

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 \$541,046.21. 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 25 day of January, 2022


PURCHASER

VALECRAFT HOMES (2019) LIMITED


PURCHASER

PER: 

January 31, 2022
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: C12

SCHEDULE "M-1"

Inventory Home

LOT: C12 PLAN: 50M-352 SITE: PLACE ST THOMAS 6

MODEL: 120 Huntley Rev CLOSING DATE: May 11, 2022

SCHEDULE "M-1" to the Agreement of Purchase and Sale between VALECRAFT HOMES

(2019) LIMITED, Vendor and
Purchaser (s).

Scott Fowler & Lysa Brisson

Purchaser(s) acknowledge that this home is being constructed as an Inventory Home with pre-selected Interior colour selections as per attached colour selection sheet.

The Purchaser(s) acknowledge and accept that selected finishes will remain as selected by the Vendor.

Dated at Ottawa, ON this 25 day of January, 2022

[Signature]
Witness

[Signature]
Witness

x [Signature]
Purchaser

x [Signature]
Purchaser

VALECRAFT HOMES (2019) LIMITED

[Signature]

PER

January 31, 2022
DATE:

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 Scott Fowler & Lysa Brisson

Purchaser (s).

Dated at Ottawa, ON this 25 day of January, 2022

[Signature]
Witness

[Signature]
Purchaser

[Signature]
Witness

[Signature]
Purchaser

PROJECT: PLACE ST THOMAS 6

LOT: C12

VALECRAFT HOMES (2019) LIMITED

[Signature]
PER

January 31, 2022
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Scott Fowler

Business Address: 223 Main St., Ottawa ON K1S 1C4

Business Telephone Number: 613-236-1393 x2338

Home Address: 921 North River Rd, Ottawa, ON K1K 3V2

Home Telephone Number: 613-407-1569

Occupation: Coordinator, St-Paul University

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: F6887-69459-20416


Purchaser


Purchaser

(2) Full Name: Lysa Brisson

Business Address: 11 Laurier St., Gatineau, QC K1A 0S5

Business Telephone Number: 819-918-2564

Home Address: 921 North River Rd, Ottawa ON K1K 3V2

Home Telephone Number: 819-918-2564

Occupation: Financial/Administration 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)

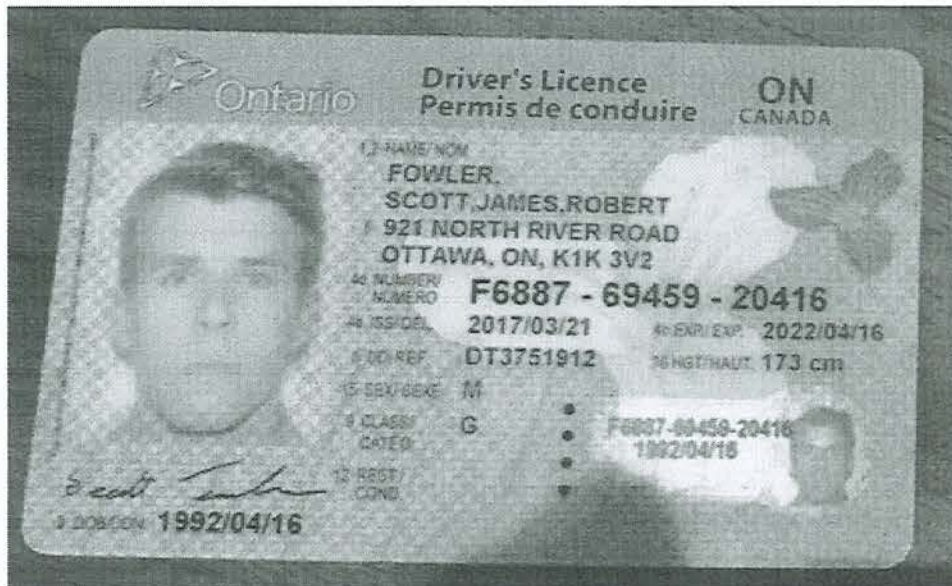
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Number: B7452-50169-26101


Purchaser


Purchaser

Schedule "T"



Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: C12 - Phase 6
Model: #120, Huntley, Rev
Date: January 25, 2021

Purchaser: Scott Fowler
Purchaser: Lysa Brisson

Schedule "W2"

NON RESILIENT FLOORING WAIVER
for

HARDWOOD FLOORING

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes (2019) Limited recommends strongly against the use of hardwood flooring in unconventional areas of the home such as the kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

It is for this reason that VALECRAFT HOMES (2019) LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder's recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/we, Scott Fowler & Lysa Brisson have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: PLACE ST THOMAS 6

LOT NO: C12

X Scott Fowler
(Signature)

January 25, 2022
(Date)

X Lysa Brisson
(Signature)

January 25, 2022
(Date)



Valecraft
Homes (2019) Limited

Rhythm Collection

All Models
UPGRADE



DINING ROOM

SAN-A51065-11
28" Wide x 20" High
Bulbs: 5 x A19 LED Bulb



BREAKFAST / DINETTE

SAN-A51063-11
22" Wide x 18" High
Bulbs: 3 x A19 LED Bulb



STAIRWELL / HIGH CEILING

(Plan Permitting)
SAN-A51053-11
17" dia. x 23" High
Bulbs: 3 x A19 LED Bulb



ENTRY

SAN-A51042-11
13" dia. x 10" High
Bulbs: 2 x A19 LED Bulb



ENTRY / HALL / LAUNDRY / BEDROOMS / BATH CEILING / DEN / STUDY / FINISHED BASEMENT AREAS

(Plan Permitting)
SAN-A51032-11
13" dia. x 6" High
Bulbs: 2 x A19 LED Bulb



KITCHEN / MASTER BEDROOM

SAN-A51033-11
19" dia. x 9" High
Bulbs: 3 x A19 LED Bulb



POWDER ROOM VANITY

(Plan Permitting)
SAN-A51012-11
16" Wide
Bulbs: 2 x A19 LED Bulb
Can be mounted up or down



BATHROOM VANITY

SAN-A51013-11
25" Wide
Bulbs: 3 x A19 LED Bulb
Can be mounted up or down



PANTRY / CLOSET

FM-MS60-0510-4K-WH
6" dia.
LED C/W motion sensor
(no wall switch when this fixture is used)



FRONT / BACK EXTERIOR

(Plan Permitting)
A1101S-BK
4-3/8" Wide x 6-7/8" High x 7-1/8" Ext
Bulb: 1 x A19 LED Bulb



BASEMENT STAIRS / SOFFIT

(Plan Permitting)
AFR4-0930-WH
LED Recessed Light
5" dia.

* All dimensions are approximate.

Project: Place St-Thomas 6

Plan #: 50M-352

Lot: C12 - Phase 6

Model: #120, Huntley, Rev

Purchaser: Scott Fowler

Purchaser: Lysa Brisson

Date: June 17, 2021

Upgrade #: 11





Valecraft
Homes (2019) Limited

Optional Island Pendant Lights

All Models

UPGRADE & PLAN PERMITTING



SOHO
A8011-11
Bulb: 1 x LED Bulb
4" dia. x 6" High



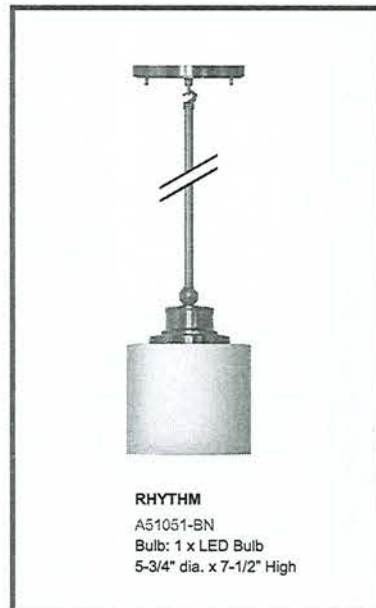
AURORA
A84051-11
Bulb: 1 x LED Bulb
5" dia. x 9" High



BLACK COLLECTION
EGLO-94187A
Bulb: 1 x LED Bulb
6.8" dia.



ROMA
A8001-11
Bulb: 1 x LED Bulb
7" dia. x 6" High



RHYTHM
A51051-BN
Bulb: 1 x LED Bulb
5-3/4" dia. x 7-1/2" High

* All dimensions are approximate.

Project: Place St-Thomas 6

Plan #: 50M-352

Lot: C12 - Phase 6

Model: #120, Huntley, Rev

Purchaser: Scott Fowler


Purchaser: Lysa Brisson

Date: June 17, 2021

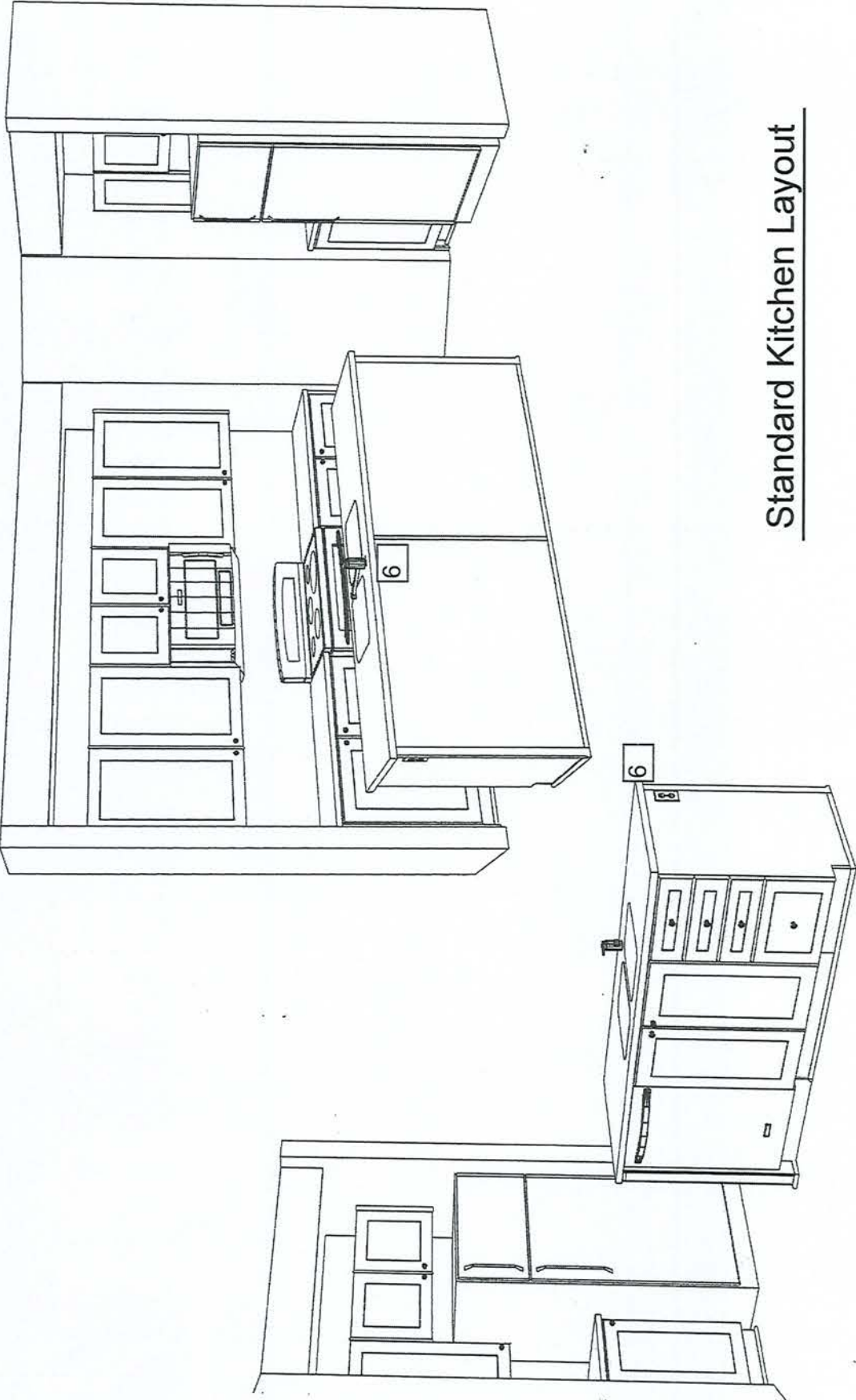
Upgrade #: 11

Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: C12 - Phase 6
Model: #120, Huntley, Rev
Purchaser: Scott Fowler
Purchaser: Lysa Brisson

	Place St. Thomas 6	Date: May 9, 2021
	Plan: 50M-352	
	Lot No: C12	

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




Standard Kitchen Layout

Handwritten signatures and initials in blue ink.

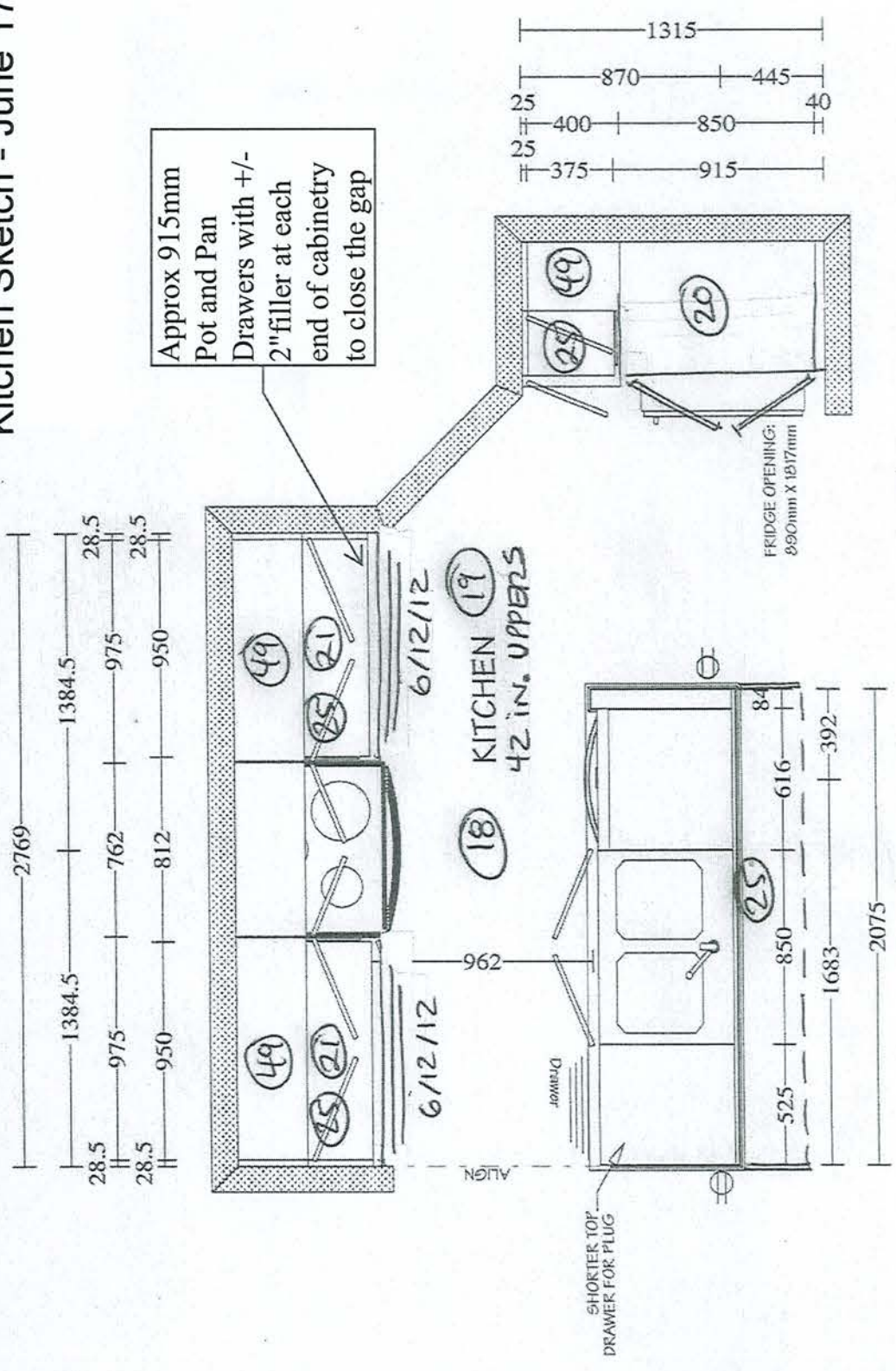
Project: Place St. Thomas 6
 Plan No: 50M-352
 Lot No: C12 - Phase 6
 Model: #120, Huntley, Rev
 Purchaser: Scott Fowler
 Purchaser: Lysa Brisson

ST
 LB

	BUILDER: VALECRAFT	PROJECT: Place St-Thomas PH6	LOT: C-12
	REDESIGN NUMBER:	MODEL: 120 HUNTLEY	
	DONE BY:	DATE: June 17, 2021	

DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS

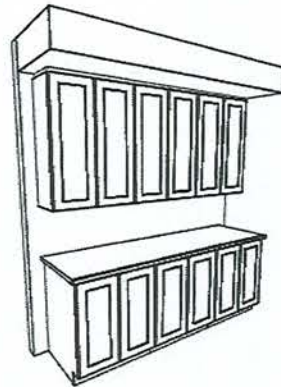
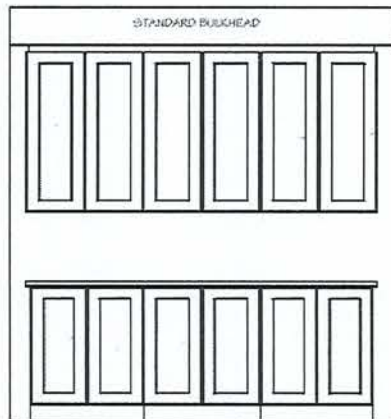
Kitchen Sketch - June 17, 2021



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

UPC9-2A Upgrade #: 19

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



Site: Place St-Thomas 6

Purchaser: Scott Fowler

Plan No: 50M-352

Lot: C12 - Phase 6

Purchaser: Lysa Brisson

Date: June 17, 2021





MODEL 120

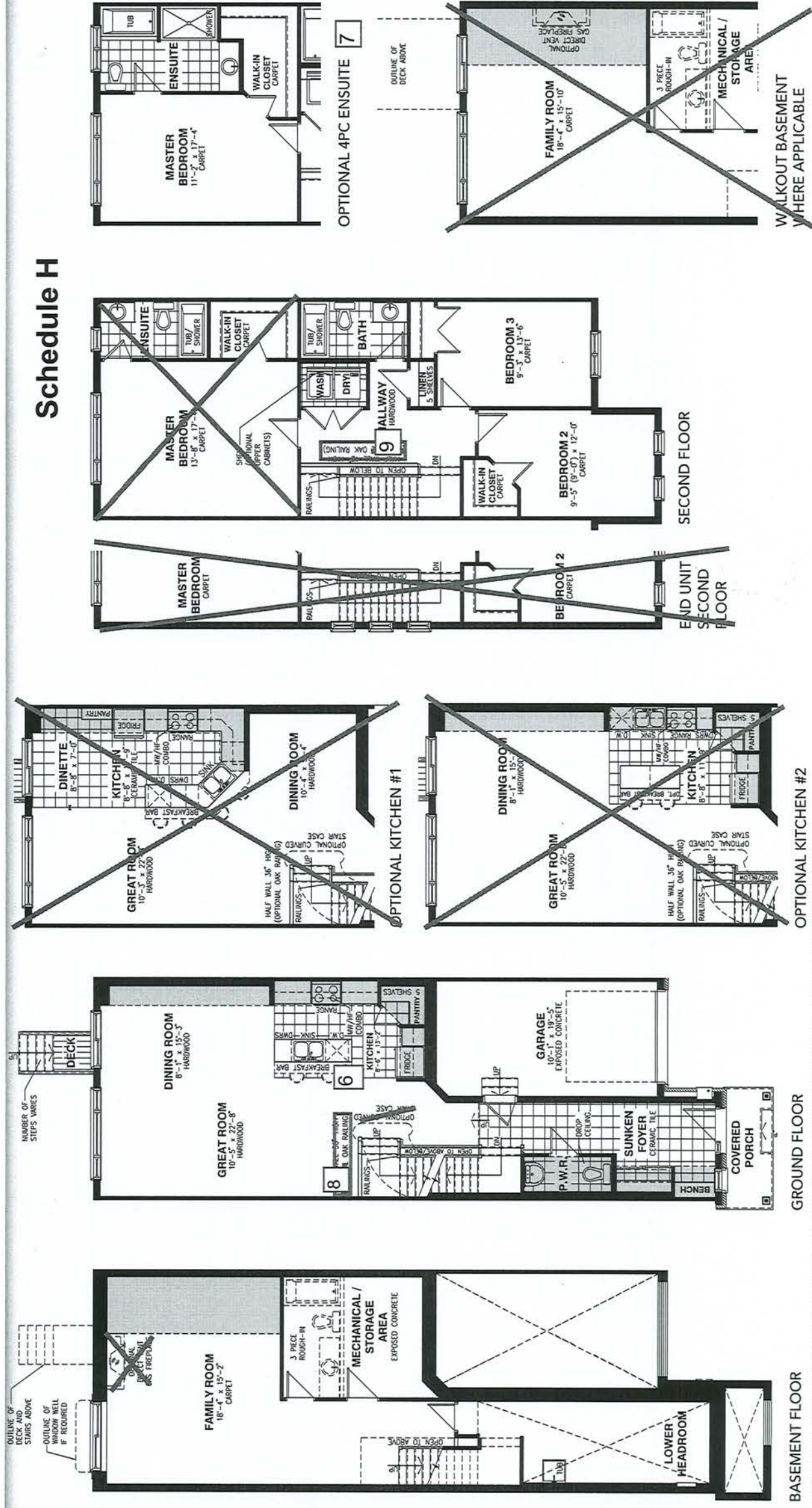
2191 sq.ft
(438 sq.ft)

Purchaser: Scott Fowler

Purchaser: Lysa Brisson

(438 sq.ft. finished basement)

4



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.

01/01/2021



THE HUNTLEY

MODEL 120

2191 sq.ft

(438 sq.ft. finished basement)

Site: Place St-thomas PH6

Plan No.: 50M-352

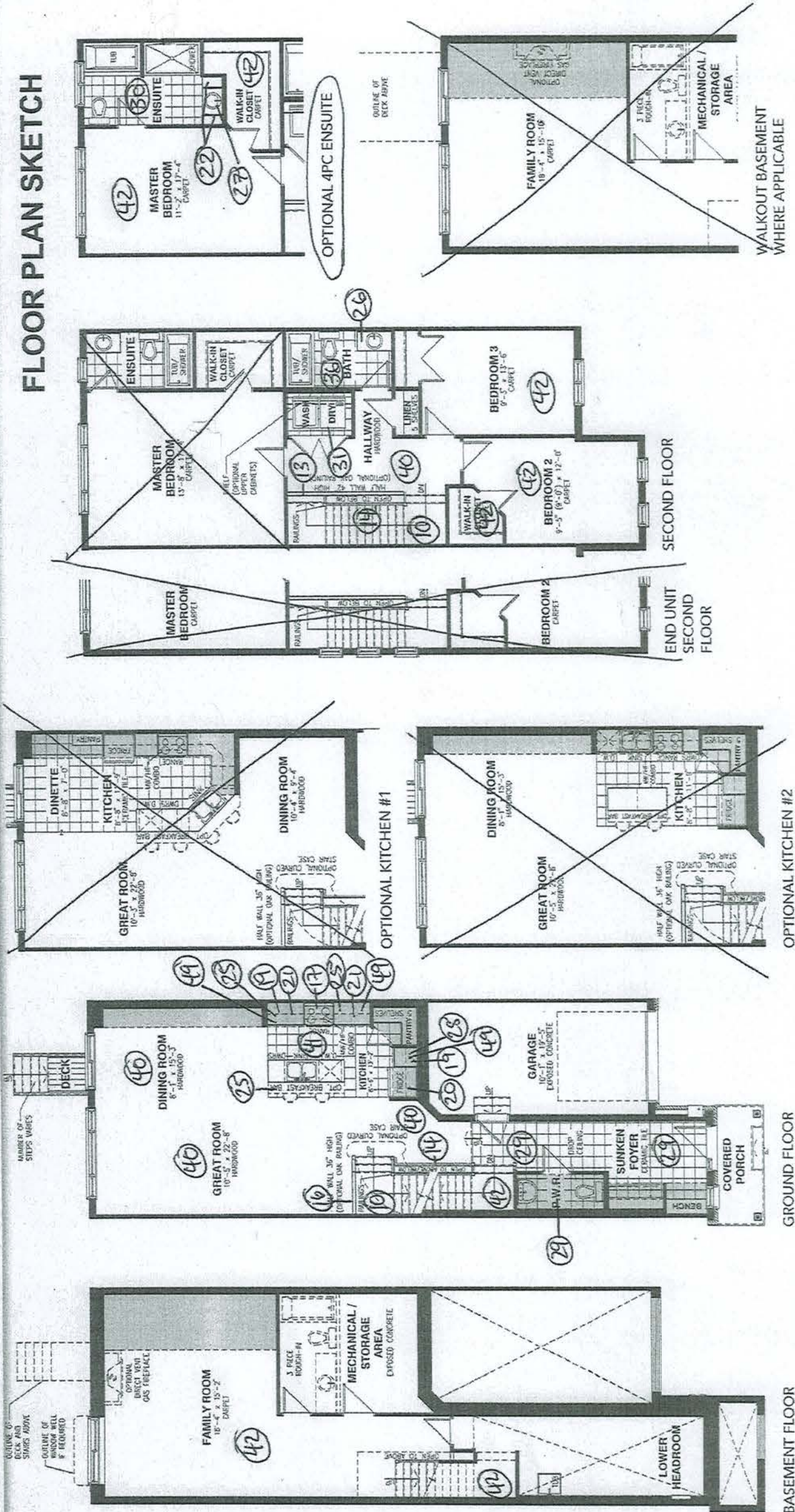
Lot: C-12

Date: June 17, 2021

Purchaser: Scott Fowler

Purchaser: Lysa Brisson

FLOOR PLAN SKETCH



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas. *Model Number of stairs varies due to site creation. All dimensions are approximate. E & O E. Plans, materials and specifications are subject to change without notice. Actual results may vary from the stated floor area.



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

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Estimate No#: OR5862 Rev.02

Customer Copy

Customer: Scott Fowler & Lysa Brisson

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
May 11, 2022
Salesperson: Lot C12 - Spec Unit
Date: Jason Thompson (OR)
05/10/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
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
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	(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
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$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
Garage	1.00	Vacuum Extension Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		\$241.00	\$241.00
Customer Subtotal:					\$727.00
HST:					\$94.51
Total:					\$821.51

*** Total price includes all applicable taxes

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

Handwritten signatures and initials in blue ink.



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

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A handwritten signature in blue ink, appearing to read 'X. Batt', is written over a horizontal line. Below the line is the text 'Customer Signature'.

Customer Signature

January 25, 2022

Date



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

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Estimate No#: SS4601 Rev.01

Customer Copy

Customer: Scott Fowler & Lysa Brisson

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
May 11, 2022
Salesperson: Jason Thompson
Date: 05/07/2021

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	\$120.00	\$120.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$120.00	\$120.00
Family Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	C	\$120.00	\$120.00
Garage	1.00	15 Amp Separate Circuit Plug Add 15 Amp separate circuit plug for central vacuum	D	\$287.00	\$287.00
Kitchen	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	F	\$129.00	\$129.00
Kitchen	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$941.00	\$941.00
Kitchen	1.00	Single Pole Switch Single Pole Switch for kitchen potlights	G	\$105.00	\$105.00
Great Room	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	H	\$1,397.00	\$1,397.00
Great Room	1.00	Single Pole Switch Single Pole Switch for great room potlights	H	\$105.00	\$105.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	I	\$	\$0.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlights (AFR4-0930-WH) above shower - on added switch	J	\$238.00	\$238.00
Ensuite Bath	1.00	Single Pole Switch Single Pole Switch	J	\$105.00	\$105.00

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

Handwritten initials: SF, JB, and a signature.



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

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*** Total price includes all applicable taxes

Customer Subtotal:	\$3,667.00
HST:	\$476.71
Total:	\$4,143.71

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 25, 2022

Date

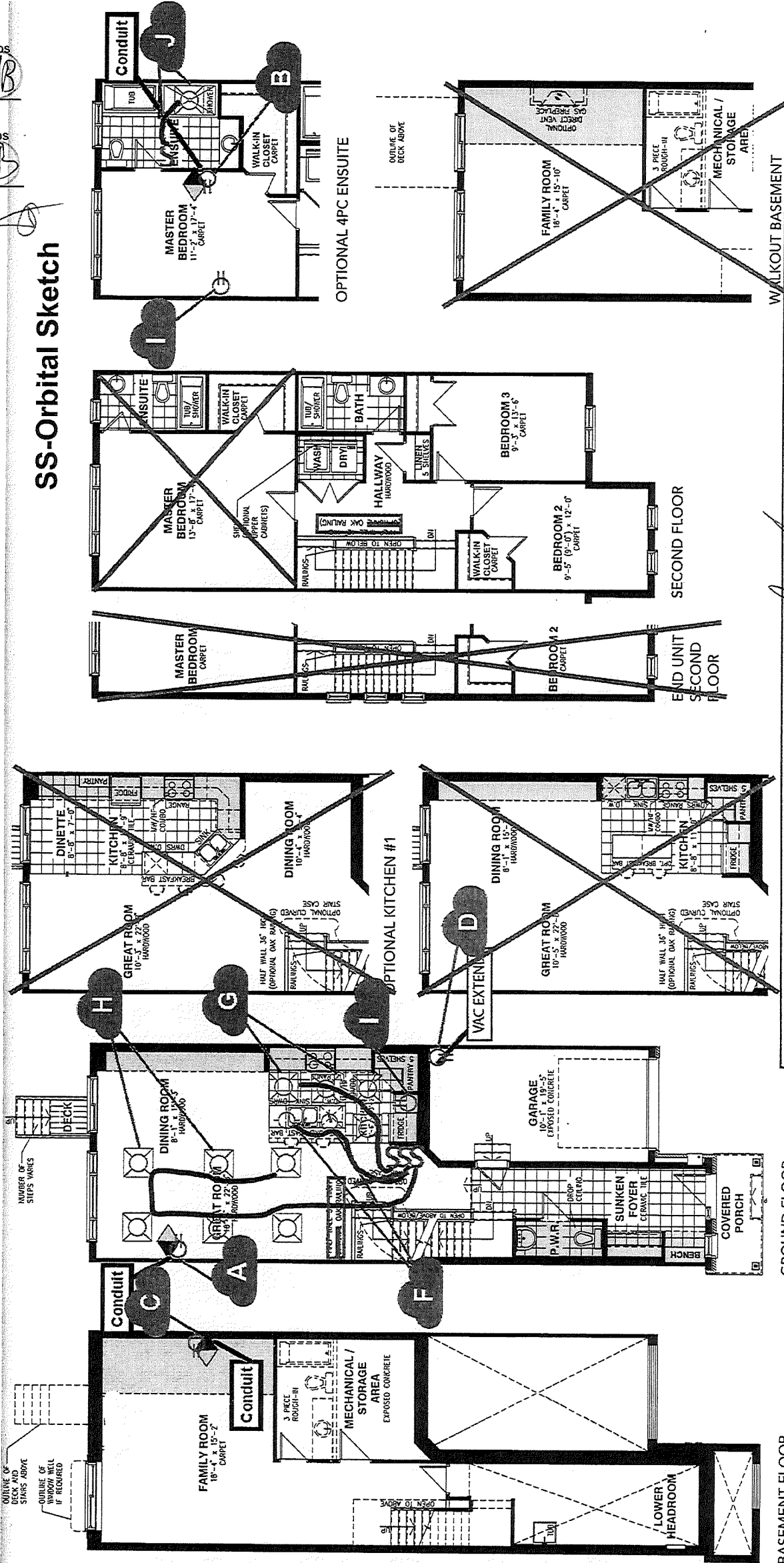


THE HUNTLEY

MODEL 120
2191 sq.ft
(438 sq.ft. finished basement)

Site: Place St. Thomas 6
Plan No.: 50M-352
Lot: C12 - Phase 6
Date: May 10, 2021

Purchaser: Ramin Khaleyl
Purchaser: Arveen Khaleyl
Purchaser: Lyssa Brisson



SS-Orbital Sketch

GROUND FLOOR

BASEMENT FLOOR

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. E. & O.E., plans, materials and specifications are subject to change.

CUSTOMER ACCEPTANCE *[Signature]* DATE January 25, 2022