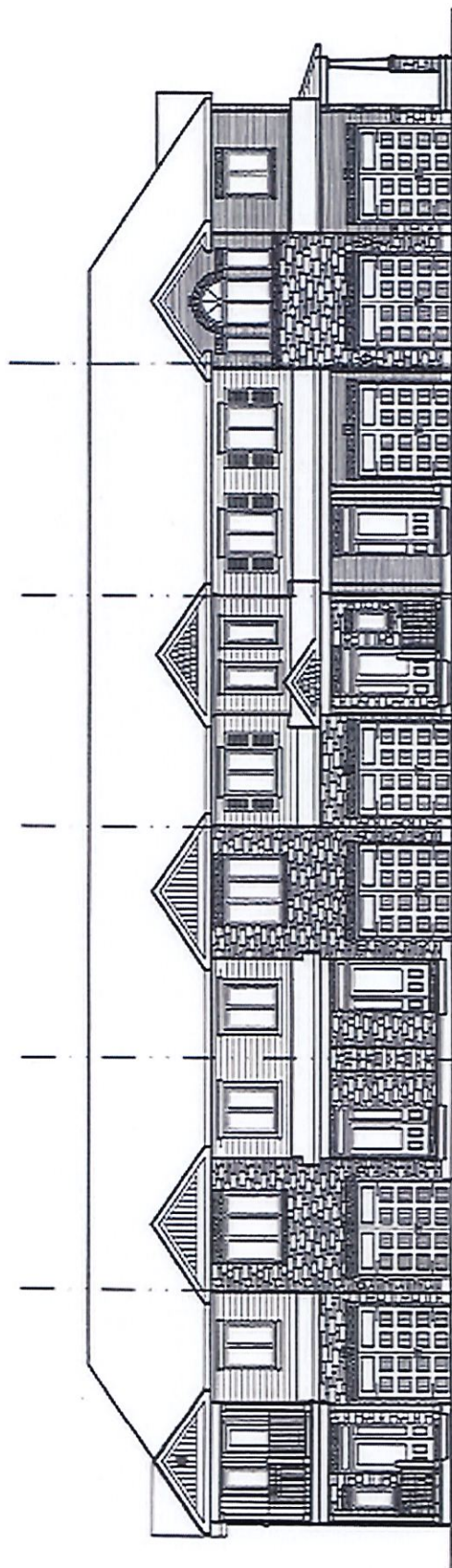
Spoke with/left message: \_\_\_\_\_

Time scheduled: \_\_\_\_\_

Date & Time: \_\_\_\_\_



# SCHEDULE H



UNIT 101/102  
PLAN 1  
TOTAL AREA 1,000 SQ. FT.

UNIT 103/104  
PLAN 1  
TOTAL AREA 1,000 SQ. FT.

UNIT 105/106  
PLAN 1  
TOTAL AREA 1,000 SQ. FT.

UNIT 107/108  
PLAN 1  
TOTAL AREA 1,000 SQ. FT.

UNIT 109/110  
PLAN 1  
TOTAL AREA 1,000 SQ. FT.

UNIT 111/112  
PLAN 1  
TOTAL AREA 1,000 SQ. FT.

Deerfield  
VILLAGE 2

Valecraft  
HOMES LTD.

Lot: E24

Model: 170 The Bassett End STD. W/O

Purchasers: Ziad Issa

Purchasers:

April 20th, 2020

22

Block E Deerfield Village 2

All dimensions are approximate.  
Exterior dimensions are with eave/corner only and may not be as shown.  
16.01, glass, materials and specifications are subject to change without notice.  
Notwithstanding these plans may vary from the final floor plan.

22



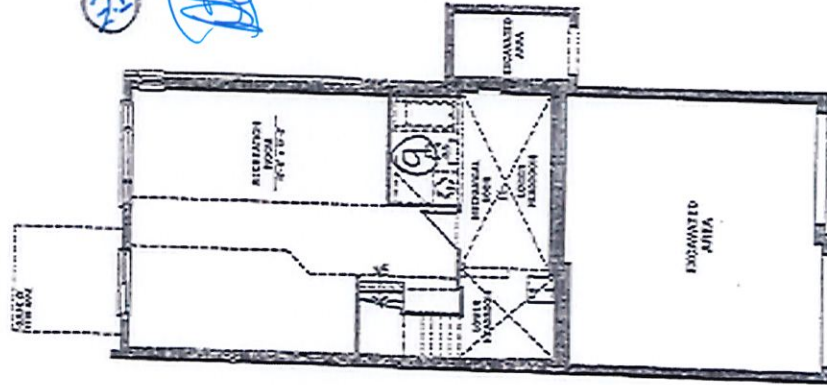


# THE BASSETT

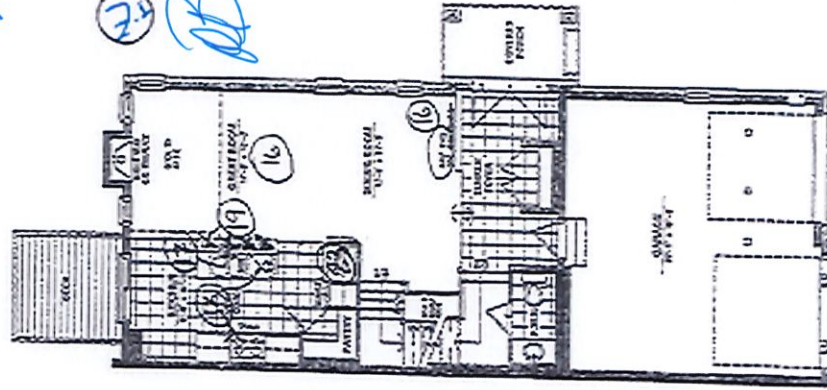
MODEL 170 - BLOCK E - DEERFIELD VILLAGE 2 - LOT E24  
223 sq. ft. (includes 40 sq. ft. porch)

Schedule 'H'

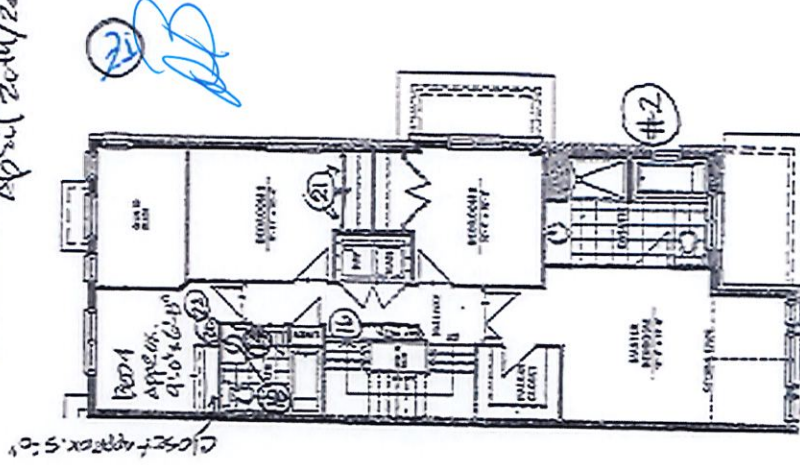
Project: D12  
Plan No. 4W-1290  
Lot: E24  
Model: 170 Bassett Std w/o  
Purchaser: ZAD ESSA  
April 20th/2020



BASEMENT FLOOR PLAN

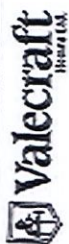


GROUND FLOOR PLAN



SECOND FLOOR PLAN

DESIGNED BY  
JESSICA  
SEPTEMBER 17, 2019



THE BASSETT

MODEL 170 - BLOCK E - DEERFIELD VILLAGE 2 - LOT E24  
2200 sq. ft. (includes 443 sq. ft. basement)

Orbital Sketch

Project: D12

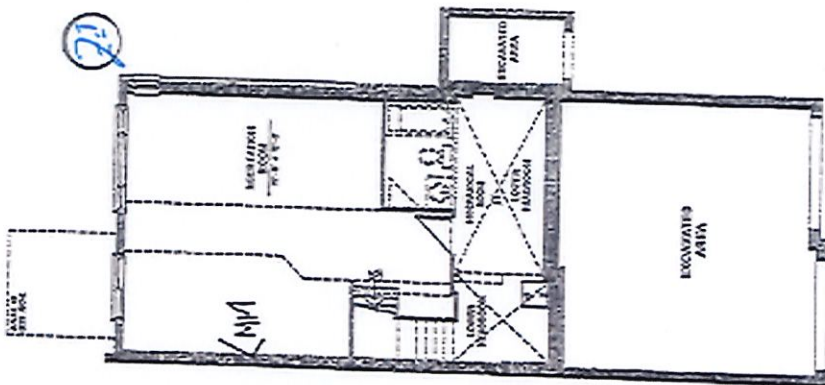
Plan No. 4M-1290

Lot: E24

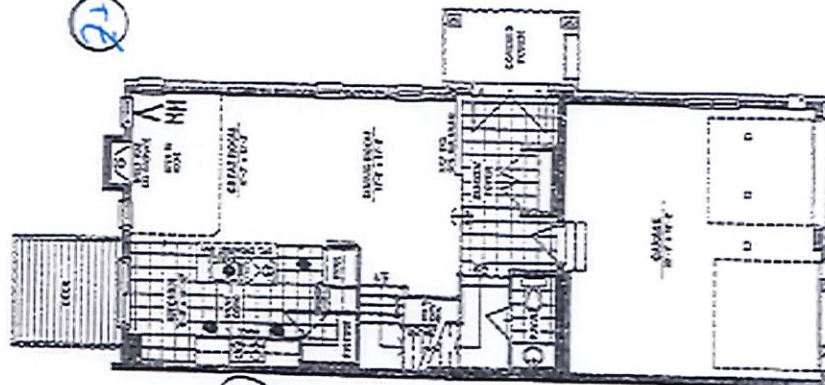
Model: 170 Bassett Stel w/o

Purchaser: ZAD ESSA

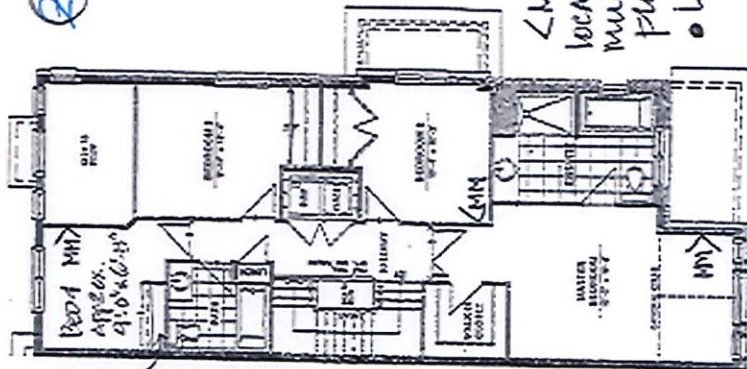
April 20th/2020



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

<MM> INDICATES  
LOCATION OF  
MULTI-MEDIA'S  
FLOOR HEIGHT  
• LED pot lights

385  
bassett

UPRATED 12, 2019

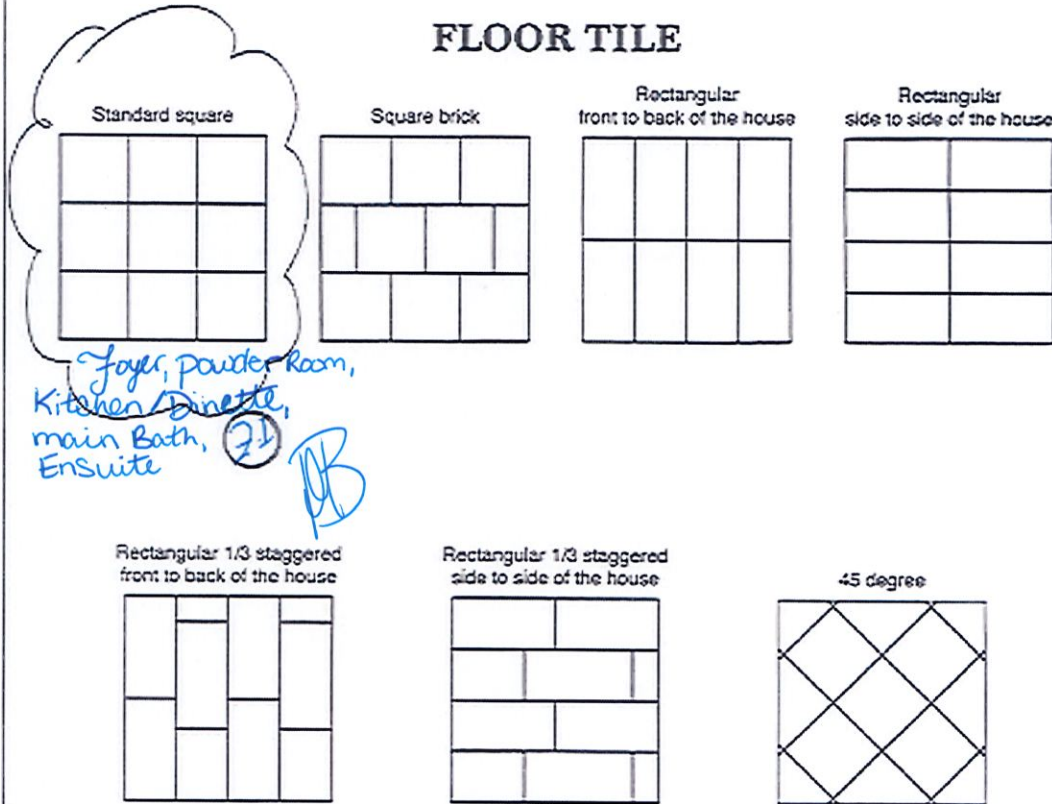




Valecraft  
Homes Ltd.

## Tile Installation Options

### FLOOR TILE



Project: DV2

Plan #: 4M-1290

Lot: E24

Model: 170 The Bassett End Std. W/O

Purchaser: Ziad Issa

Purchaser: *21*

Date: April 20th, 2020

Upgrade #: Standard 2

K/Sales/Light Fixtures

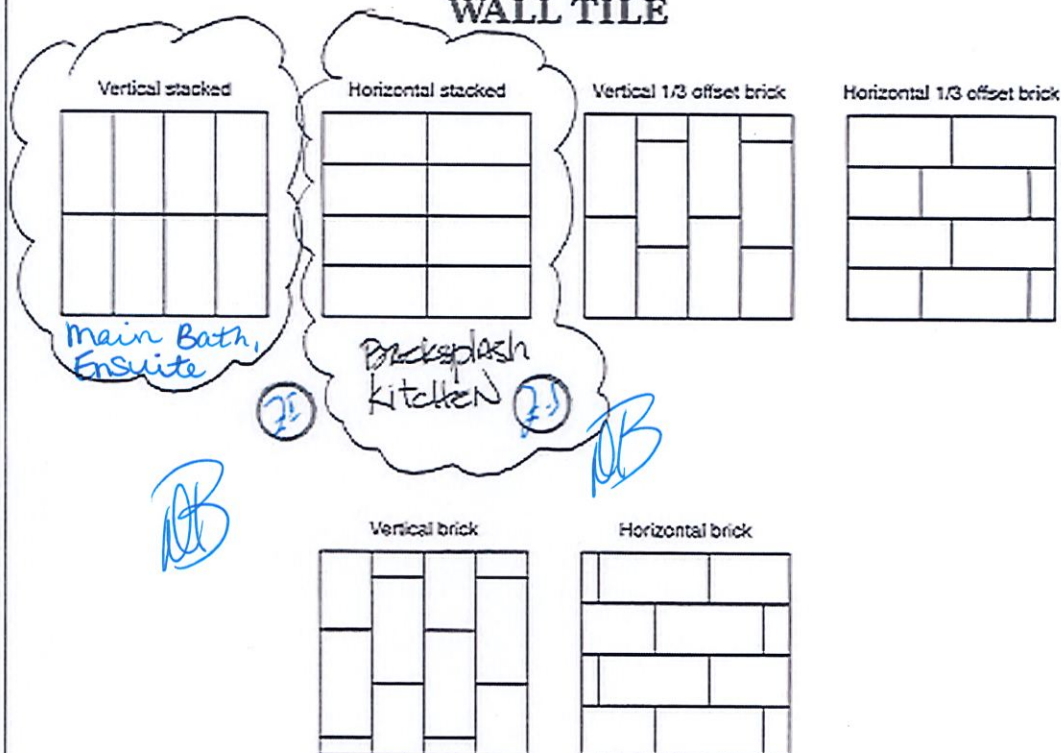
Revised 01/10/2019



Valecraft  
Homes Ltd.

## Tile Installation Options

### WALL TILE



Project: DV2

Plan #: 4M-1290

Lot: E24

Model: 170 The Bassett End. Std. W/O

Purchaser: Ziad Issa

Purchaser: JB

Date: April 20th, 2020

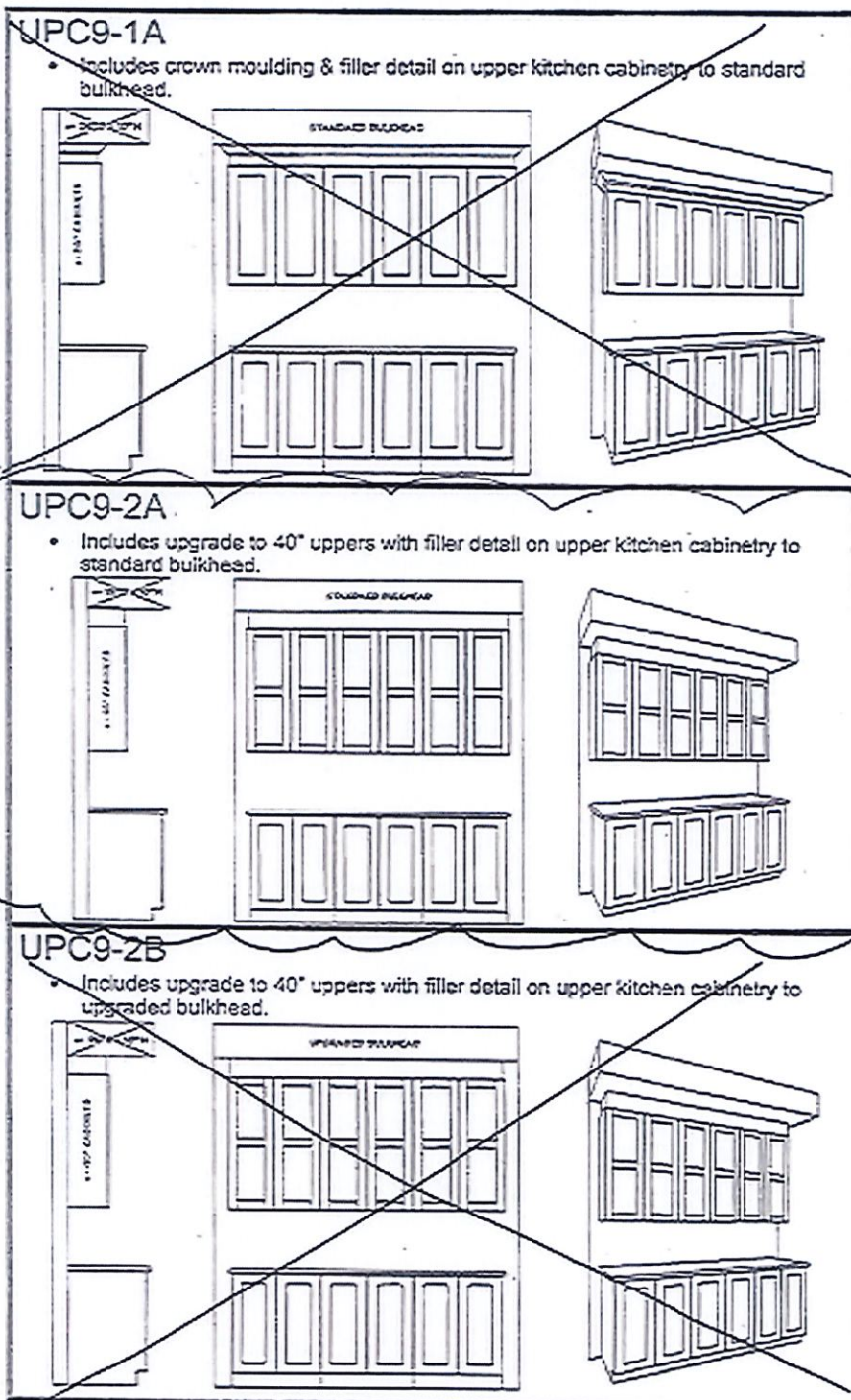
Upgrade #: Standard

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Revised 9/1/2019



# OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & BULKHEAD DETAILS



Item #11

21

JB

Site: DV2  
Plan No: 4M-1290  
Lot: E24  
Date: April 20th, 2020

Purchaser: Ziad Issa

21

Purchaser:

JB



**Valecraft**  
Homes Ltd.

## Roma Collection Standard Silver Package



SAN-0016P-11  
Brushed Nickel Finish  
Marbled Glass  
Bulb: 1 x LED  
• Breakable / Dimmable



SAN-0015G-11  
Brushed Nickel Finish  
Marbled Glass  
Bulb: 3 x LED  
• Dining Room  
• Kitchen  
• 2 story foyer (Please Permitting)



SAN-0012-11  
Brushed Nickel  
Marbled Glass  
12" W  
Bulb: 2 x LED  
• Entry  
• Hallway  
• Bedroom  
• Dim / Switch / On/Off / Max. Height  
• Finished Basement  
• Laundry Room



SAN-0016-11  
Brushed Nickel  
Marbled Glass  
15" W  
Bulb: 3 x LED  
• Kitchen Ceiling  
• Bedroom with Cathedral Ceiling (Please Permitting)



AFR-0020-11  
LED Flush Mount  
• Basement Stairs  
• Entry over Porch  
• Transitioning Trend Exterior



SAN-0010-11  
Bulb: 1 x LED  
• Single House Front Exterior



SAN-0010-11  
Bulb: 1 x LED  
• Back Exterior



SAN-0011-11  
Bulb: 1 x LED  
• Closet / Entry



SAN-0010-11  
12" W  
Bulb: 2 x LED  
• Powder Room Vanity



SAN-0010-11  
24" W  
Bulb: 3 x LED  
• Bathroom Vanity

25

AB

\* All dimensions are approximate.

Project: DV2

Plan #: 4M-1290

Lot: E24

Model: 170 BASSETT STD. W/OUT

Purchaser: ZIAD ISSA

Purchaser: \_\_\_\_\_

Date: April 20th, 2020

Upgrade #: Standard

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Revised 07/15/2019