

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 \$639,918.58. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

8. 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 July, 20 20


PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER


PER:

July 28, 2020
DATE:

PROJECT: Rathwell Landing LOT: 262

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 Igor Litman and Yulia Litman

Purchaser (s).

Dated at Ottawa this 12 day of July, 20 20

Viktor S Han
Witness


Purchaser

Viktor S Han
Witness


Purchaser

PROJECT: Rathwell Landing

LOT: 262

VALECRAFT HOMES LIMITED


PER

July 28, 2020
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Igor Litman

Business Address: 179 Colonnade Rd., Ottawa, K2E 7J4

Business Telephone Number: 613.216.2504

Home Address: 268 Ponderosa St. Stittsville, K2V 0N4

Home Telephone Number: 613.762.2550

Occupation: I.T.

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: L4703-35807-80201


Purchaser


Purchaser

(2) Full Name: Yulia Litman

Business Address: 1130 Morrison Dr., Ottawa, K2H 9N6

Business Telephone Number: 613.889.2661

Home Address: 268 Ponderosa St. Stittsville, K2V 0N4

Home Telephone Number: 613.762.2420

Occupation: I.T.

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: L4703-79007-85705


Purchaser


Purchaser



Rathwell Landing

Plan: 4M-1589

Lot: 262

Purchaser: Igor Litman

Purchaser: Yulia Litman

July 12, 2020







THE NASH

MODEL 1030

2671 SQ. FT.

Site: Rathwell Landing

Purchaser: Igor Litman

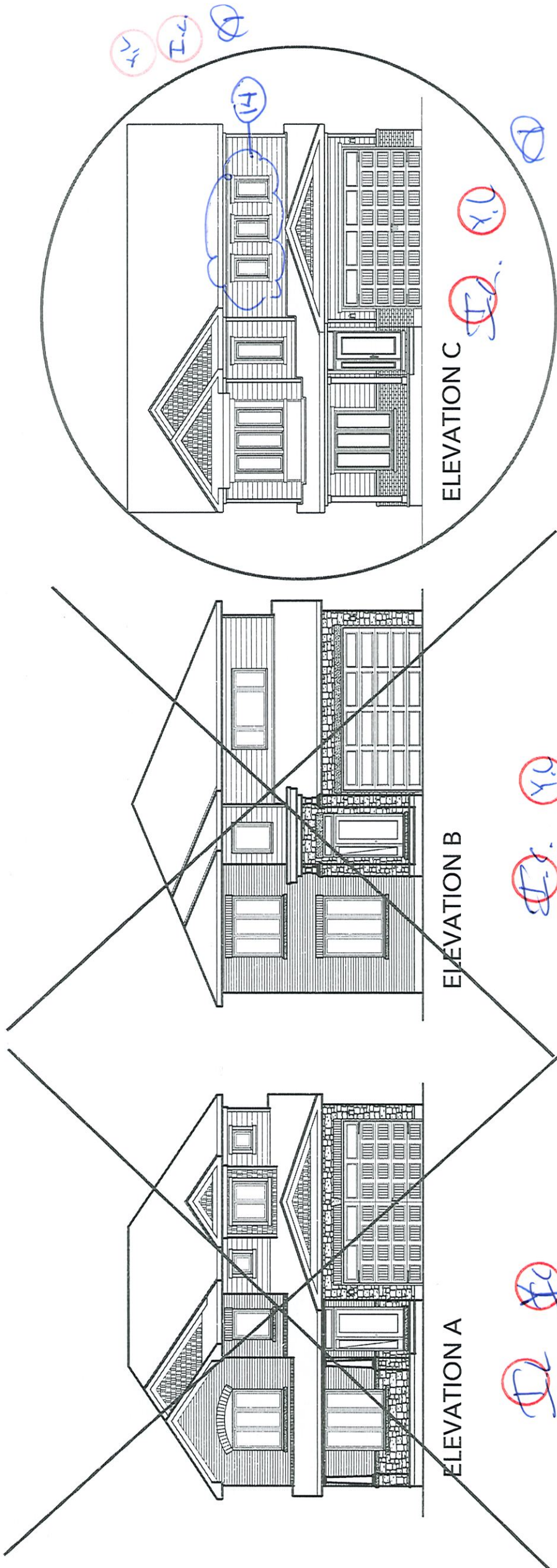
Plan No.: 4M-1589

Purchaser: Yulia Litman

Lot: 262

Date: July 12, 2020

Schedule H

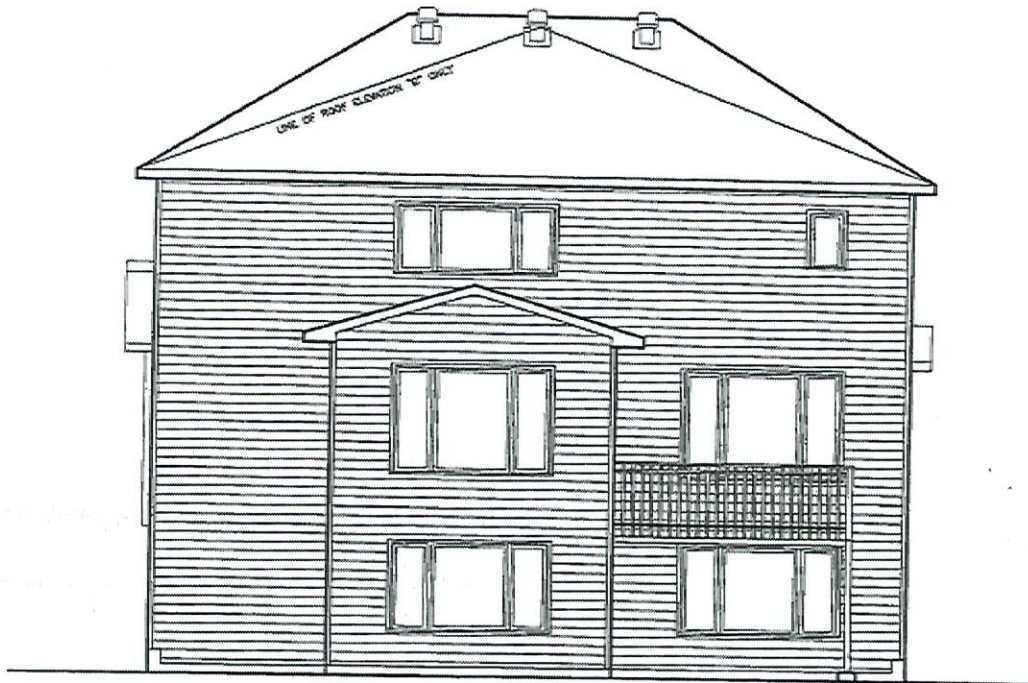


Valecraft.com

*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. 03/10/2020

SCHEDULE "H"

The Nash
Model 1030 - 2674 sqft
Walk Out Basement



REAR ELEVATION c/w WALK OUT BASEMENT

Rathwell Landing
Plan 4M-1589
Lot 262
Purchaser: Igor Litman
Purchaser: Yulia Litman

July 12, 2020

I.L.

Y.L.

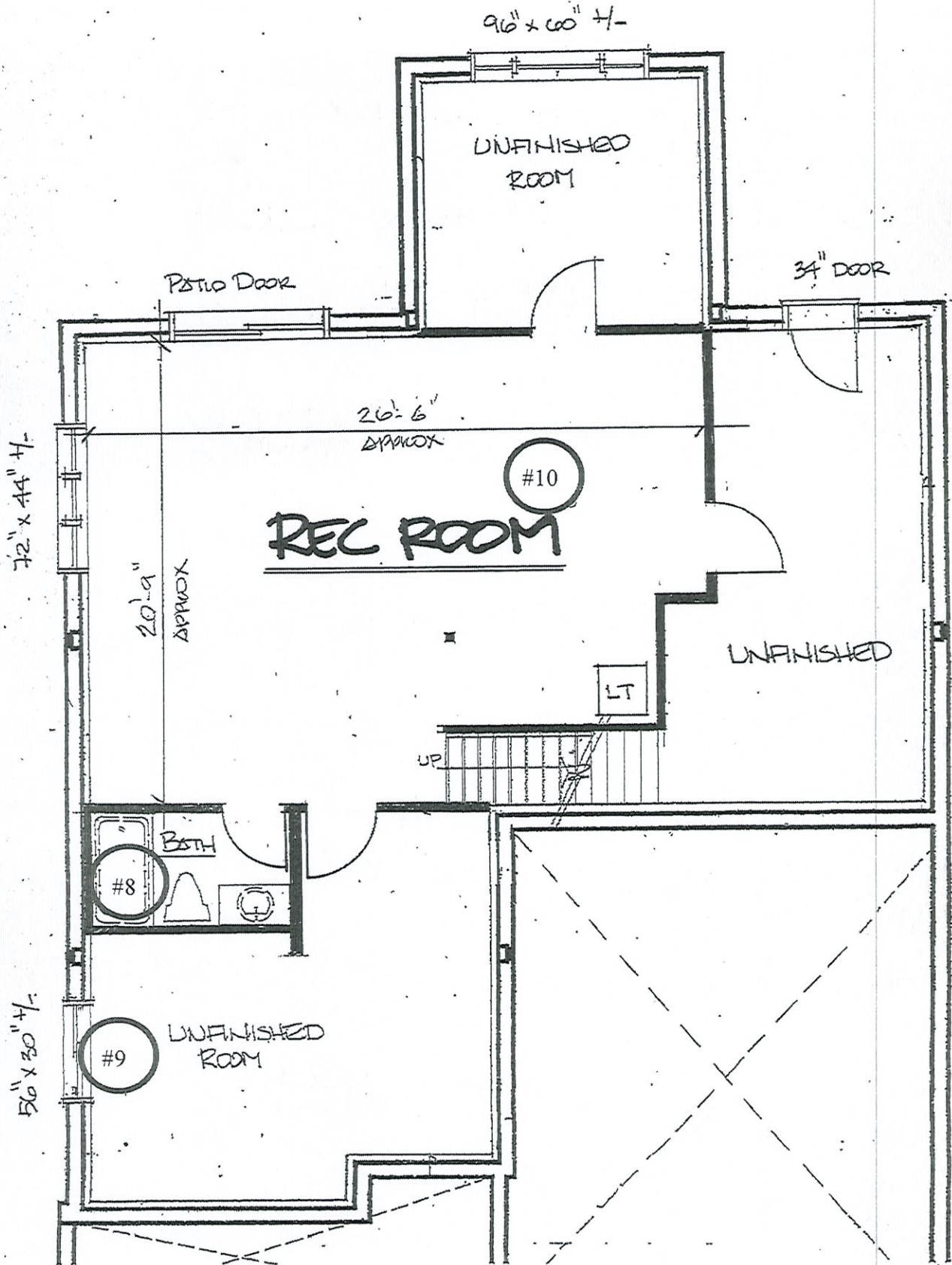
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Schedule "H"

RL 262

INV # 1089

SKETCH "A"



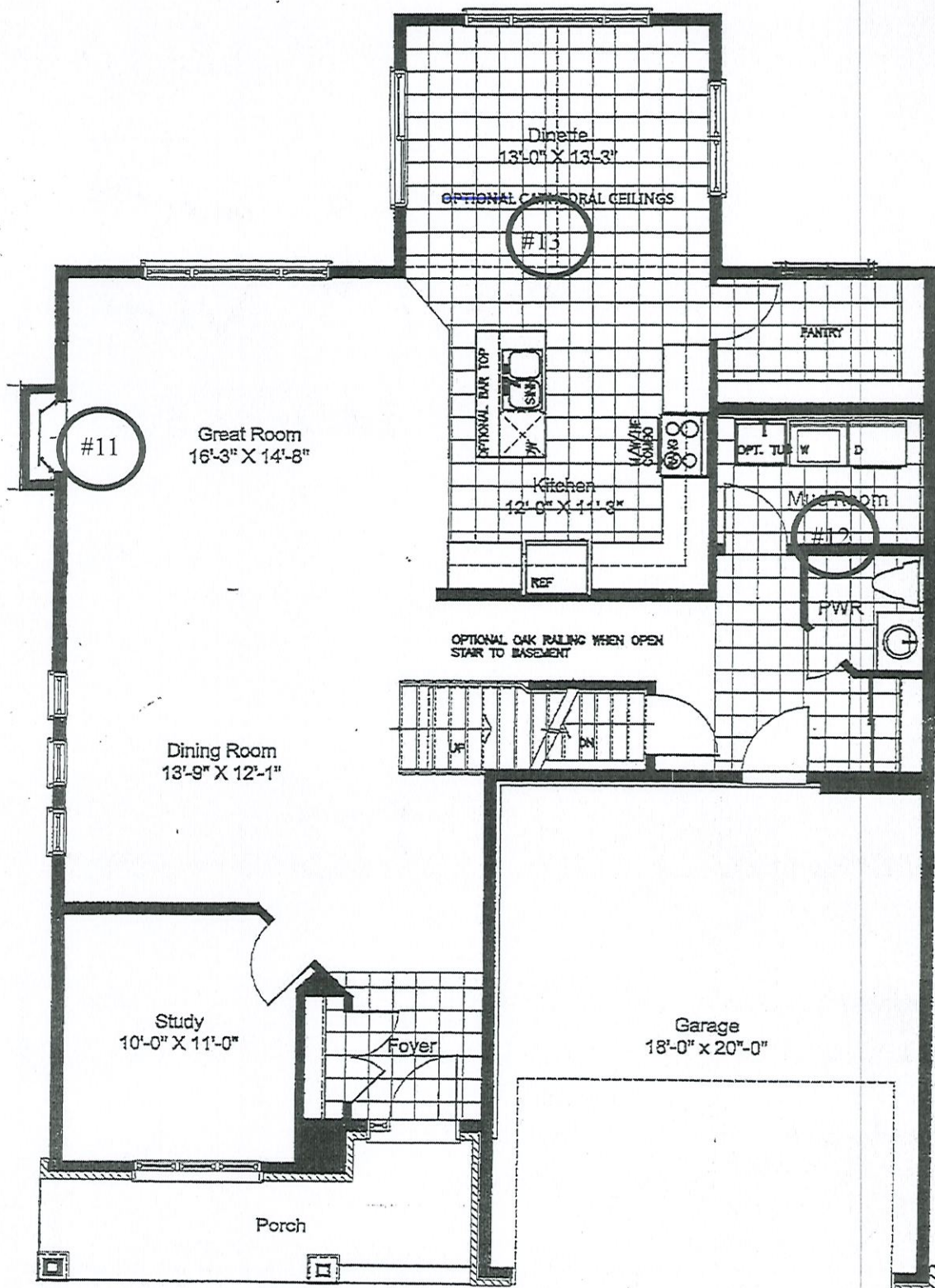
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RL Y: L

DB
JUL 12/20

Schedule "H"

RL 262
INV # 1089
SKETCH "B"

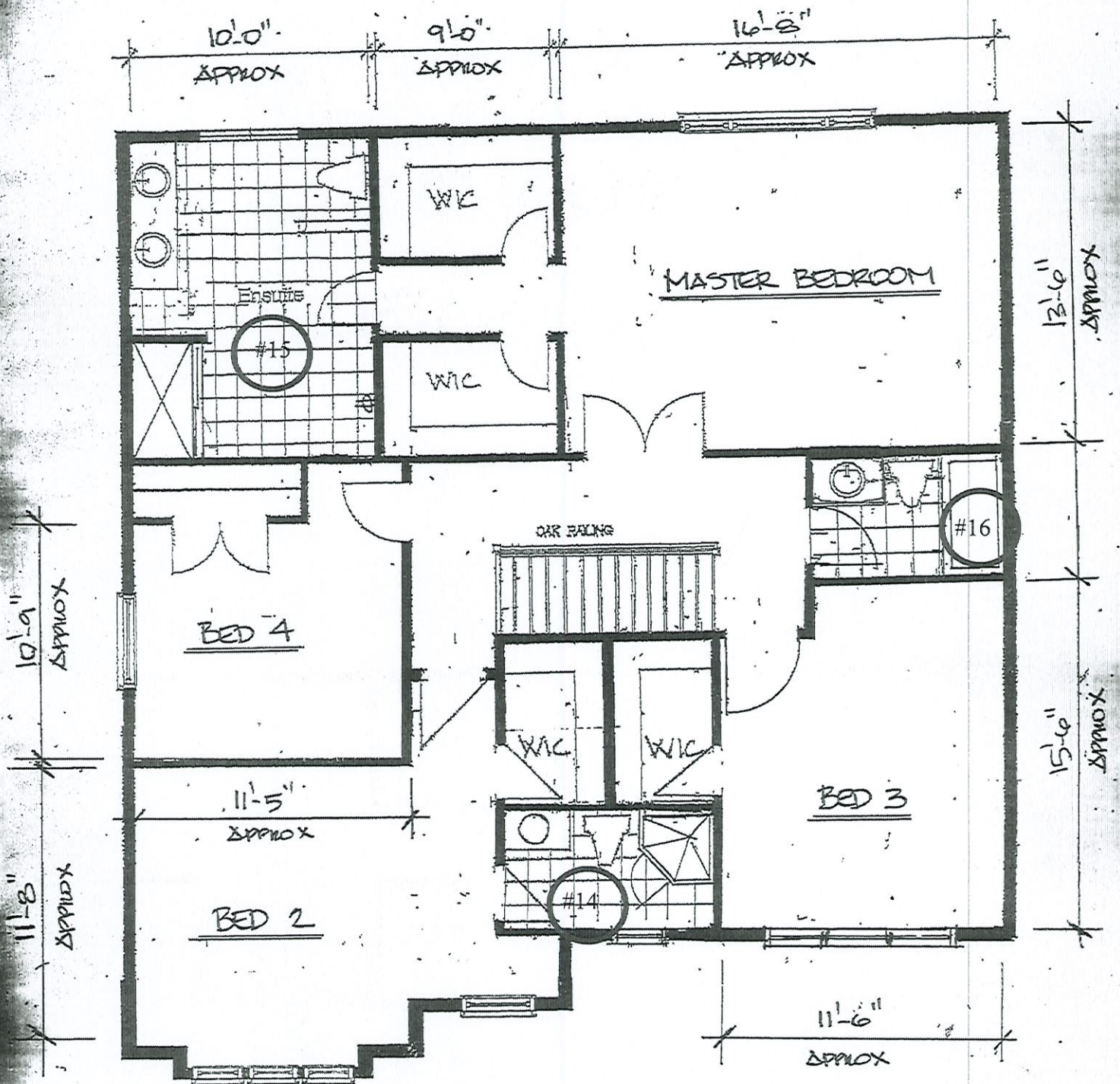


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Schedule "H"
 RL 262
 INV #1089
 SKETCH "C"



EL KL

DES
 JUNE 10



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



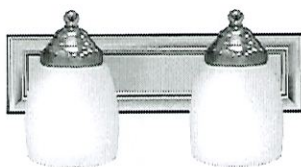
SAN-A1010-6
Bulb: 1 x LED
• Single Home Front Exterior



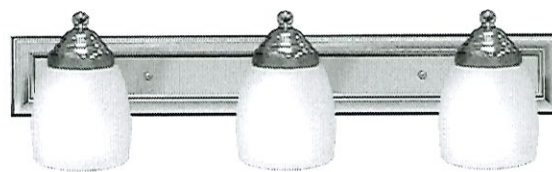
SAN-A40455-6
Bulb: 1 x LED
• Back Exterior



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 #: 4M-1589

Lot: 262

Model: 1030 Nash

Purchaser: Igor Litman

Purchaser: Yulia Litman

Date: July 12, 2020

Upgrade #: N/A