

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

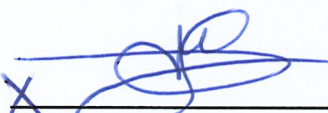
Vendor

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 \$708,318.58. 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 March, 2022



 PURCHASER

VALECRAFT HOMES (2019) LIMITED

 PURCHASER



 PER:

March 8, 2022

 DATE:

PROJECT: PLACE ST THOMAS 6 LOT: 10

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 Paulette Flore Dongmo Kahou

Purchaser (s).

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



Witness



Purchaser


Witness

Purchaser

PROJECT: PLACE ST THOMAS 6

LOT: 10

VALECRAFT HOMES (2019) LIMITED



PER

March 8, 2022

DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Paulette Flore Dongmo Kahou

Business Address: 339 Wilbrod St., Ottawa Ontario K1N 6M4

Business Telephone Number: 613-241-0988

Home Address: 144-A rue Brian, Gatineau, Quebec J8P 4R8

Home Telephone Number: 514-649-1894

Occupation: Teacher - Pavillon Francojeunesse

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: Permis de Conduire

Number: D5257-290477-07



Purchaser

Purchaser

(2) Full Name: _____

Business Address: _____

Business Telephone Number: _____

Home Address: _____

Home Telephone Number: _____

Occupation: _____

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)

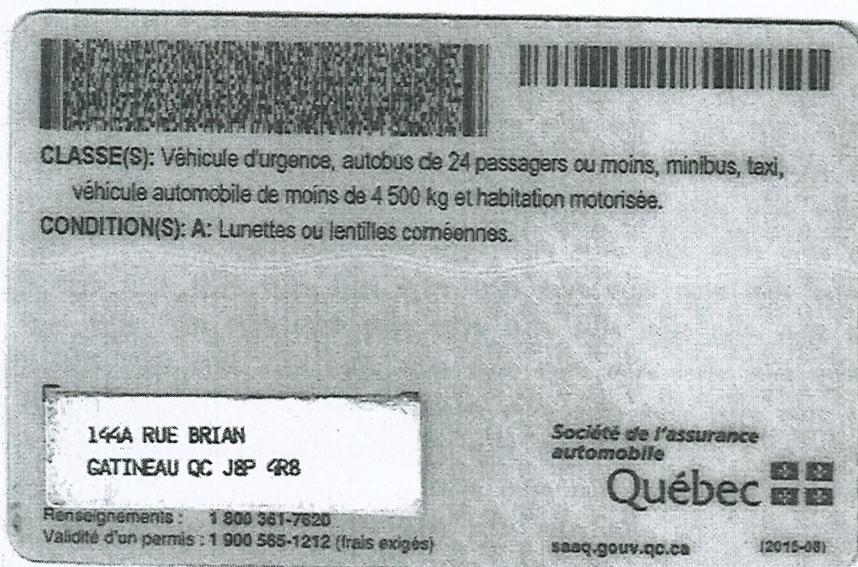
Type: _____

Number: _____

Purchaser

Purchaser

Schedule "T"



Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: 10 - Phase 6
Model: #826 "A" Std Bradley 3Bed
Date: March 6, 2022

Purchaser: Paulette Flore Dongmo Kahou





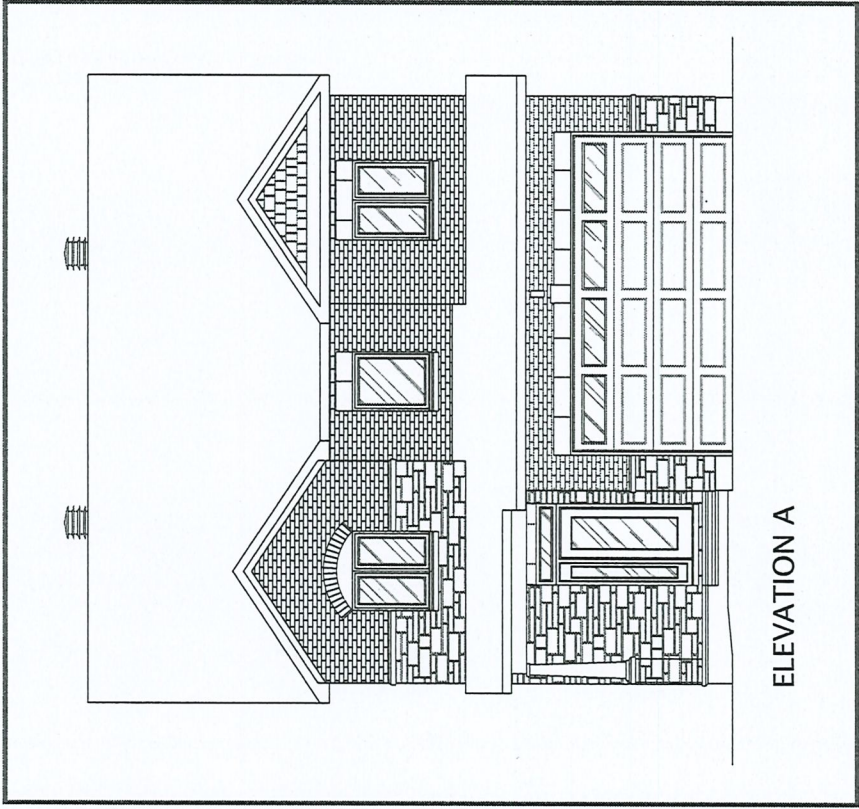
THE BRADLEY

MODEL 826

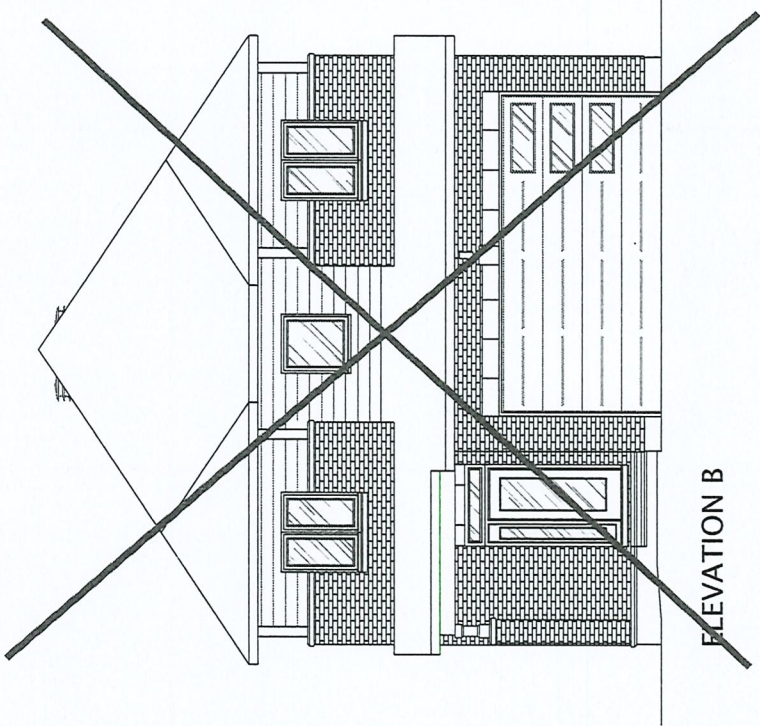
2183 sq.ft. or 2376 sq.ft.

Site: Place St. Thomas 6 Purchaser: Paulette Flore Dongmo Kahou
Plan No.: 50M-352
Lot: 10 - Phase 6 Purchaser: _____
Date: March 6, 2022

Schedule H



ELEVATION A



ELEVATION B

DXPP



Valecraft.com

*Rendering is an artist concept only. Not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. E & O E 01/20/2021-2

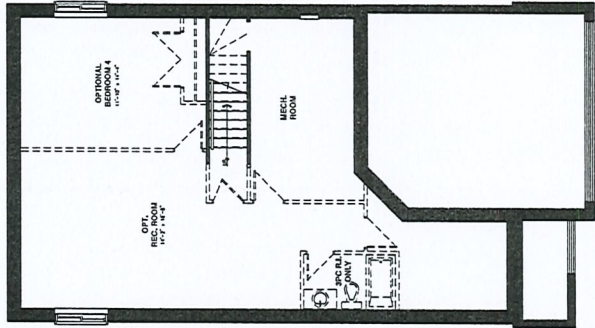


THE BRADLEY

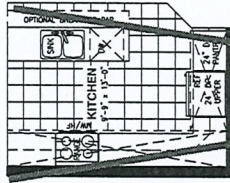
MODEL 826

2183 sq.ft. or 2376 sq.ft.

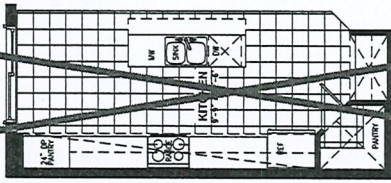
Site: Place St. Thomas 6 Purchaser: Paulette Flore Dongmo Kahou
Plan No.: 50M-352
Lot: 10 - Phase 6 Purchaser: _____
Date: March 6, 2022



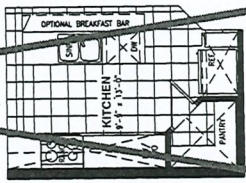
BASEMENT FLOOR



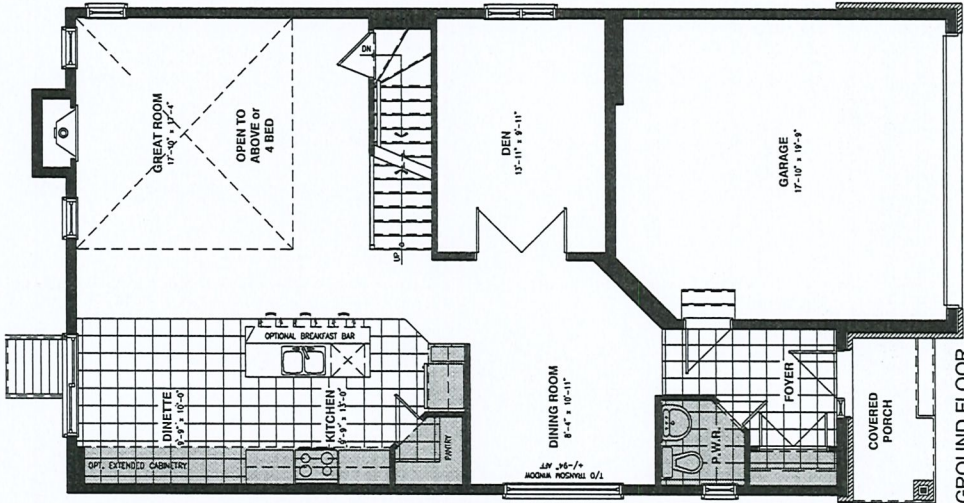
OPTIONAL KITCHEN #1



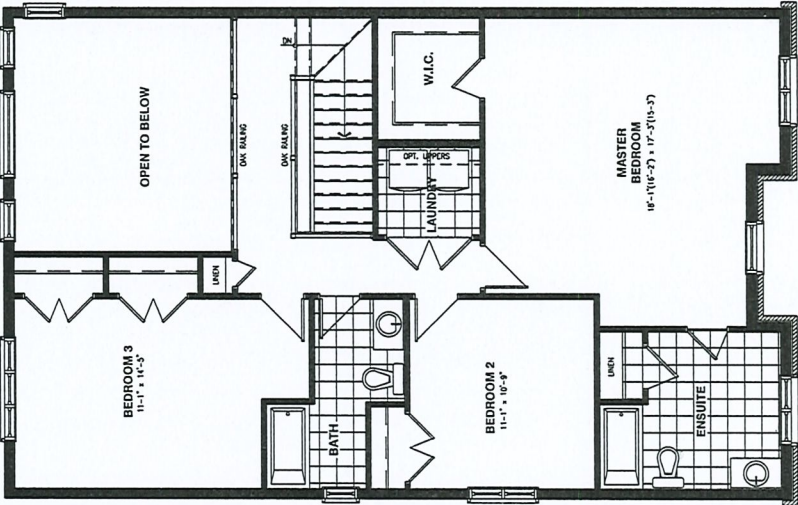
OPTIONAL KITCHEN #2



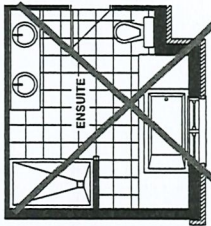
OPTIONAL KITCHEN #3



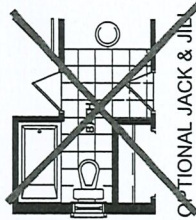
GROUND FLOOR



SECOND FLOOR - 3 BEDROOMS - ELEVATION A



OPTIONAL 5PC ENSUITE



OPTIONAL JACK & JILL

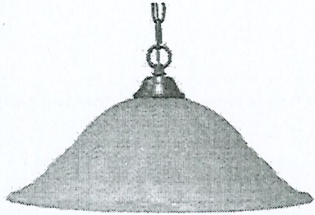
Schedule H



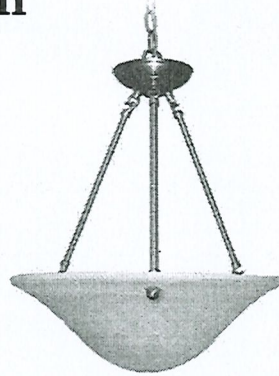
Valecraft
Homes (2019) Limited

Roma Collection

All Models
STANDARD



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



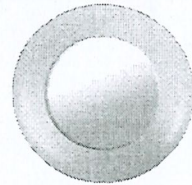
DINING ROOM / STAIRWELL / HIGH CEILINGS
A3016ch-11
Bulbs: 3 x A19 LED Bulb



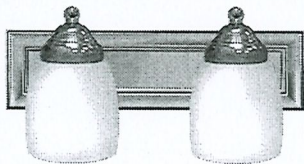
**ENTRY / HALL / LAUNDRY / BEDROOMS /
DEN / STUDY / BATH CEILING / KITCHEN SINK /
FINISHED BASEMENT AREAS**
(Plan Permitting)
A3012-11
12" dia.
Bulbs: 2 x A19 LED Bulb



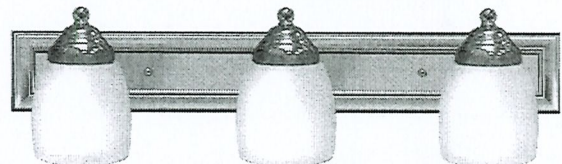
KITCHEN / MASTER BEDROOM
(Plan Permitting)
A3016-11
16" dia.
Bulbs: 3 x A19 LED Bulb



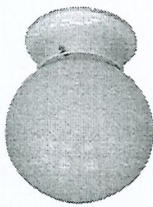
BASEMENT STAIRS / SOFFIT
AFR4-0930-WH
LED Recessed Light
5" dia.



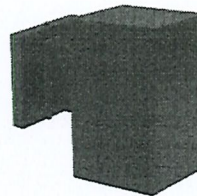
POWDER ROOM VANITY
(Plan Permitting)
A16012-7
14" Wide
Bulbs: 2 x A19 LED Bulb



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: 10 - Phase 6

Model: #826 "A" Std Bradley 3Bed

Purchaser: Paulette Flore Dongmo Kahou

Purchaser: _____

Date: March 6, 2022

Upgrade #: Standard



Invitation to Walkthrough

Purchaser's name: Paulette Flore Dongmo Kahou Lot no: 10 Plan #: 50M-352
Purchaser's name: _____ Project: PLACE ST THOMAS 6
Home Phone: 514-649-1894 Model: 826 "A" Bradley 3Bed Std
Work Phone: 613-241-0988 Closing Date: March 30, 2023
E-Mail (1): florebibi@yahoo.fr E-Mail (2): _____

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: March 6, 2022

Signature _____

Date: March 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: March 6, 2022

Signature _____

Date: March 6, 2022

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

Time scheduled: _____ Date & Time: _____