

00646-842		3122419	
Name: ALTERNA SAVINGS INC. # 03		ACCOUNT NO.	
Address: 111315 MCRAE AVENUE		DATE: 2020-10-20	
City/Town: OTTAWA		Y Y Y Y M M D D	
Postal Code: K1M 2K3		Certified Item	
PAY TO THE ORDER OF: VALERIE		Do Not Destroy	
336		\$1627.00	
THOUSAND		HUNDRED TWENTY	
100 DOLLARS		Security features included. Details on back.	
ALTERNATIVE CREDIT UNION LIMITED			
2269 Riverside Dr.			
Ottawa, Ontario K1H 8K2			
MEMO		MP	

00646842: 110014579530

ON THE 22nd DAY OF August, 20.

**VENDORS:** VALECRAFT HOMES LIMITED

<b>DELETE:</b>	<b>PURCHASE PRICE:</b>	<b>\$508,869.67</b>
	<b>BALANCE AT CLOSING:</b>	<b>\$491,879.67</b>
	<b>LESS H.S.T. AMOUNT:</b>	<b>\$471,566.08</b>
	<b>SCHEDULE "G" DATED:</b>	<b>August 22nd, 2020</b>
	<b>TARION SCHEDULE "B" DATED:</b>	<b>August 22nd, 2020</b>

INSERT:	680	dated:	<u>October 19th, 2020</u>	in the amount of:	<u>\$3,254.00</u>
		NEW PURCHASE PRICE:	<u>\$512,123.67</u>		
		ADDITIONAL DEPOSIT OF:	<u>\$1,627.00</u>		
		NEW BALANCE AT CLOSING:	<u>\$493,506.67</u>		
		NEW LESS H.S.T. AMOUNT:	<u>\$474,445.73</u>		
		SCHEDULE "G" DATED:	<u>October 19th, 2020</u>		
		TARION SCHEDULE "B" DATED:	<u>October 19th, 2020</u>		

  
PURCHASER

PURCHASER

~~REV: September 17, 2020~~



**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.

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 Purchaser

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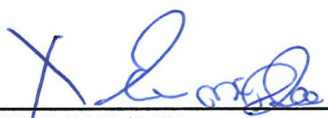
 Purchaser

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 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 the amount of \$474,445.73. 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 19th day of October, 2020

  
 PURCHASER

VALECRAFT HOMES LIMITED

\_\_\_\_\_  
 PURCHASER

  
 PER: \_\_\_\_\_

November 5, 2020  
 DATE: \_\_\_\_\_

PROJECT: DEERFIELD VILLAGE 2 LOT: O84



NON STANDARD EXTRAS (680)			
Deerfield 2 - Phase 2			
PURCHASER: Eric Steven McPhee		Printed: 19-Oct-20 6:16 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
O84	2	130 THE LEWIS	15-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE
50	89240	1 - MAIN BATHROOM - COUNTERTOP - GRANITE - LEVEL 1 - MAIN BATHROOM	\$ 984.00
25077		Note: Complete with Eased Edge, As per Edge Profile Sketch.	Each
51	118	1 - ENSUITE BATH - TILE - WALL - INSTALLED STAGGERED - INSTALLATION ONLY - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - .	\$ 165.00
25078		Note: Vertical 1/3 staggered install, As per wall tile install sketch. (SEE ITEM #62)	Each
52	118	1 - MAIN BATHROOM - TILE - WALL - INSTALLED STAGGERED - INSTALLATION ONLY - - MAIN BATHROOM (18) - .	\$ 115.00
25079		Note: to be installed Vertical 1/3 staggered, As per wall tile install sketch. (See ITEM #57)	Each
53	88571	3 - - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	\$ 765.00
25080		Note: Only available with Solid Surface Countertops. To install a quantity of (2) in Optional 4 Pce Luxury Ensuite and 1 in Main bathroom, as per sketch.	
54		1 - FOYER - Clarification Re: item #23 Foyer and Powder Room Floor tile installation to be 1/3 staggered front to back of the house, as per Floor Tile Install Sketch.	\$ 0.00
25119		Note:	Each
55		1 - KITCHEN - Re:items #24 & #25 Bronze Kitchen Backsplash to be installed Horizontal 1/2 Brick Install in Standard Areas and behind Chimney Style Hood Fan all the way to the ceiling, As per wall tile install sketch	\$ 70.00
25122		Note:	Each
56		1 - KITCHEN - Clarification Re:Item #46 Kitchen Floor Tile to be installed 1/3 Staggered Front to Back of the House, As per Floor Tile Install sketch.	\$ 0.00
25123		Note:	Each
57	137	1 - MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - MAIN BATHROOM (18) - BRONZE	\$ 285.00
25124		Note: (See item #52)	Each
*58	108	*1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE - - MAIN BATH - BRONZE	* \$ 143.00
25126		Note:	Each
59		1 - MAIN BATHROOM - FLOOR TILE IN MAIN BATHROOM TO BE INSTALLED 1/3 STAGGERED FRONT TO BACK OF THE HOUSE, AS PER FLOOR TILE INSTALL SKETCH.	\$ 67.00
25127		Note:	Each
*60	108	*1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATH 4PC (2 SINKS) - BRONZE	* \$ 175.00
25128		Note: (SEE ITEM #61)	Each
61		1 - ENSUITE BATH - FLOOR TILES TO BE INSTALLED 1/3 STAGGERED FRONT TO BACK OF THE HOUSE, AS PER FLOOR TILE INSTALL SKETCH.	\$ 75.00
25129		Note:	Each

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
084		2	130 THE LEWIS	15-Jul-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
62 137		1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE -- APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE	\$ 410.00	Each
25130		Note: TO BE INSTALLED IN SHOWER IN OPTIONAL 4 PCE ENSUITE WITH 2 SINKS, AS PER SKETCH. (SEE ITEM #51)		
63 25147		1 - ENSUITE BATH - CLARIFICATION RE: ITEM #38 GRANITE LEVEL 1 IN OPTIONAL 4 PCE ENSUITE WITH 2 SINKS, TO BE EASED EDGE, AS PER EDGE PROFILE SKETCH.	\$ 0.00	Each
64 25148		1 - KITCHEN - CLARIFICATION RE: ITEM #39 KITCHEN QUARTZ COUNTERTOP TO BE 1/2 BEVEL EDGE, AS PER EDGE PROFILE SKETCH.	\$ 0.00	Each
		Note:		

65. CLARIFICATION TO ITEMS 10 & 11:  
 Post profile is Modern with Routed top.  
 N/C.

Sub Total	\$3,254.00
HST	\$0.00
Total	\$3,254.00

AD 8m

# Payment Summary

Paid By	Amount
Total Payment:	

PURCHASER:

Eric Steven McPhee

19-Oct-20  
DATE

VENDOR:

PER: Valecraft Homes Limited

DATE: November 5, 2020

**SCHEDULE B**

**Adjustments to Purchase Price or Balance Due on Closing**

**PART I Stipulated Amounts/Adjustments**

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.


1. Preparation of transfer fee by Builder's solicitor as stated in Clause #17 of the Agreement of Purchase & Sale. **\$225.00 + HST= \$254.25**

**Part II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement**

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #17 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #7 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #7 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 12 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated October 19th, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 33 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 19th day of October, 2020.

  
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**Purchaser**

**Valecraft Homes Limited**

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**Purchaser**

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

November 5, 2020  
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**Date:**

**Lot #:** O84

**Project: Deerfield Village II**



**SCHEDULE B**

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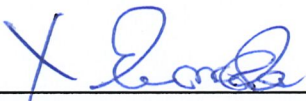
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Signed at Ottawa, this 19<sup>th</sup> day of October, 2020.

  
\_\_\_\_\_  
**Purchaser**

**Valecraft Homes Limited**

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**Purchaser**

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

November 5, 2020  
\_\_\_\_\_  
**Date:**

**Lot #:** O84

**Project: Deerfield Village II**