

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 \$382,676.96. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8. Due to maximum allowance of GST/HST Rebate, Purchaser acknowledges that an additional cost of \$2,646.83 representing the difference between GST/HST actually payable on the transaction and GST/HST calculated at 5.2% shall be incurred and payable on closing.
9. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at EMBRUN this 5 day of January, 20 20

James Hanel
PURCHASER

VALECRAFT HOMES (2019) LIMITED

[Signature]
PURCHASER

[Signature]
PER:

January 13, 2020
DATE:

PROJECT: Place St. Thomas 3 LOT: 22

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 Tammy Hamelin & Yvon Pinet
Purchaser (s).

Dated at EMBRUN this 5 day of January, 20 20

[Signature]
Witness

[Signature]
Purchaser

[Signature]
Witness

[Signature]
Purchaser

PROJECT: Place St. Thomas 3

LOT: 22

VALECRAFT HOMES (2019) LIMITED

[Signature]
PER

January 13, 2020
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Tammy Hamelin

Business Address: 2100 Thurston Dr., Ottawa ON K1G 4K8

Business Telephone Number: 613-736-6666

Home Address: 102-448 Centenaire St., Embrun ON K0A 1W0

Home Telephone Number: 514-233-7644

Occupation: Accounting/Administrative Assistant

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: H0347-73206-85105



Purchaser



Purchaser

(2) Full Name: Yvon Pinet

Business Address: 2188 Dunning Road, Cumberland ON K4C 1M1

Business Telephone Number: 613-850-2754

Home Address: 102-448 Centenaire St., Embrun ON K0A 1W0

Home Telephone Number: 514-795-5154

Occupation: Operations Manager

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

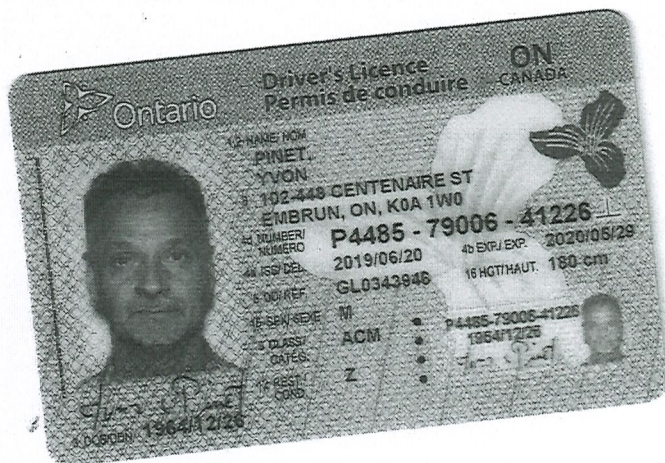
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Purchaser



Purchaser



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Project: PLACE ST. THOMAS 3
Plan No: 50M-338 Lot No: 22 - Phase 3
Model: 1015 "C" Std Date: Jan 5, 2020
Purchaser: Tommy Hamelin
Purchaser: Yvon Pinet

[Handwritten signatures]

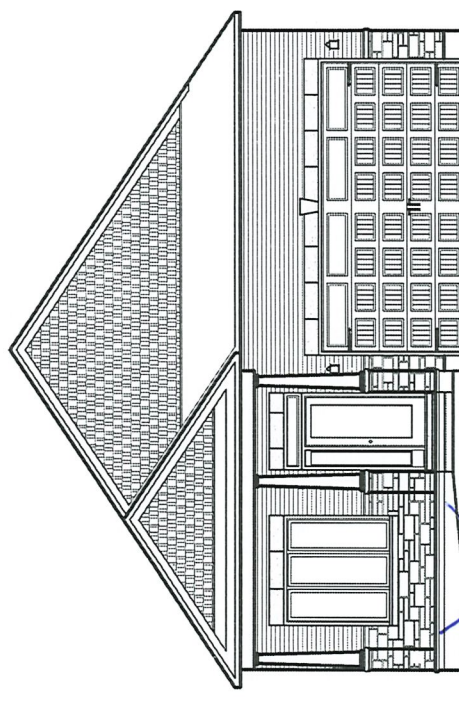


THE MURRY

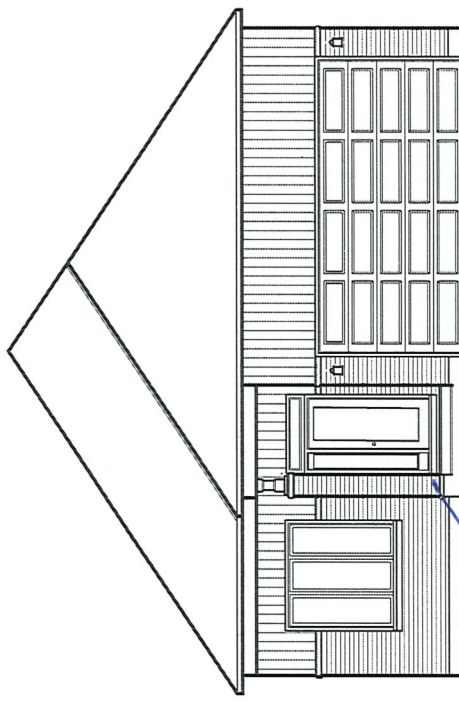
MODEL 1015
1517 SQ. FT.

SCHEDULE H

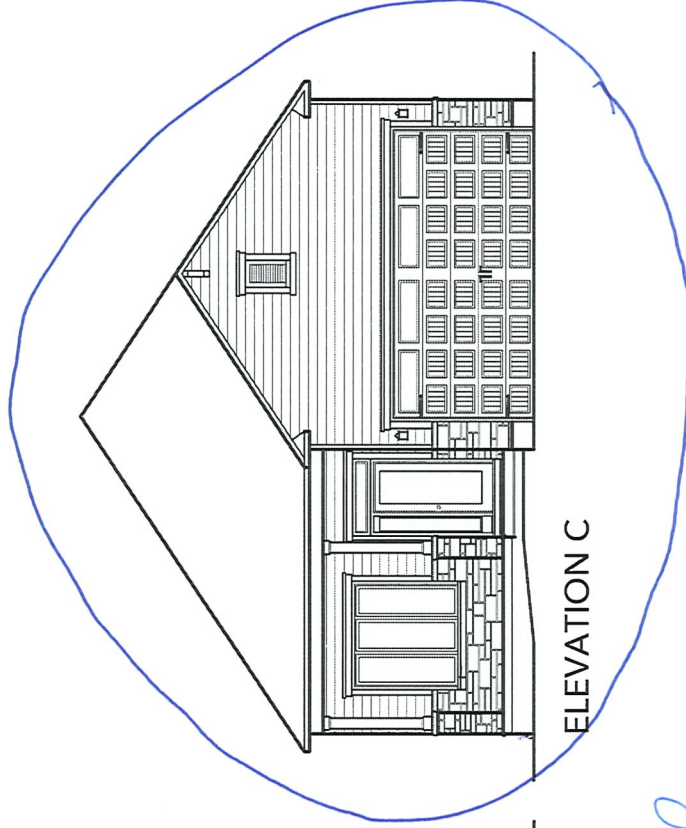
Site:	Place St. Thomas 3	Purchaser:	Tammy Hamelin
Plan No.:	50M-338		
Lot:	22 - Phase 3	Purchaser:	Yvon Pinet
Date:	Jan 5, 2020		



ELEVATION A



ELEVATION B



ELEVATION C

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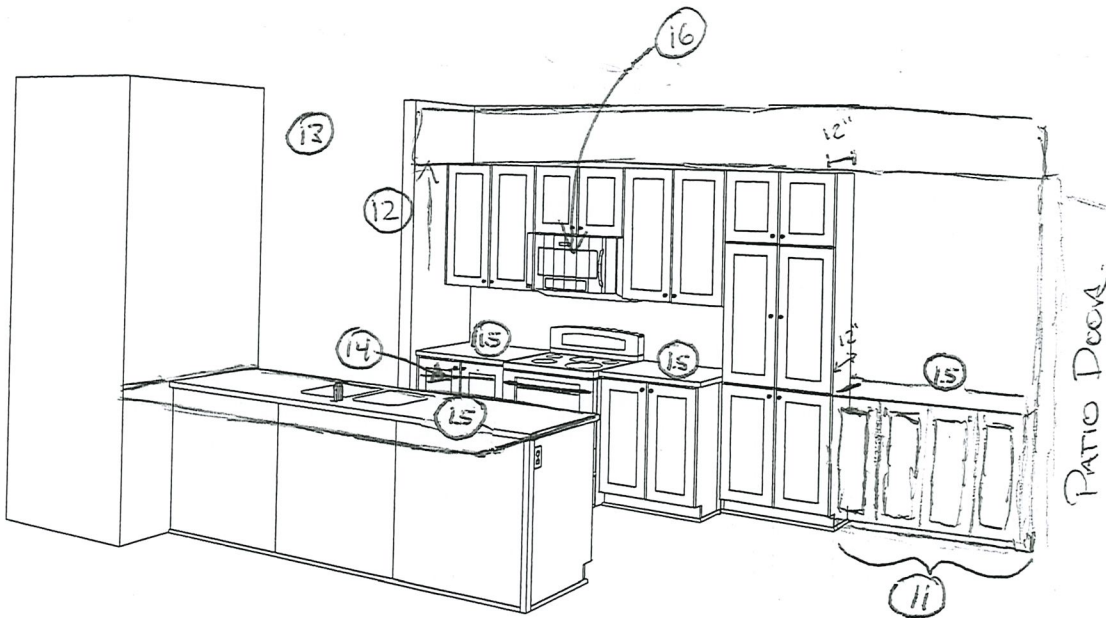
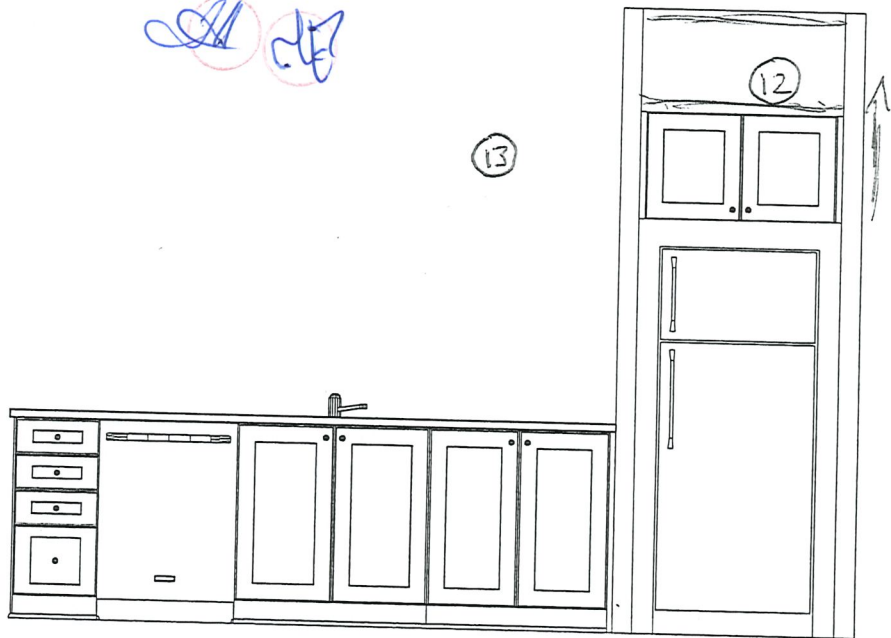
[Handwritten initials]



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 02/20/2019-N

SCHEDULE H



Project: PLACE ST. THOMAS 3
Plan No: 5001-338 Lot No: 22 - Phase 3
Model: 1015 "C" Std Date: Jun 5, 2020
Purchaser: Tommy Hamelin
Purchaser: Yvon Pinet

Two blue ink signatures at the bottom of the page.



THE MURRY

MODEL 1015
1517 SQ. FT.

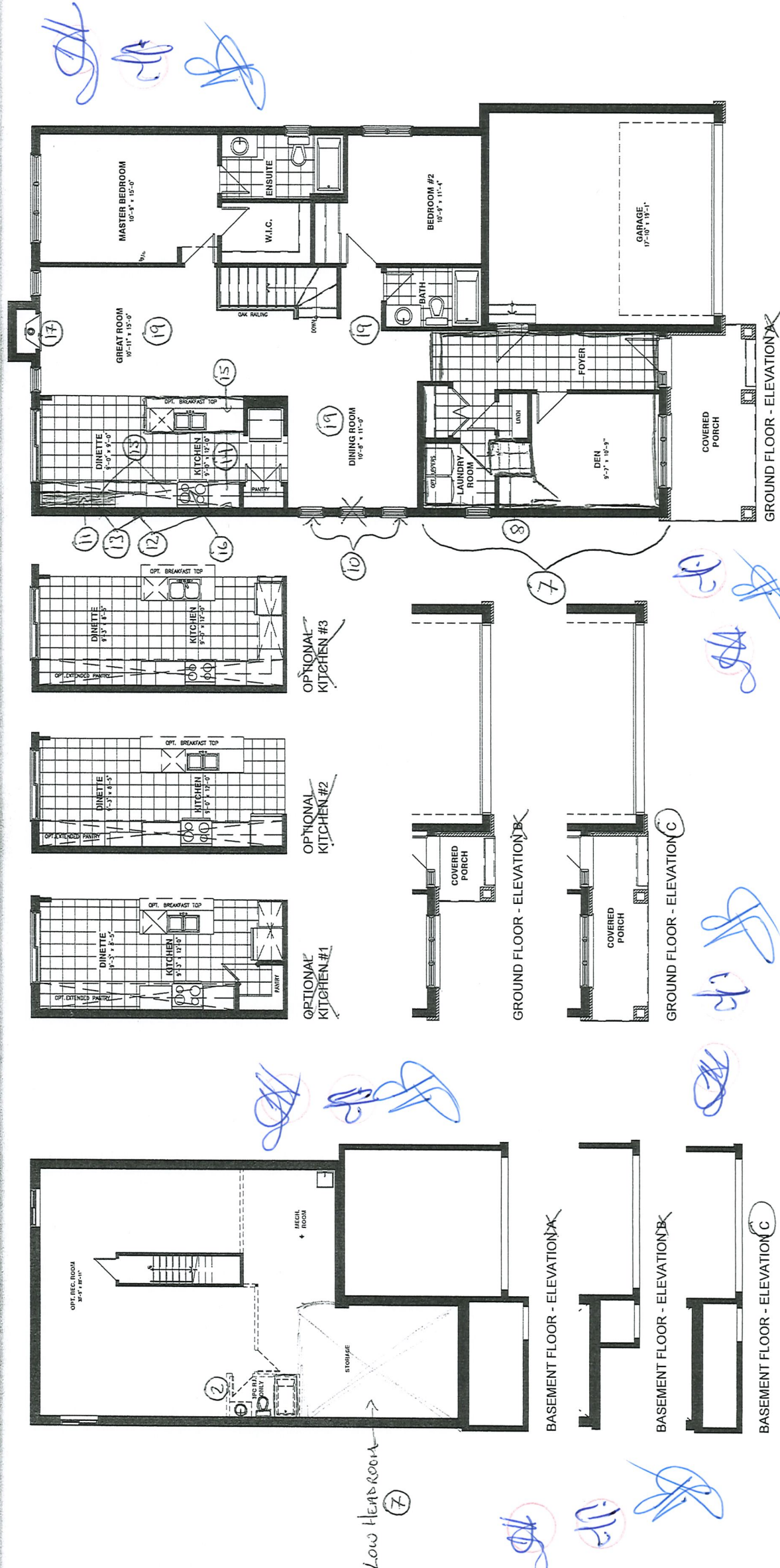
Site: Place St. Thomas 3 Purchaser: Tammy Hamelin

Plan No.: 50M-338

Lot: 22 - Phase 3 Purchaser: Yvon Pinet

Date: Jan 5, 2020

SCHEDULE H



All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, 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. E & O.E. 06/03/2019



Valecraft
Homes (2019) Limited

Roma Collection Standard Silver Package



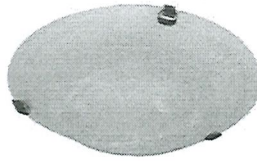
SAN-A3016P-11
Brushed Nickel Finish
Marbled Glass
Bulb: 1 x LED
• Breakfast / Dinette



SAN-A3016ch-11
Brushed Nickel Finish
Marbled Glass
Bulbs: 3 x LED
• Dining Room
• Stairwell
• 2 storey foyer (Plan Permitting)



SAN-A3012-11
Brushed Nickel
Marbled Glass
12"W
Bulbs: 2 x LED
• Entry
• Hallway
• Bedrooms
• Den / Study / Office / Flex Room
• Finished Basement
• Laundry Room



SAN-A3016-11
Brushed Nickel
Marbled Glass
16"W
Bulbs: 3 x LED
• Kitchen Ceiling
• Bedroom with cathedral ceiling (Plan Permitting)



AFR4-0930-WH
LED Potlight
• Basement Stairs
• Soffit over Porch
• Townhome Front Exterior



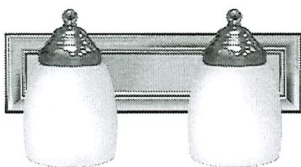
SAN-A1010-6
Bulb: 1 x LED
• Single Home Front Exterior



SAN-A40455-6
Bulb: 1 x LED
• Back Exterior



SAN-A121-11
Bulb: 1 x LED
• Closet / Pantry



SAN-A16012-7
14"W
Bulbs: 2 x LED
• Powder Room Vanity



SAN-A16013-7
24"W
Bulbs: 3 x LED
• Bathroom Vanity

* All dimensions are approximate.

Project: Place St. Thomas 3

Purchaser: Tammy Hamelin

Plan #: 50M-338

Purchaser: Yvon Pinet

Lot: 22 - Phase 3

Date: Jun 5, 2020

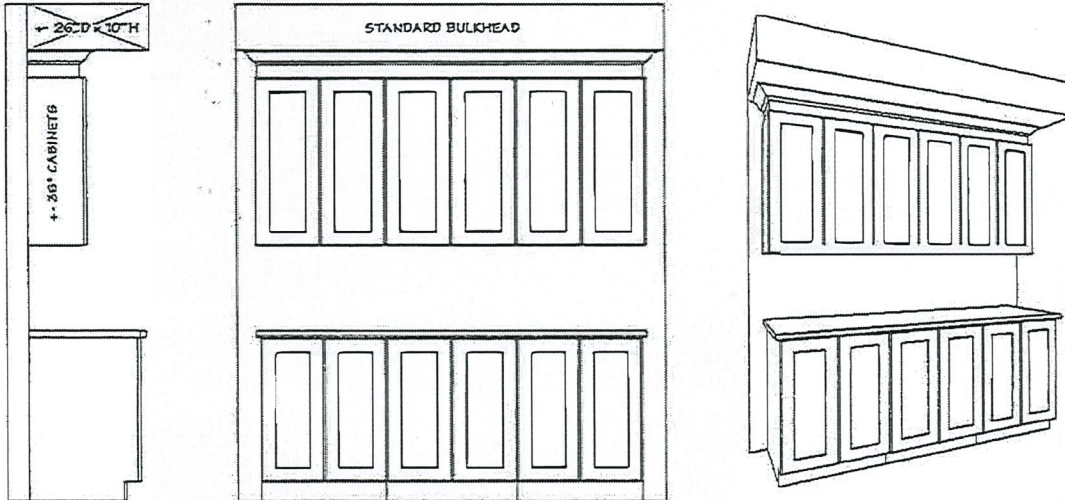
Model: 1015 "C" Std Murry

Upgrade #: Standard

OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & BULKHEAD DETAILS

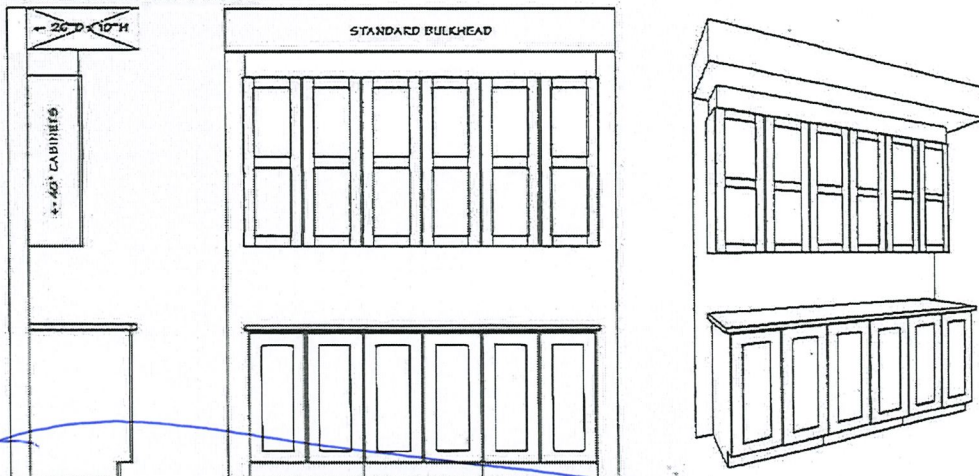
UPC9-1A

- Includes crown moulding & filler detail on upper kitchen cabinetry to standard bulkhead.



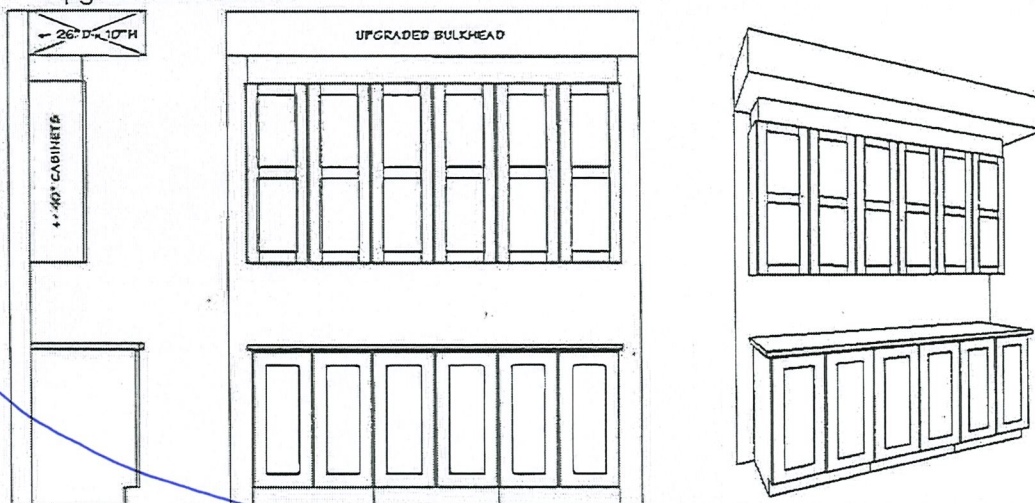
UPC9-2A

- Includes upgrade to 40" uppers with filler detail on upper kitchen cabinetry to standard bulkhead.



UPC9-2B

- Includes upgrade to 40" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



Site: Place St. Thomas 3


Plan No: 50M-338

Lot: 22 - Phase 3

Date: Jan 5, 2020

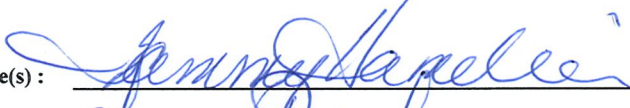
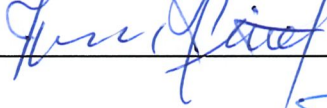

Purchaser: Tammy Hamelin

Purchaser: Yvon Pinet

	EXTERIOR COLOUR CHART					
	Community:	Place St. Thomas 3	Reg'd Plan #:	50M-338	Sales Rep:	A. Bowman
	Lot No:	22 - Phase 3	Civic Address:	585 Strasbourg Street, Embrun ON K0A 1W0		
	Purchaser(s):	Tammy Hamelin			Model Name/#:	Murry #1015
	Purchaser(s):	Yvon Pinet			Elevation:	"C"
				Closing Date:	29-Oct-20	

EXTERIOR PACKAGE NUMBER:	303
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STONE: (IF APPLICABLE)	Permacon Range Margaux Beige
STONE DOOR & WINDOW HEADER & SILL:	Permacon Block SMOOTH FACE Bestway White
BRICK: (IF APPLICABLE)	Permacon Range Margaux Beige
SIDING: (MITTEN)	Ash Corners: Ash
NOVI SHAKE: (IF APPLICABLE)	Gray Black Blend 206
FACIA: (MITTEN - ALUMINIUM)	WHITE 001
SOFFIT & BEAM WRAPS: (MITTEN - ALUMINIUM)	WHITE 001
ALUMINIUM ROOF/WINDOW TRIM: (MITTEN - IF APPLICABLE)	White 001
HARDIE BOARD PANEL: (STUCCO TEXTURE - IF APPLICABLE)	Cobble Stone OR Aged Pewter
ROOFING SHINGLES: (IKO)	Driftwood
EXTERIOR POSTS: (PAINT)	SW 7006 Extra White
EXTERIOR ROOF DETAILS: (PAINT-IF APPLICABLE)	SW 7006 Extra White
EXTERIOR FRONT DOOR: (PAINT)	SW7031 Mega Greige
GARAGE DOOR TRIM: (PAINT)	SW 7006 Extra White
EXTERIOR WINDOWS:	White
GARAGE DOOR: (DOOR COMPANY)	Sandstone
EXTERIOR VENT/PIPE:	White
ALUMINIUM RAILING: (IF APPLICABLE)	White OR Warm Beige
WINDOW SHUTTERS: (RAISED PANEL - IF APPLICABLE)	N/A
NOTES:	

Purchaser's Signature(s) :		Date:	Jan 5/20
Purchaser's Signature(s) :		Date:	01-05-2020
Approved By :		Date:	January 13, 2020