

SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

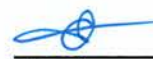
1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation 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 \$535,359.06. 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 18 day of January, 2022

X 
PURCHASER

VALECRAFT HOMES (2019) LIMITED

X 
PURCHASER

PER: 

January 25, 2022
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: A02

SCHEDULE "M-2"
Completed Inventory Home

LOT: A02 PLAN: 50M-352 SITE: PLACE ST THOMAS 6

MODEL: 140 Green Reverse CLOSING DATE: March 1, 2022

SCHEDULE "M-2" to the Agreement of Purchase and Sale between VALECRAFT HOMES
(2019) LIMITED, Vendor and Zaccharie Chartrand & Emerald Martin
Purchaser (s).

The Purchaser(s) acknowledge and understand that they are purchasing a completed Inventory Home and agree that all finishings will remain as selected and installed by the Vendor.

As such the Purchaser(s) agree that no repair or remediation shall be carried out by the Vendor in regards to normal wear and tear and/or minor scratches and blemishes to interior finishes including, but not limited to, hardwood flooring, ceramic floor tiles, countertops, and all painting finishes.

Dated at Ottawa, ON this 18 day of January, 2022

[Signature]
Witness

X [Signature]
Purchaser

[Signature]
Witness

X [Signature]
Purchaser

VALECRAFT HOMES (2019) LIMITED

[Signature]

PER
January 25, 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 Zaccharie Chartrand & Emerald Martin
Purchaser (s).

Dated at Ottawa, ON this 18 day of January, 2022

[Signature]
Witness

X [Signature]
Purchaser

[Signature]
Witness

X [Signature]
Purchaser

PROJECT: PLACE ST THOMAS 6

LOT: A02

VALECRAFT HOMES (2019) LIMITED

[Signature]
PER

January
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Zaccharie Chartrand

Business Address: 550 - 1335 Carling Ave., Ottawa ON K1Z 8N8

Business Telephone Number: 613-725-5000

Home Address: Apt 606 - 27 Henderson Ave., Ottawa ON K1N 7P3

Home Telephone Number: 613-863-8871

Occupation: Physiotherapist - TMJ Physio Clinic

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: C3240-79159-41020


Purchaser


Purchaser

(2) Full Name: Emerald Martin

Business Address: 161 Elgin St., Ottawa ON K1Z 8N8

Business Telephone Number: 613-239-1200

Home Address: 4041 Kilmer Dr., Burlington ON L7M 5A6

Home Telephone Number: 905-407-0040

Occupation: Case Management Coordinator

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)

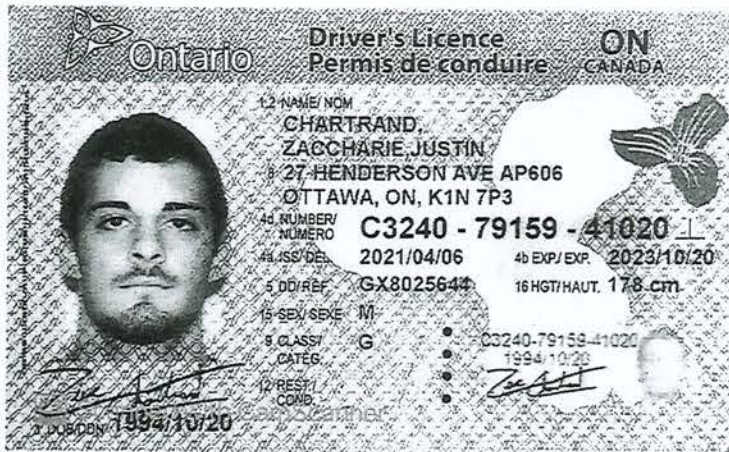
Type: Driver's Licence

Number: M0691-22359-46020


Purchaser


Purchaser

Schedule "T"



Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: A02 - Phase 6
Model: #140, Green, Rev
Date: January 18, 2022

Purchaser: Zaccharie Chartrand
Purchaser: Emerald Martin

em zc

ZACCHARIE CHARTRAND

1, TEL: (613) 863-8871
266 NELSON ST
OTTAWA ON K1N 7R8

SIGNATURE

091

DATE 2022-01-22
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd.

\$ 5000.00⁰⁰

Five thousand dollars

100 DOLLARS

Security features
included.
Details on back.



ROYAL BANK OF CANADA
AIRPORT & STOCKDALE BRANCH
925 STOCKDALE RD. MAIN FLR.
NORTH BAY, ON P1B 9N5

MEMO

Home deposit 783 Namer Street

Zac Chartrand

⑈091⑈ ⑆03452⑈003⑆510⑈954⑈1⑈

Project: Place St. Thomas 6
Plan No: 50M-352 Lot No: A02
Model: 140 Green Rev. Date: Jan 22, 2022
Purchaser: Zaccharie Chartrand
Purchaser: Emerald Martin