

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 \$510,513.83. 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 6 day of January, 2022


PURCHASER

VALECRAFT HOMES (2019) LIMITED


PURCHASER


PER:

January 11, 2022
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: G34

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 Georgann Alyssa James & Kester Jean Jacques
Purchaser (s).

Dated at Ottawa, ON this 6 day of January, 2022



Witness



Purchaser



Witness



Purchaser

PROJECT: PLACE ST THOMAS 6

LOT: G34

VALECRAFT HOMES (2019) LIMITED



PER

January 11, 2022
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Georgann Alyssa James

Business Address: 2720 Riverside Dr., Ottawa, ON K1A 0M2

Business Telephone Number: 343-573-3543

Home Address: 504-90 Woodridge Cres., Nepean ON K2B 7T1

Home Telephone Number: 613-983-3389

Occupation: Benefit Analyst - GoC

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: Canadian Passport

Number: HB960937


Purchaser


Purchaser

(2) Full Name: Kester Jean Jacques

Business Address: 1001 Dairy Dr., Orleans ON K4A 3N3

Business Telephone Number: 613-834-5700

Home Address: 504-90 Woodridge Cres., Nepean ON K2B 7T1

Home Telephone Number: 343-988-8181

Occupation: Factory Worker - Agropur Coop

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)

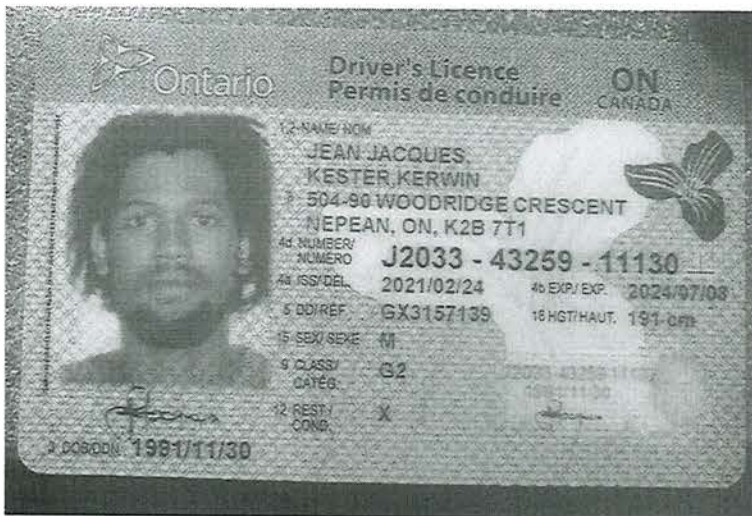
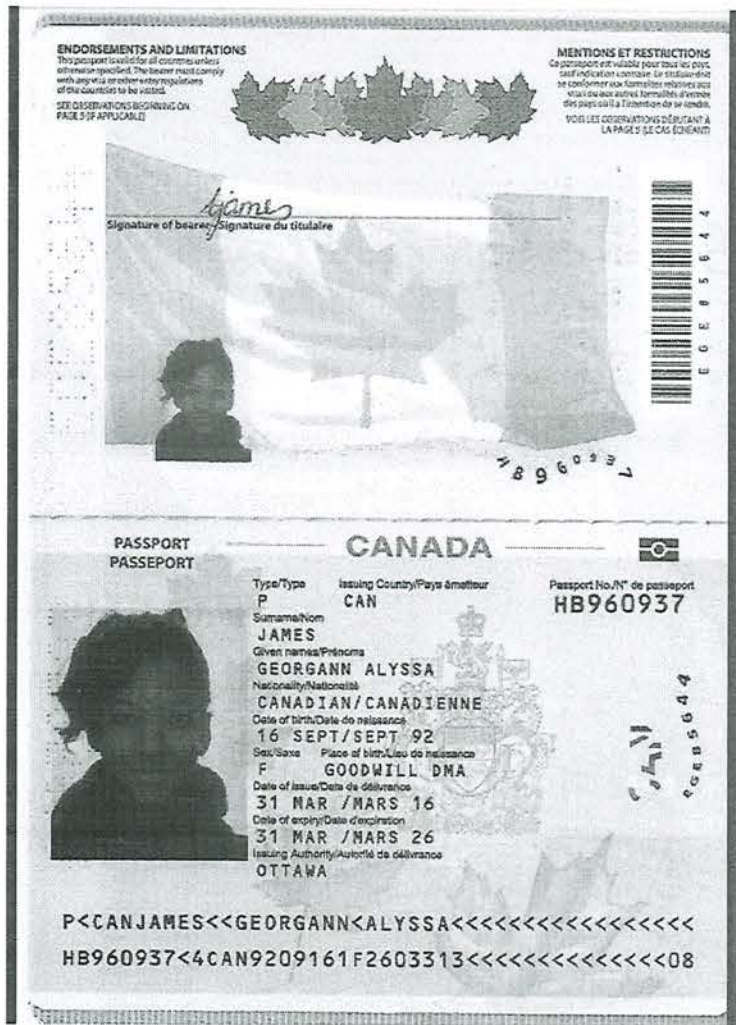
Type: Driver's Licence

Number: J2033-43259-11130


Purchaser


Purchaser

Schedule "T"



Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: G34 - Phase 6
Model: #130, Lewis, Std
Date: January 6, 2022

Purchaser: Georgann Alyssa James
Purchaser: Kester Jean Jacques





THE LEWIS

MODEL 130

2136 sq.ft.
(427 sq.ft. finished basement)

Site: Place St Thomas Phase 6

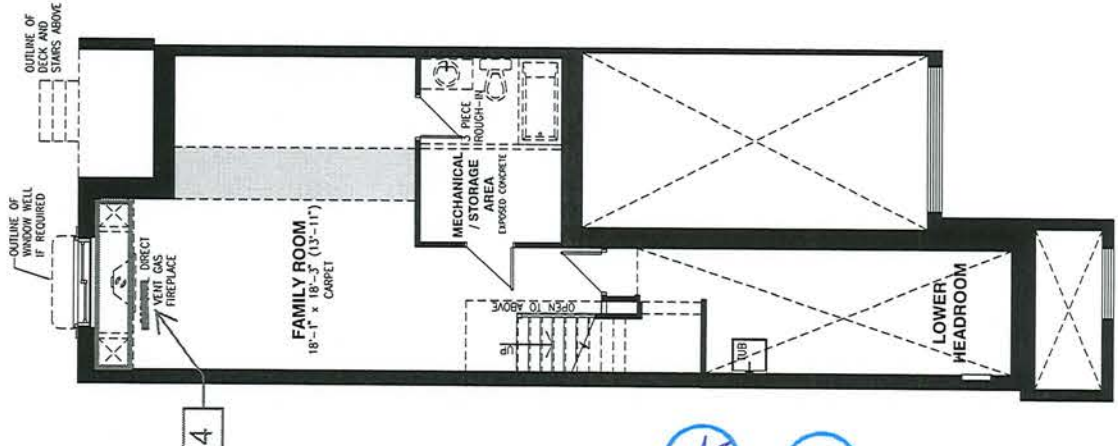
Plan No.: 50M-352

Lot: G-34 End Unit

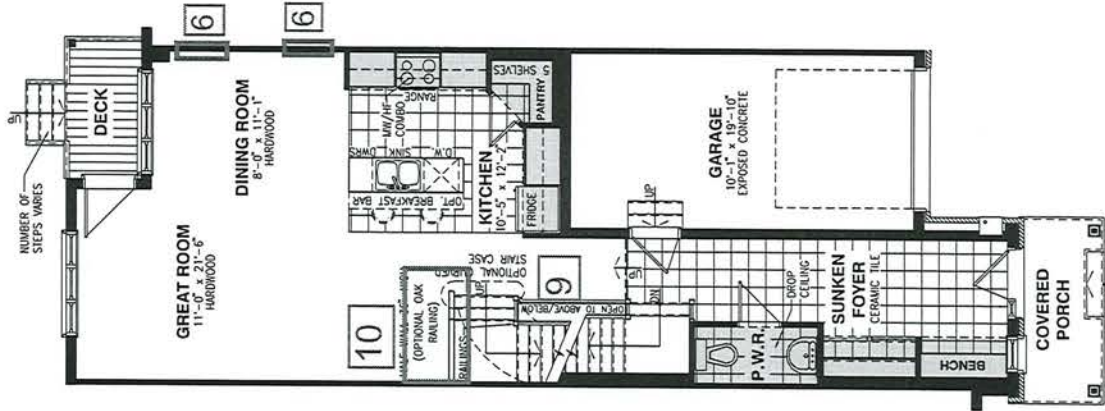
Date: September 28, 2021

Purchaser: Georgann Alyssa James

Purchaser: Kester Jean Jacques

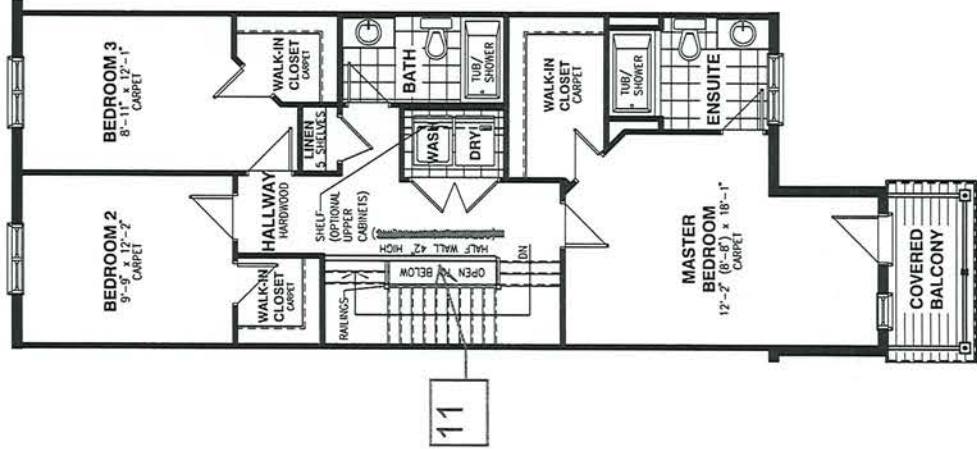


BASEMENT FLOOR

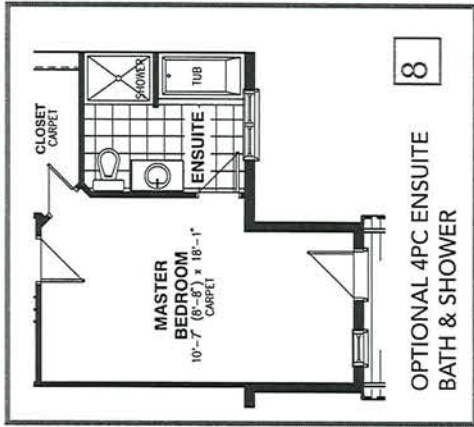


GROUND FLOOR

Schedule H



SECOND FLOOR



OPTIONAL 4PC ENSUITE
BATH & SHOWER

8

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. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.

01/01/2021



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

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: SS5301 Rev.01

Customer Copy

Customer: Georgann Alyssa James & Kester Jean Jacques

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
G34 - Spec unit
October 13, 2022
Salesperson: Jason Thompson
Date: 09/21/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor 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) 4" LED slim Pot Light White (AFR4-0930-WH)	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

Printed By: Jason Thompson - Page: 2

AS

[Signature]

[Signature]



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

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www.ssbolton.com

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."


Customer Signature

January 6, 2022
Date



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








A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: OR6687 Rev.01

Customer Copy

Customer: Georgann Alyssa James & Kester Jean Jacques

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
G34 - Spec unit
October 13, 2022
Salesperson: Jason Thompson (OR)
Date: 09/21/2021

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
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
Great 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

Customer Subtotal:	\$486.00
HST:	\$63.18
Total:	\$549.18

*** Total price includes all applicable taxes

 
Customer Signature

January 6, 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



THE LEWIS

MODEL 130

2136 sq.ft.
(427 sq.ft. finished basement)

Site: Place St Thomas Phase 6

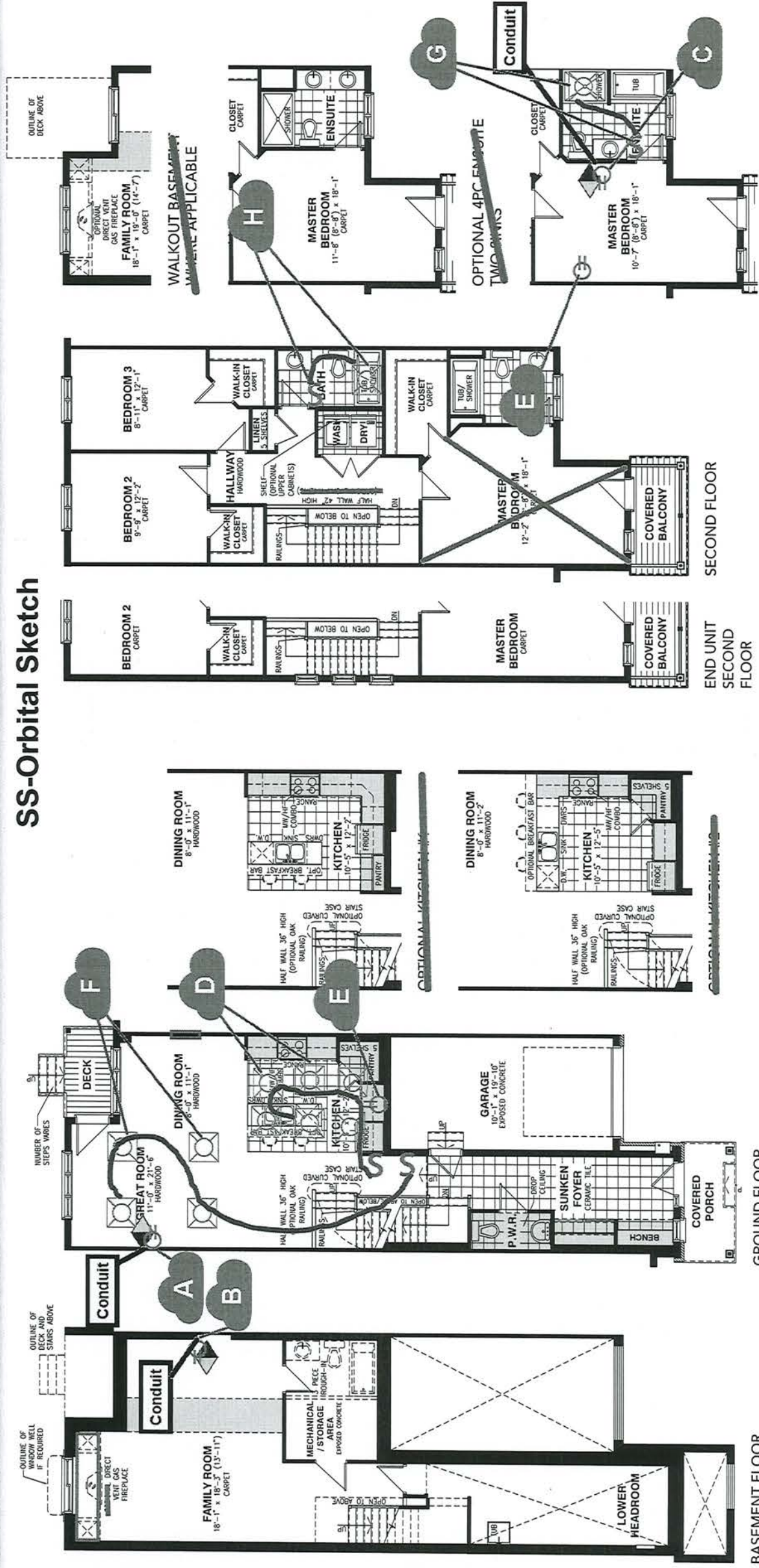
Plan No.: 50M-352

Lot: G-34 End Unit

Date: September 21, 2021

Purchaser: Georgann Alyssa James

Purchaser: Kester Jean Jacques



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. Actual useable floor space may vary from the stated floor area. *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



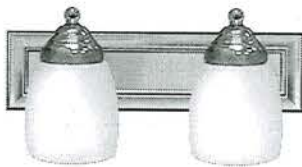
**ENTRY / HALL / LAUNDRY / BEDROOMS /
DEN / STUDY / BATH CEILING / KITCHEN SINK /
FINISHED BASEMENT AREAS**
(Plan Permitting)
A3012-11
12" dia.
Bulbs: 2 x A19 LED Bulb



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: G34

Model: #130 Lewis Std


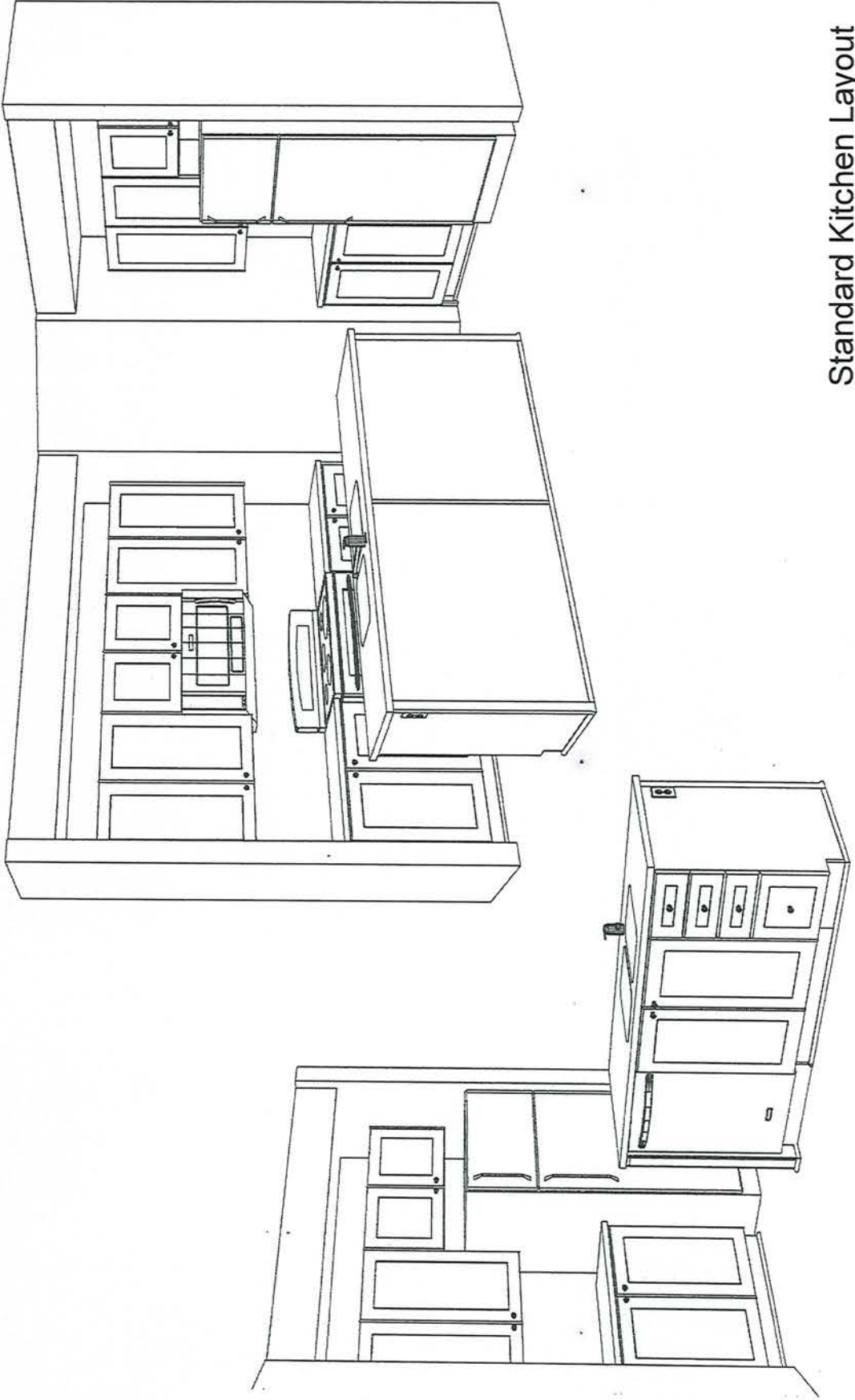
Purchaser: Georgann Alyssa James

Purchaser: Kester Jean Jacques

Date: September 28, 2021

Upgrade #: Standard



	Place St. Thomas 6 Lot: G34 Plan: 50M-352	Model: #130 Lewis Std Date: September 28, 2021	Purchaser: Inventory Lot G34 Purchaser:
	<p>**DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS**</p>  <p style="text-align: right;">Standard Kitchen Layout</p>		

Project: Place St. Thomas 6
 Plan No: 50M-352
 Lot No: G34 - Phase 6
 Model: #130, Lewis, Std
 Date: January 6, 2022

Purchaser: Georgann Alyssa James
 Purchaser: Kester Jean Jacques



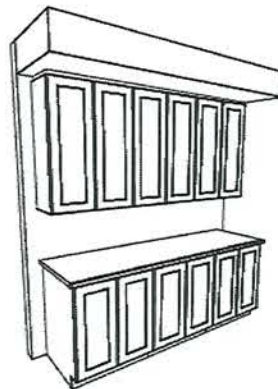
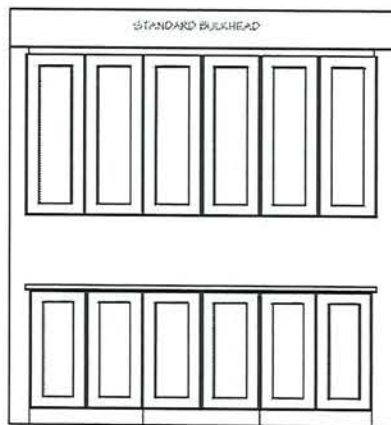
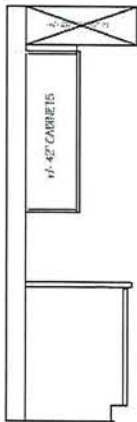


Valecraft
Homes (2019) Limited

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: Georgann Alyssa James

Plan No: 50M-352

Lot: G34

Purchaser: Kester Jean Jacques

Date: September 28, 2021

08/19/2020

Invitation to Walkthrough

Purchaser's name: Georgann Alyssa James Lot no: G34 Plan #: 50M-352
Purchaser's name: Kester Jean Jacques Project: PLACE ST THOMAS 6
Home Phone: 613-983-3389 Model: 130 Lewis Std
Work Phone: 343-573-3543 Closing Date: October 13, 2022
E-Mail (1): alyssajames92@gmail.com E-Mail (2): k.k.jeanjacques@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.

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 [Signature]

Date: January 6, 2022

Signature X [Signature]

Date: January 6, 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 [Signature]

Date: January 6, 2022

Signature X [Signature]

Date: January 6, 2022

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

Time scheduled: _____ Date & Time: _____



Valecraft
Homes (2019) Limited



Referral Rewards Program

Invite a friend or family member to join a Valecraft community and you'll BOTH get a \$500 cheque.

At Valecraft Homes, we believe that strong communities are built by great people.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Referral Reward Program gives you the opportunity to create a community that truly feels like home.

We invite you to refer a friend or family member to us. If they agree to purchase a new Valecraft home, you'll both receive a \$500 cheque as a thank you.

HOW IT WORKS:

To qualify for the Referral Rewards Program, your friend or family member must:

- Register their intent to purchase a new Valecraft home.
- Sign an agreement to purchase their new Valecraft home within 90 days of registering.

REFERRAL FORM

To apply for the Referral Rewards Program, fill in the form below and have your friend or family member submit it to a Valecraft Homes Sales Consultant.

REFERRING VALECRAFT HOMEOWNER		
FIRST NAME, LAST NAME Georgia Gabriel-John		
CURRENT MAILING ADDRESS 936 Lucerne Drive		
CITY Embrun	PROVINCE Ontario	POSTAL CODE K0A 1W0
COMMUNITY Place St. Thomas	UNIT NUMBER	CLOSING DATE Nov 2, 2021
PHONE 613-986-0648	EMAIL ADDRESS ggjohn@icloud.com	
SIGNATURE	DATE SIGNED	

PURCHASER (s)		
FIRST NAME, LAST NAME Georgann Alyssa James		
FIRST NAME, LAST NAME Kester Jean Jacques		
COMMUNITY Place St. Thomas	UNIT NUMBER	CLOSING DATE Oct 13, 2022
NEW ADDRESS 711 Namur Street		POSTAL CODE K0A 1W0
PHONE 613-983-3389	EMAIL ADDRESS alyssajames92@gmail.com	
SIGNATURE 	DATE SIGNED Jan 6, 2022	

OFFICE USE ONLY	
DATE COMPLETED	SALES CONSULTANT
DATE COMPLETED January 11, 2022	HEAD OFFICE APPROVAL

*Terms and conditions: We believe in sharing a great experience! When an existing Valecraft homeowner refers a new customer, each will receive a \$500 cheque after closing. One per household. 1.) To be eligible as a referee, you must either currently or have previously owned a Valecraft home. You can refer a purchaser to any Valecraft Homes community. 2.) To be eligible, homeowners need to register their friend on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) If the purchaser has already registered with Valecraft Homes Ltd, the purchaser will not be eligible for a referral fee under this program. This includes early registration online. 4.) During this first visit, a guest registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential purchaser(s) must enter into an agreement of purchase and sale, and firm up, within 90 days of registration into this program. This agreement of purchase and sale must include the purchaser(s) name indicated on the registration form. 6.) Broker referrals do not apply in conjunction with the referral program. 7.) Homeowners will receive \$500 upon the referrals' closing. A cheque will be mailed to their home address provided after closing. The new closing will have a \$500 cheque mailed to their new Valecraft home address. 8.) The gift of \$500 is a flat rate, and taxes are not applicable. 9.) Valecraft Homes (2019) Limited reserves the right to alter or cancel the referral program in whole or in part, and at any time, at their sole and absolute discretion.