

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 \$512,198.78. 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, ON this 7 day of January, 2022

X. Kyrle F. Alberti
PURCHASER

VALECRAFT HOMES (2019) LIMITED

X. Ryan Alberti
PURCHASER

PER: [Signature]

DATE: January 10, 2022

PROJECT: PLACE ST THOMAS 6 LOT: G36



THE STANLEY 2

MODEL 160-2

2135 sq.ft
(380 sq.ft. finished basement)

Site: Place St Thomas Phase 6

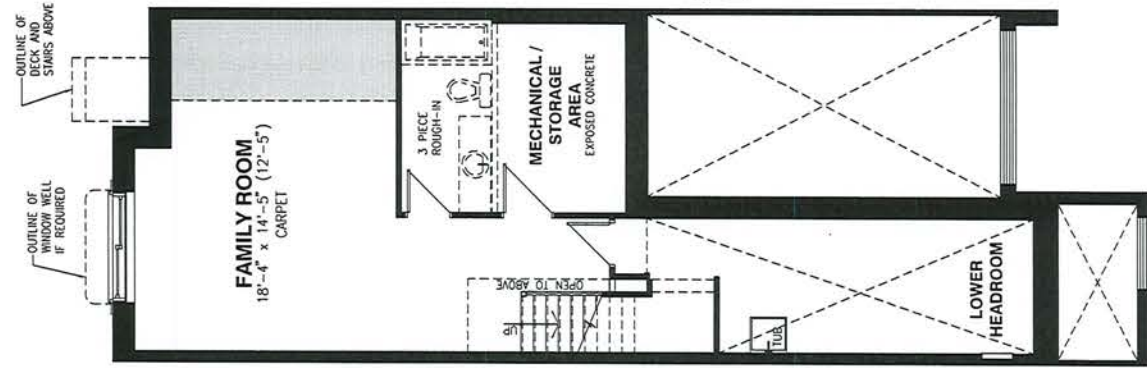
Plan No.: 50M-352

Lot: G-36

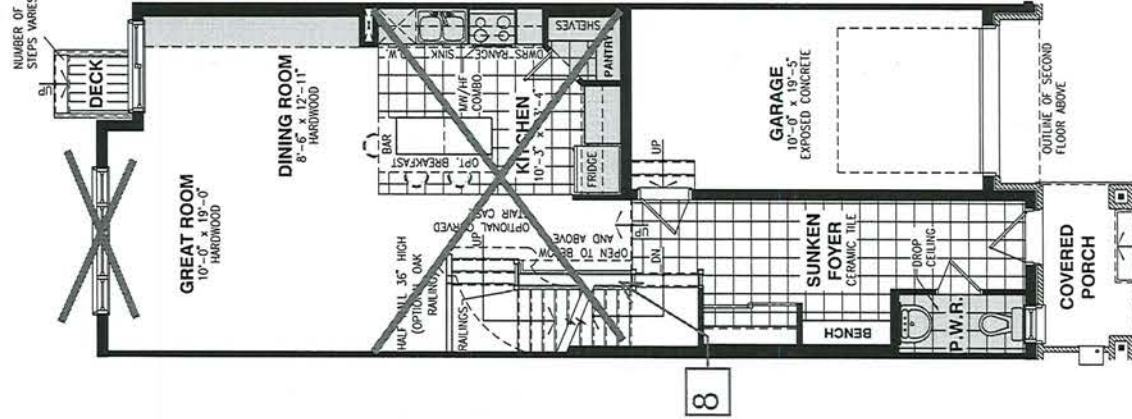
Date: September 30, 2021

Purchaser: Krystal Fortin-Alberti

Purchaser: Ryan Alberti



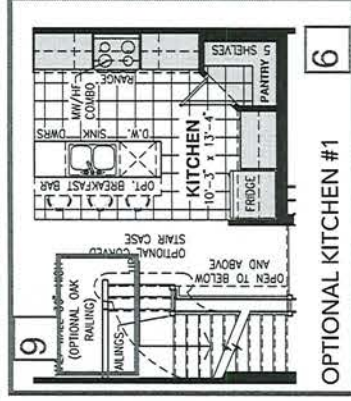
BASEMENT FLOOR



GROUND FLOOR

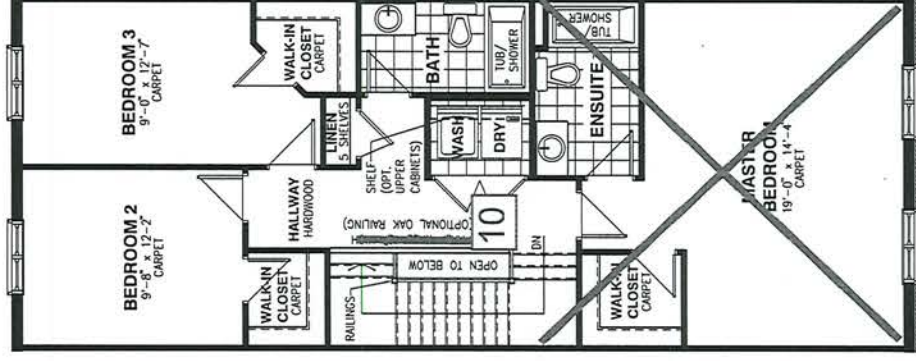


OPTIONAL GAS FIREPLACE

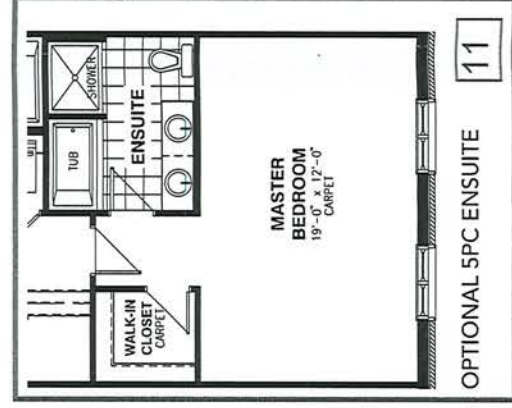


OPTIONAL KITCHEN #1

Schedule H



SECOND FLOOR



OPTIONAL 5PC ENSUITE

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas.
All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. *Note: Number of steps varies due to site grading.

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 Krystal Fortin-Alberti & Ryan Alberti
Purchaser (s).

Dated at Ottawa, ON this 7 day of January, 2022

[Signature]
Witness

x Krystal F. Alberti
Purchaser

[Signature]
Witness

x Ryan Alberti
Purchaser

PROJECT: PLACE ST THOMAS 6

LOT: G36

VALECRAFT HOMES (2019) LIMITED

[Signature]
PER

January 10, 2022
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1)

Full Name: Krystal Fortin-Alberti

Business Address: 234 Wellington St. West Ottawa ON K1A 0G9

Business Telephone Number: 343-575-7631

Home Address: 826 Como Cres., Orleans ON K4A 3Z8

Home Telephone Number: 613-296-8207

Occupation: Executive Assistant - BoC

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: F6674-43868-75227



Purchaser



Purchaser

(2)

Full Name: Ryan Alberti

Business Address: 29 Cleopatra Dr., Nepean ON K2G 0B6

Business Telephone Number: 613-723-9686

Home Address: 826 Como Cres., Orleans ON K4A 3Z8

Home Telephone Number: 613-864-2373

Occupation: General Laborer - Waterdon

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: A5165-68228-40819

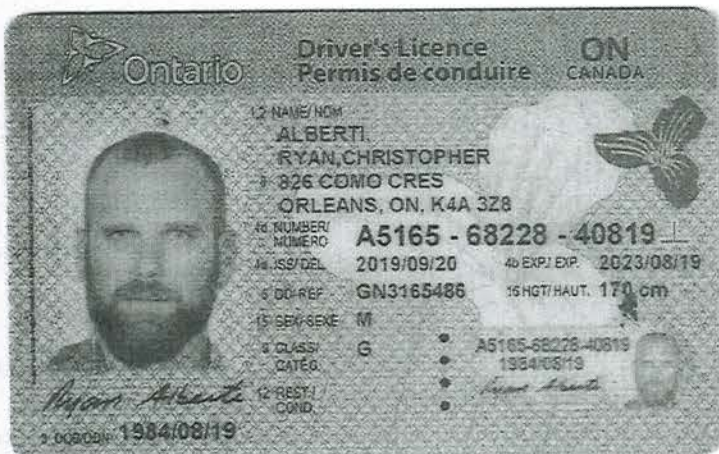


Purchaser



Purchaser

Schedule "T"



Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: G36 - Phase 6
Model: #160-2, Stanley 2, Std
Date: January 7, 2022

Purchaser: Krystal Fortin-Alberti
Purchaser: Ryan Alberti

KFA

PA



Tel: (613) 748-0432
Fax: (613) 748-0355








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www.ssbolton.com

Estimate No#: OR6690

Customer Copy

Customer: Krystal Fortin-Alberti & Ryan Alberti

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
G36 - Spec unit
October 20, 2022
Salesperson: Jason Thompson (OR)
Date: 09/20/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets as required		\$	\$0.00
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Family Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Great Room	1.00	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place		\$285.00	\$285.00
Family Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00
Master Bedroom	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$609.00
HST:	\$79.17
Total:	\$688.17

 
Customer Signature

January 7, 2022

Date

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson (OR) - Page: 2



Tel: (613) 748-0432
Fax: (613) 748-0355

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Estimate No#: SS5304

Customer Copy

Customer: Krystal Fortin-Alberti & Ryan Alberti

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
G36 - Spec unit
October 20, 2022
Salesperson: Jason Thompson
Date: 09/20/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	\$141.00	\$141.00
Family Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$141.00	\$141.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	C	\$141.00	\$141.00
Kitchen	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 6 LED Halo potlights (AFR4-0930-WH) on existing switch	D	\$1,414.00	\$1,414.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	E	\$	\$0.00
Great Room	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) - using control plug switch (sever control to plug)	F	\$942.00	\$942.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	G	\$238.00	\$238.00
Ensuite Bath	1.00	Single Pole Switch Switch for added potlight	G	\$105.00	\$105.00
Main Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	H	\$238.00	\$238.00
Main Bath	1.00	Single Pole Switch Switch for added potlight	H	\$105.00	\$105.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$3,465.00
HST:	\$450.45
Total:	\$3,915.45

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

5411 Canotek Road, Ottawa, Ontario K1J 9M3

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www.sandselectric.ca

KFA

CA



Tel: (613) 748-0432
Fax: (613) 748-0355

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Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

X [Signature]
Customer Signature

January 7, 2022

Date



THE STANLEY 2

MODEL 160-2

2135 sq.ft
(380 sq.ft. finished basement)

Site: Place St Thomas Phase 6

Plan No.: 50M-352

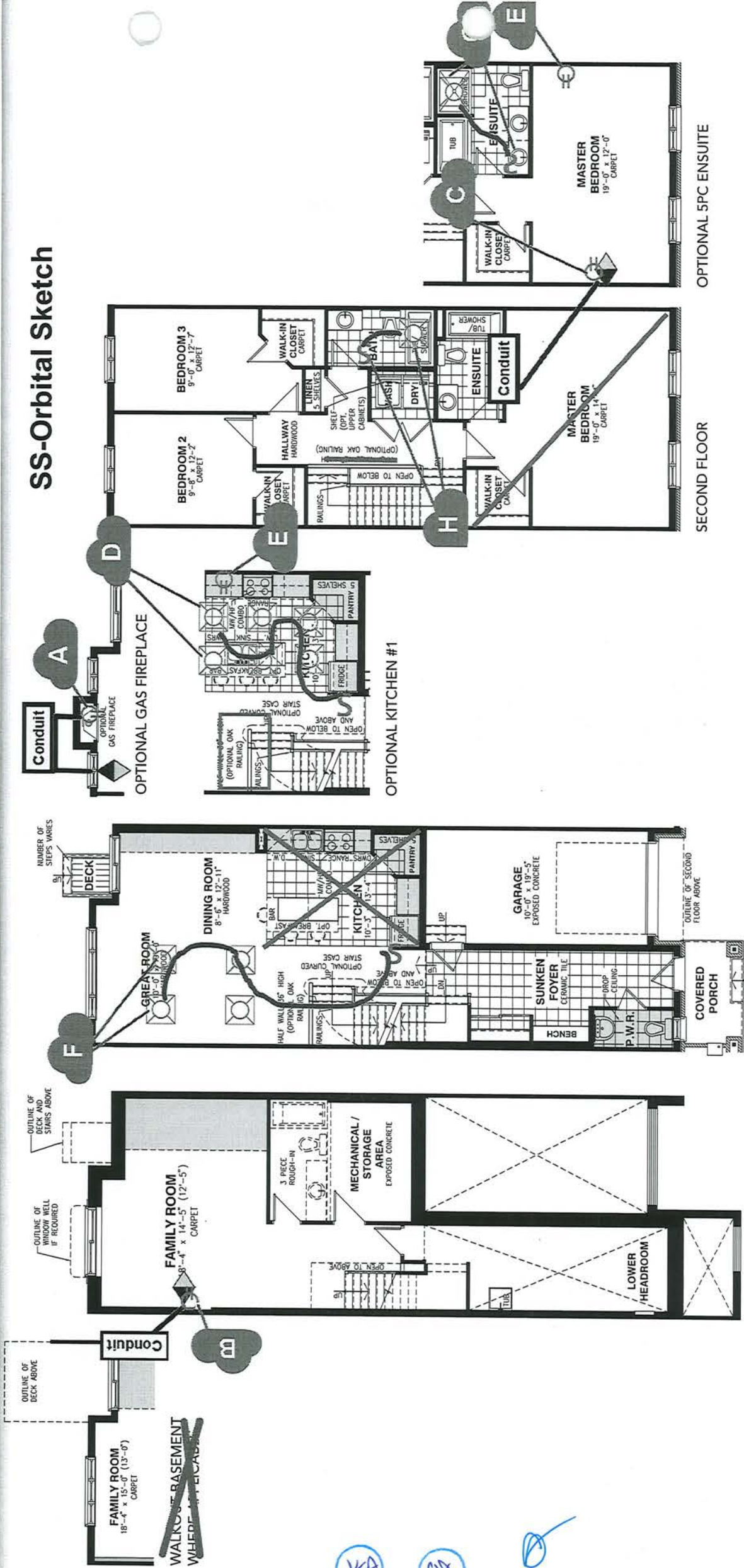
Lot: G-36

Date: September 20, 2021

Purchaser: Krystal Fortin-Alberti

Purchaser: Ryan Alberti

SS-Orbital Sketch



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas. All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. *Note: Number of steps varies due to site grading.



Valecraft
Homes (2019) Limited

Roma Collection

All Models
STANDARD



BREAKFAST / DINETTE
A3016P-11
Bulb: 1 x A19 LED Bulb



DINING ROOM / STAIRWELL / HIGH CEILINGS
A3016ch-11
Bulbs: 3 x A19 LED Bulb



**ENTRY / HALL / LAUNDRY / BEDROOMS /
DEN / STUDY / BATH CEILING / KITCHEN SINK /
FINISHED BASEMENT AREAS**
(Plan Permitting)
A3012-11
12" dia.
Bulbs: 2 x A19 LED Bulb



KITCHEN / MASTER BEDROOM
(Plan Permitting)
A3016-11
16" dia.
Bulbs: 3 x A19 LED Bulb



BASEMENT STAIRS / SOFFIT
AFR4-0930-WH
LED Recessed Light
5" dia.



POWDER ROOM VANITY
(Plan Permitting)
A16012-7
14" Wide
Bulbs: 2 x A19 LED Bulb



BATHROOM VANITY
A16013-7
24" Wide
Bulbs: 3 x A19 LED Bulb



CLOSET / PANTRY
A121-11
Bulb: 1 x A19 LED Bulb



FRONT / BACK EXTERIOR
A1101S-BK
4-3/8" Wide x 6-7/8" High x 7-1/8" Ext
Bulb: 1 x A19 LED Bulb

* All dimensions are approximate.

*** Keyless LIGHT OUTLETS IN GARAGE, UNFINISHED BASEMENT AREAS***

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: G36

Model: #160-2 Stanley 2 Std

Purchaser: Krystal Fortin-Alberti

Purchaser: Ryan Alberti


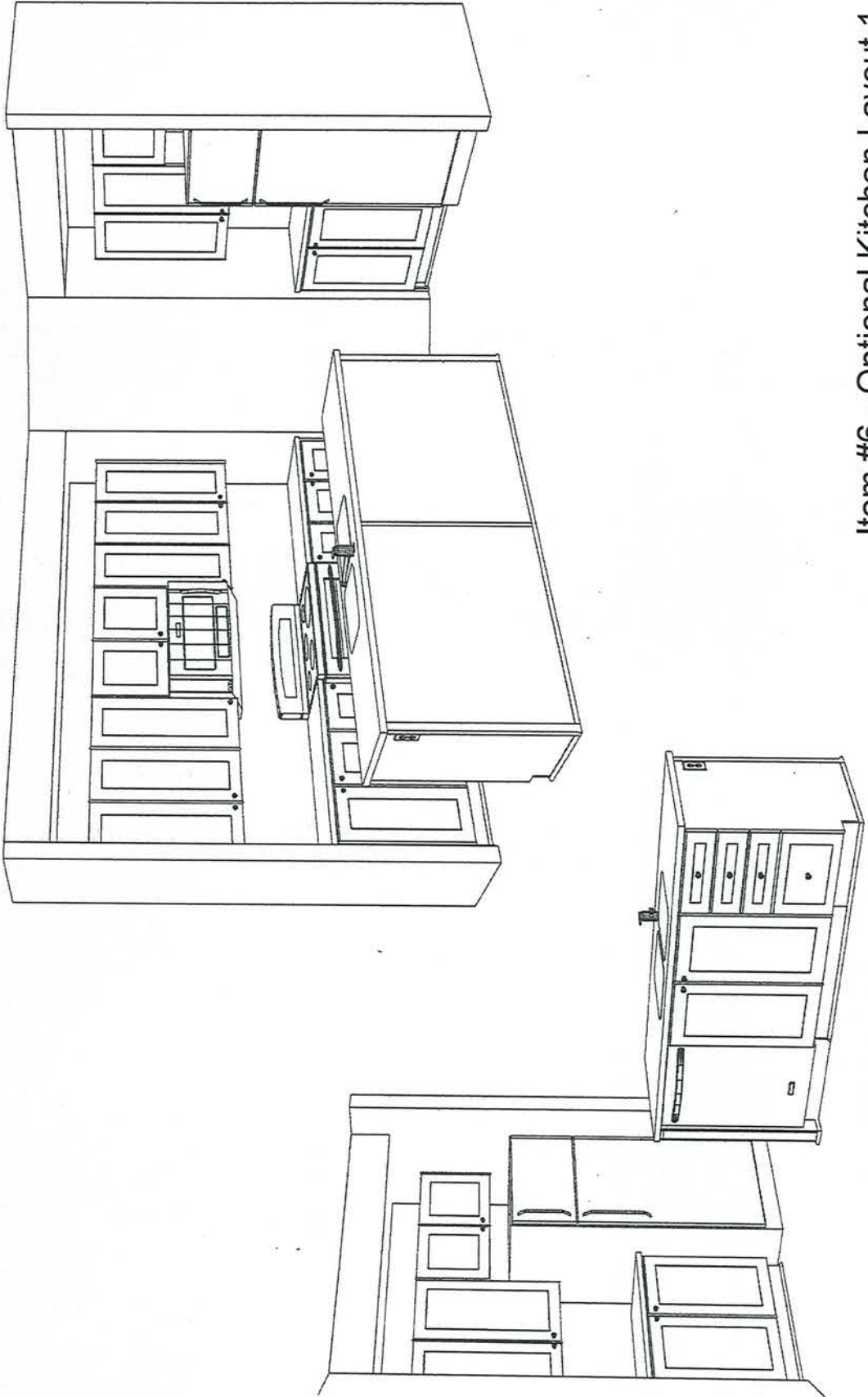
Date: September 28, 2021

Upgrade #: Standard

KFA

RA

✓

 <p>potvin KITCHENS & CABINETS</p>	<p>Place St. Thomas 6</p> <p>Plan: 50M-352</p> <p>Lot: G36</p>	<p>Model: 160-2 Stanley 2 Std</p> <p>Date: September 28, 2021</p>	<p>Purchaser: Inventory Lot G36</p> <p>Purchaser:</p>
	<p>**DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS**</p>  <p>Item #6 - Optional Kitchen Layout 1</p>		

Project: Place St. Thomas 6
 Plan No: 50M-352
 Lot No: G36 - Phase 6
 Model: #160-2, Stanley 2, Std
 Date: January 7, 2022

Purchaser: Krystal Fortin-Alberti
 Purchaser: Ryan Alberti

KA MA

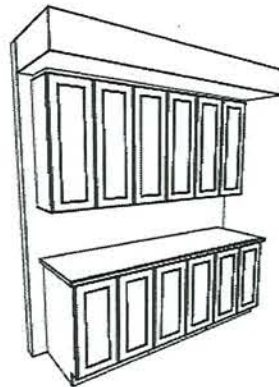
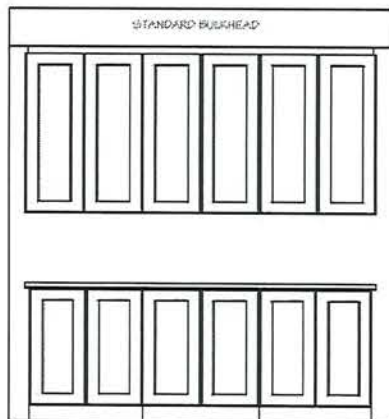


Valecraft
Homes (2019) Limited

**OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &
STANDARD BULKHEAD DETAILS**

UPC9-2A Upgrade #: 7

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



Site: Place St. Thomas 6

Purchaser: Krystal Fortin-Alberti

Plan No: 50M-352

Lot: G36

Purchaser: Ryan Alberti

Date: September 28, 2021

[Signature]

[Signature]

[Signature]

Invitation to Walkthrough

Purchaser's name: Krystal Fortin-Alberti Lot no: G36 Plan #: 50M-352
Purchaser's name: Ryan Alberti Project: PLACE ST THOMAS 6
Home Phone: 613-296-8207 Model: 160-2 Stanley 2 Std
Work Phone: 343-575-7631 Closing Date: October 20, 2022
E-Mail (1): kfortin27@gmail.com E-Mail (2): ryan.alberti@hotmail.ca

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.

In our ongoing effort to improve our customer's home buying experience, Valecraft Homes (2019) Limited would like to extend to you an opportunity to attend a walk-through of your home after the framing process is completed. This is referred to as "the walk through".

The walk through is not an obligation nor is it a mandatory component of the agreement between Valecraft Homes (2019) Limited and the Purchaser. The purpose of the walk through is to provide an opportunity to verify and correct any changes made from the standard plan as noted in the Agreement of Purchase and Sale. It also allows the homeowner to view the details and layout of the home prior to drywall installation.

☒ We accept this opportunity

☐ We decline this opportunity

Signature X Krystal F Alberti

Date: January 7, 2022

Signature X Ryan Alberti

Date: January 7, 2022

Conditions and Acceptance

1. An appointment must be scheduled between the homeowner and a authorized representative of Valecraft Homes (2019) Limited between regular business hours (Monday to Friday 8:00 AM to 4:00
2. Homeowner agrees that only those individuals who have signed the Agreement of Purchase and Sale are permitted to attend the walk through.
3. Within 48 hours notification only, an appointment date and time will be given by way of phone call to preschedule a One Hour appointment with an authorized representative of Valecraft Homes (2019) Limited This appointment is firm and will not be re-scheduled.
4. The walk through shall occur typically on the given date and the duration of the walkthrough shall be limited to a maximum of one hour.
5. The Purchasers agree to wear CSA approved hard hats & safety footwear while on the Vendor's premises (hats supplied by Valecraft Homes (2019) Limited).
6. The intent of the walk through is not to make changes to plans. Purchasers acknowledge that no changes shall be considered nor permitted.

I / we accept and agree to the above conditions.

Signature X Krystal F Alberti

Date: January 7, 2022

Signature X Ryan Alberti

Date: January 7, 2022

Walk through appointment date given _____ Spoke with/left message: _____

Time scheduled: _____ Date & Time: _____