

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



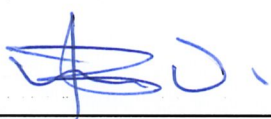
Vendor

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 \$487,814.72. 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

X 
PURCHASER

VALECRAFT HOMES (2019) LIMITED

X 
PURCHASER


PER:

January 19, 2022
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: G35


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 Olanrewaju Mohammed & Olayemi Mohammed
Purchaser (s).

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


Witness

X 
Purchaser


Witness

X 
Purchaser

PROJECT: PLACE ST THOMAS 6

LOT: G35

VALECRAFT HOMES (2019) LIMITED


PER

January 19, 2022
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Olanrewaju Mohammed

Business Address: 140 O'Connor Street Ottawa ON K2P 2H6

Business Telephone Number: 343-551-1790

Home Address: 291 Trollius Way Gloucester ON K1T 0S2

Home Telephone Number: 780-563-0293

Occupation: Compensation Advisor

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: HD130223



Purchaser



Purchaser

(2) Full Name: Olayemi Mohammed

Business Address: 1145 Carling Avenue Ottawa, ON K1Z 7K4

Business Telephone Number: 613-722-6521

Home Address: 291 Trollius Way Gloucester ON K1T 0S2

Home Telephone Number: 613-304-0907

Occupation: Registered Nurse

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: AD290070

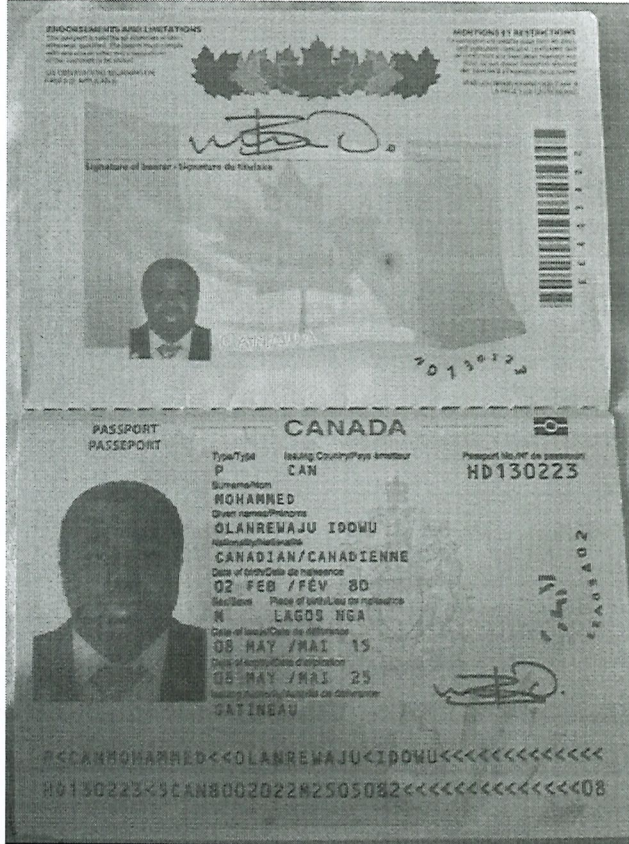


Purchaser



Purchaser

Schedule "T"



Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: G35 - Phase 6
Model: #140, Green, Rev
Date: January 6, 2022

Purchaser: Olanrewaju Mohammed
Purchaser: Olayemi Mohammed

Q. m

Invitation to Walkthrough

Purchaser's name: Olanrewaju Mohammed Lot no: G35 Plan #: 50M-352
Purchaser's name: Olayemi Mohammed Project: PLACE ST THOMAS 6
Home Phone: 780-563-0293 Model: 140 Green Rev
Work Phone: 343-551-1790 Closing Date: October 18, 2022
E-Mail (1): omohammed.lanre@hotmail.com E-Mail (2): olayemilamidi7@hotmail.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

Date: January 6, 2022

Signature X

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

Date: January 6, 2022

Signature X

Date: January 6, 2022

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

Time scheduled:

Date & Time: _____



Valecraft
Homes (2019) Limited

THE GREEN

MODEL 140

2140 sq.ft
(475 sq.ft. finished basement)

Site: Place St Thomas Phase 6

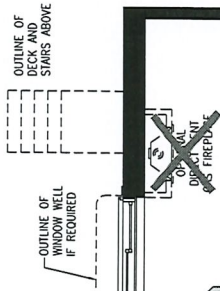
Plan No.: 50M-352

Lot: G-35

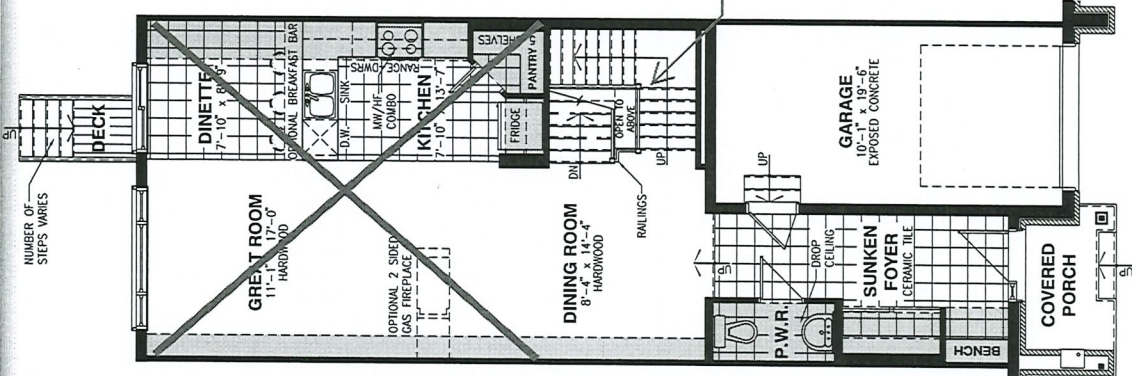
Date: October 1, 2021

Purchaser: Olanrewaju Mohammed

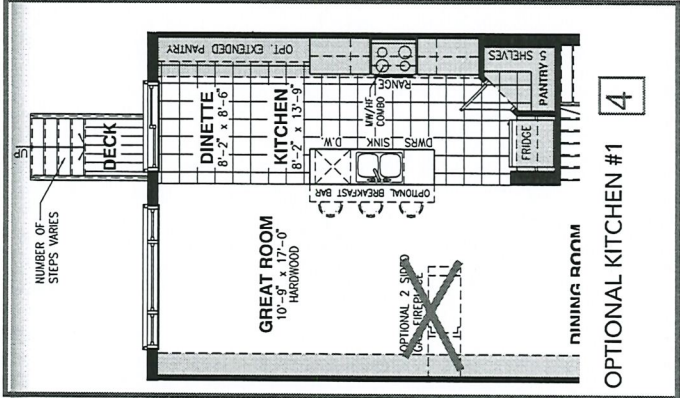
Purchaser: Olayemi Mohammed



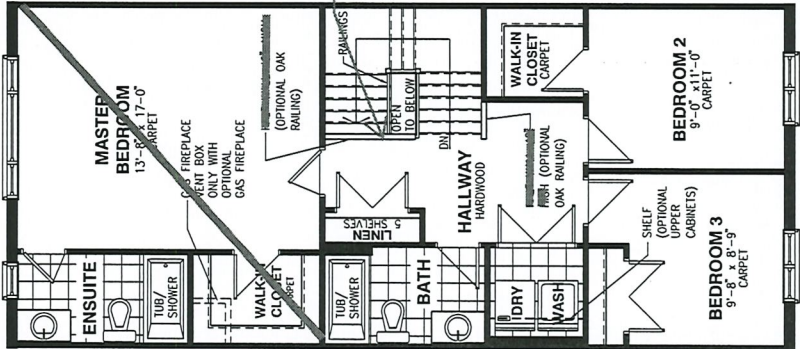
BASEMENT FLOOR



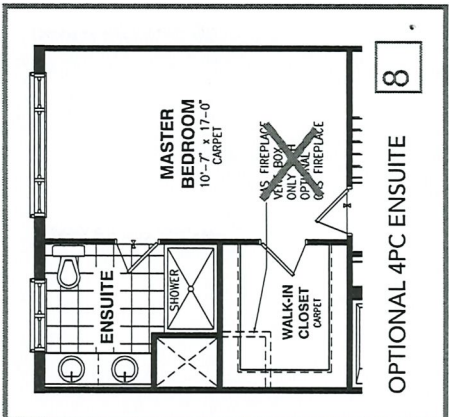
GROUND FLOOR



OPTIONAL KITCHEN #1



SECOND FLOOR



OPTIONAL 4PC 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. 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



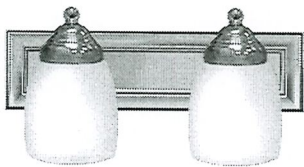
**ENTRY / HALL / LAUNDRY / BEDROOMS /
DEN / STUDY / BATH CEILING / KITCHEN SINK /
FINISHED BASEMENT AREAS**
(Plan Permitting)
A3012-11
12" dia.
Bulbs: 2 x A19 LED Bulb



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: G35

Model: #140 Green Rev.


Purchaser: Olanrewaju Mohammed

Purchaser: Olayemi Mohammed

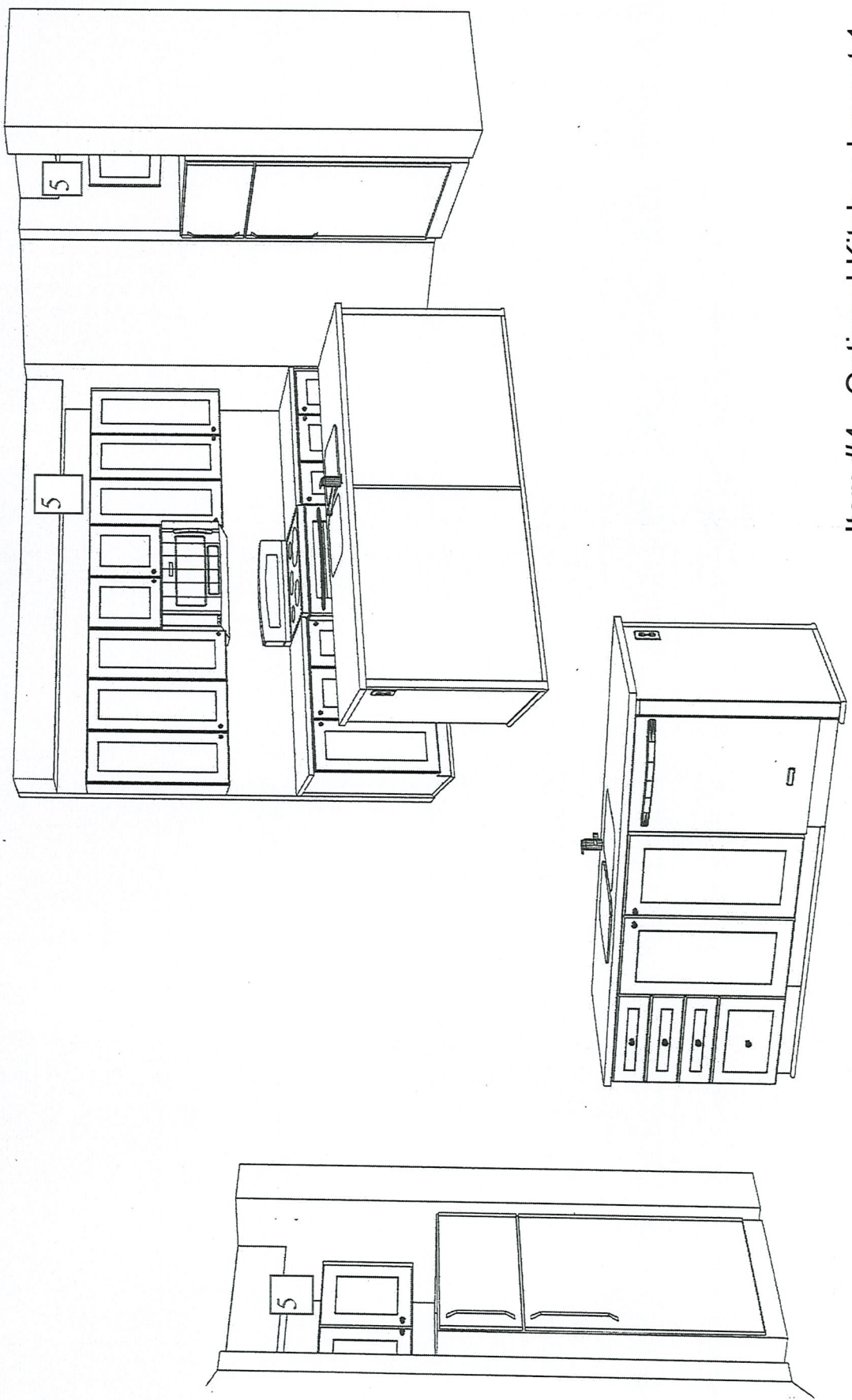
Date: October 1, 2021

Upgrade #: Standard



	Place St. Thomas 6	Model: #140 Green Rev	
	Plan: 50M-352	Date: October 1, 2021	
	Lot: G35		

****DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS****



Item #4 - Optional Kitchen Layout 1

Project: Place St. Thomas 6
 Plan No: 50M-352
 Lot No: G35 - Phase 6
 Model: #140, Green, Rev
 Date: January 6, 2022

Purchaser: Olanrewaju Mohammed
 Purchaser: Olayemi Mohammed

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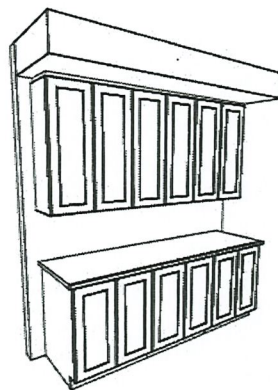
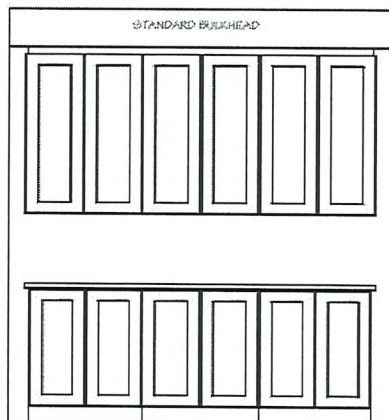
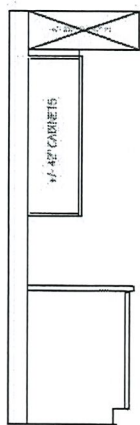


Valecraft
Homes (2019) Limited

OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &
STANDARD BULKHEAD DETAILS

UPC9-2A Upgrade #: 5

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



Site: Place St. Thomas 6

Purchaser: Olanrewaju Mohammed

Plan No: 50M-352

Lot: G35

Purchaser: Olayemi Mohammed

Date: October 1, 2021

O.M. O.M.

08/19/2020



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








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www.ssbolton.com

Estimate No#: OR6688

Customer Copy

Customer: Olanrewaju Mohammed & Olayemi Mohammed

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
G35 - spec unit
October 18, 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	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
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

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

*** Total price includes all applicable taxes

X  X 

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



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

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Estimate No#: SS5302

Customer Copy

Customer: Olanrewaju Mohammed & Olayemi Mohammed

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
G35 - spec unit
October 18, 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 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) 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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O.M. O.M.



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."

X  X 
Customer Signature

January 6, 2022
Date



Valecraft
Homes (2019) Limited

THE GREEN

Site: Place St Thomas Phase 6

Purchaser: Olanrewaju Mohammed

MODEL 140

Plan No.: 50M-352

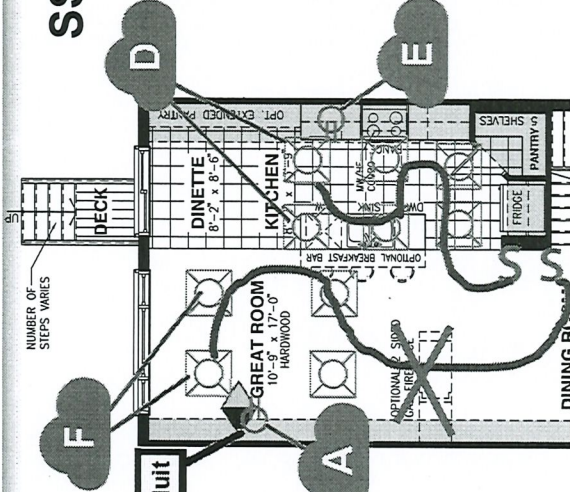
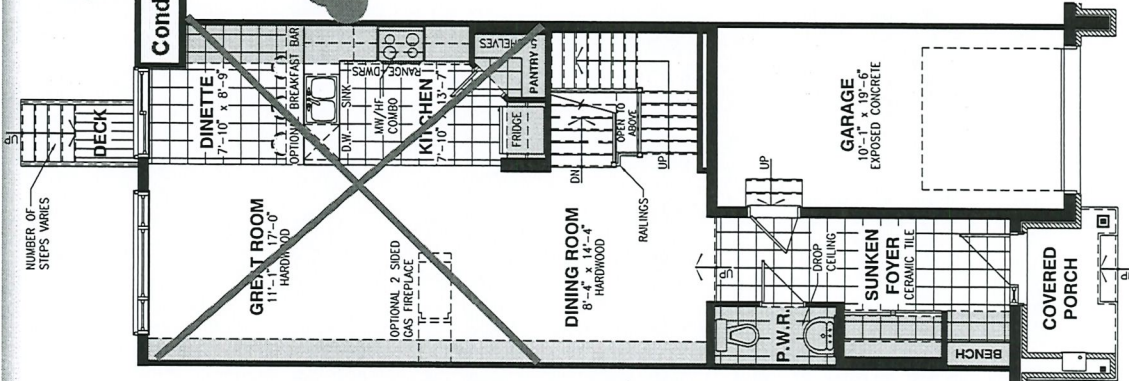
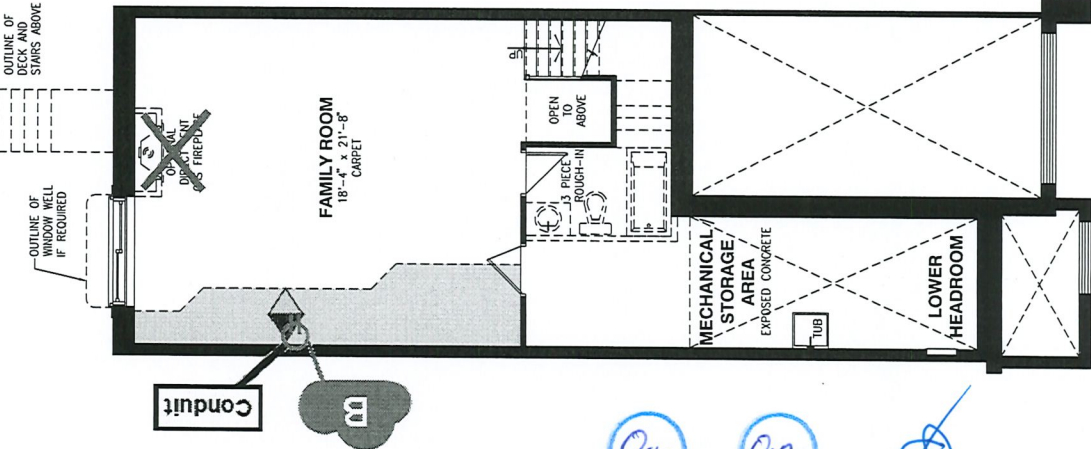
2140 sq.ft

Lot: G-35

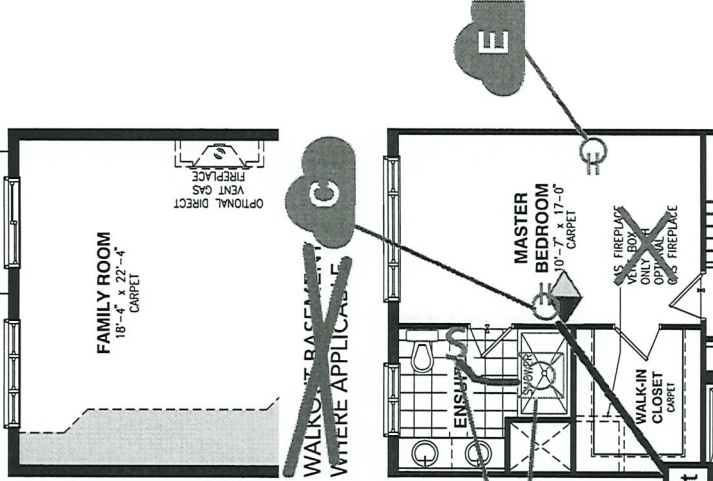
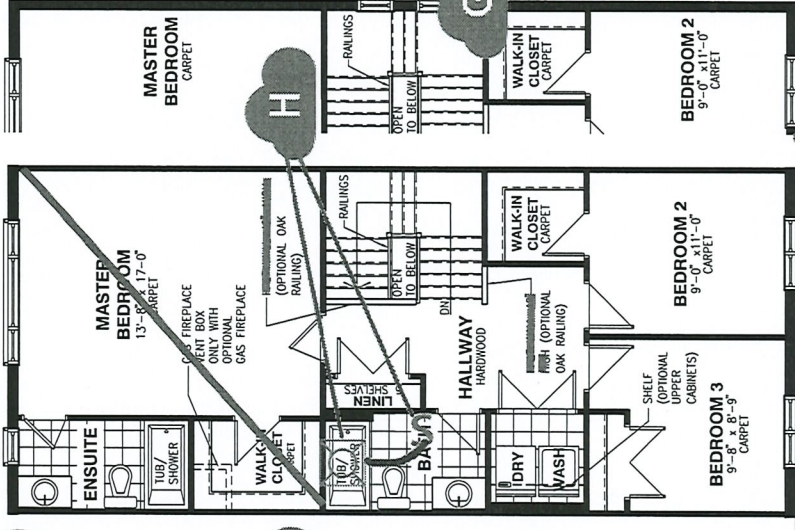
Purchaser: Olayemi Mohammed

(475 sq.ft. finished basement)

Date: September 20, 2021



SS-Orbital Sketch



OPTIONAL 4PC ENSUITE

SECOND FLOOR

GROUND FLOOR

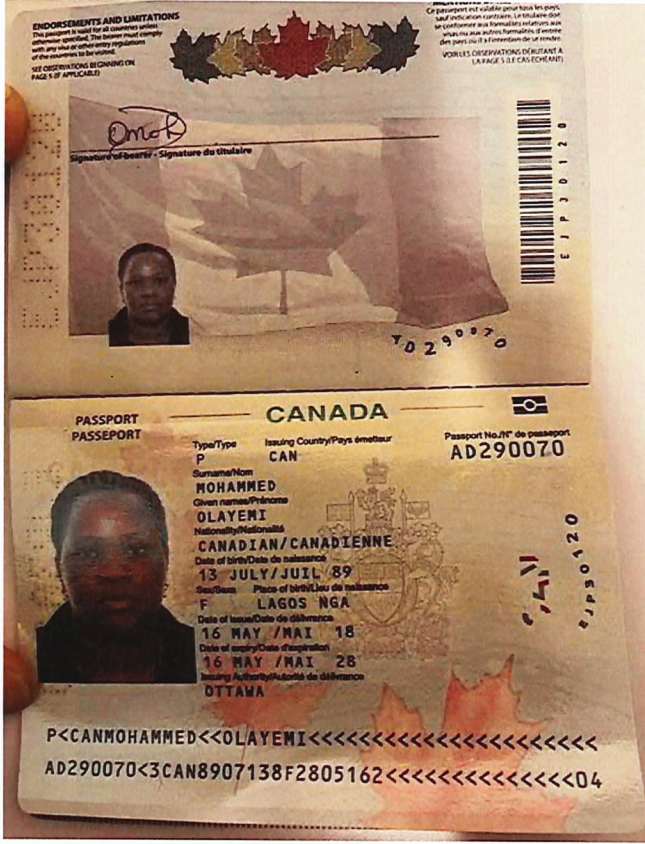
BASEMENT FLOOR

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.

01/10/2021

Schedule "T"



Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: G35 - Phase 6
Model: #140, Green, Rev
Date: January 6, 2022

Purchaser: Olanrewaju Mohammed
Purchaser: Olayemi Mohammed