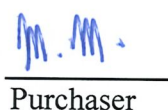


SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

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 \$415,330.26. 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 \$5,291.75 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 14 day of January, 20 20

Michael Mills
PURCHASER

VALECRAFT HOMES (2019) LIMITED

Vivale Mills
PURCHASER

[Signature]
PER:

January 15, 2020
DATE:

PROJECT: Place St. Thomas 3 LOT: 21

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 Michael Mills & Nicole Mills
Purchaser (s).

Dated at Embrun this 14 day of January, 20 20

[Signature]
Witness

Michael Mills
Purchaser

[Signature]
Witness

Nicole Mills
Purchaser

PROJECT: Place St. Thomas 3

LOT: 21

VALECRAFT HOMES (2019) LIMITED

[Signature]
PER

January 15, 2020
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Michael Mills

Business Address: N/A

Business Telephone Number: N/A

Home Address: 233 Rue De L'Atmosphere, Gatineau QC J9A 3P1

Home Telephone Number: 819-778-2795

Occupation: Retired

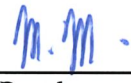
Identity Verification (Original of one of the following seen by Vendor)

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Permis De Conduire

Number: M4206-031151-08


Purchaser


Purchaser

(2) Full Name: Nicole Mills

Business Address: N/A

Business Telephone Number: N/A

Home Address: 233 Rue De L'Atmosphere, Gatineau QC J9A 3P1

Home Telephone Number: 819-778-2795

Occupation: Retired

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: M4206-081153-04


Purchaser


Purchaser

Québec  **Permis de conduire**

M4206-031151-08 

1 **MILLS**
2 **MICHAEL L**
3 Date de naissance (A-M-J) : **1951-11-03**
4 **233 RUE DE L'ATMOSPHERE**
5 **GATINEAU**
6 **(QC) J9A 3P1**

7 Sexe : **M**
8 Classe(s) : **5**
9 Cond. : **A**
10 Taille (cm) : **178**
11 Mention(s) : **Aucune**
12 Yeux : **BLEU**
13 N° de référence : **PE0Q37B8W**
14 Valable le : **2015-08-26** 15 Expire le : **2023-11-03**
Paiement exigé chaque année à votre date anniversaire de naissance


Michael Mills

M-M-

mm

Québec  **Permis de conduire**

M4206-081153-04 

1 **MILLS**
2 **NICOLE**
3 Date de naissance (A-M-J) : **1953-11-08**
4 **233 RUE DE L'ATMOSPHERE**
5 **GATINEAU**
6 **(QC) J9A 3P1**

7 Sexe : **F**
8 Classe(s) : **5**
9 Cond. : **Aucune**
10 Taille (cm) : **160**
11 Mention(s) : **Aucune**
12 Yeux : **PERS**
13 N° de référence : **PEUU780SY**
14 Valable le : **2017-08-21** 15 Expire le : **2025-11-08**
Paiement exigé chaque année à votre date anniversaire de naissance


نائلة ميلز

Project: Place St. THOMAS 3
Plan No: 50M-338 Lot No: 21-Phase 3
Model: 1015 "cust" Std Date: Jan 14, 2020
Purchaser: Michael Mills
Purchaser: Nicole Mills

mm *M-M-*

SCHEDULE H

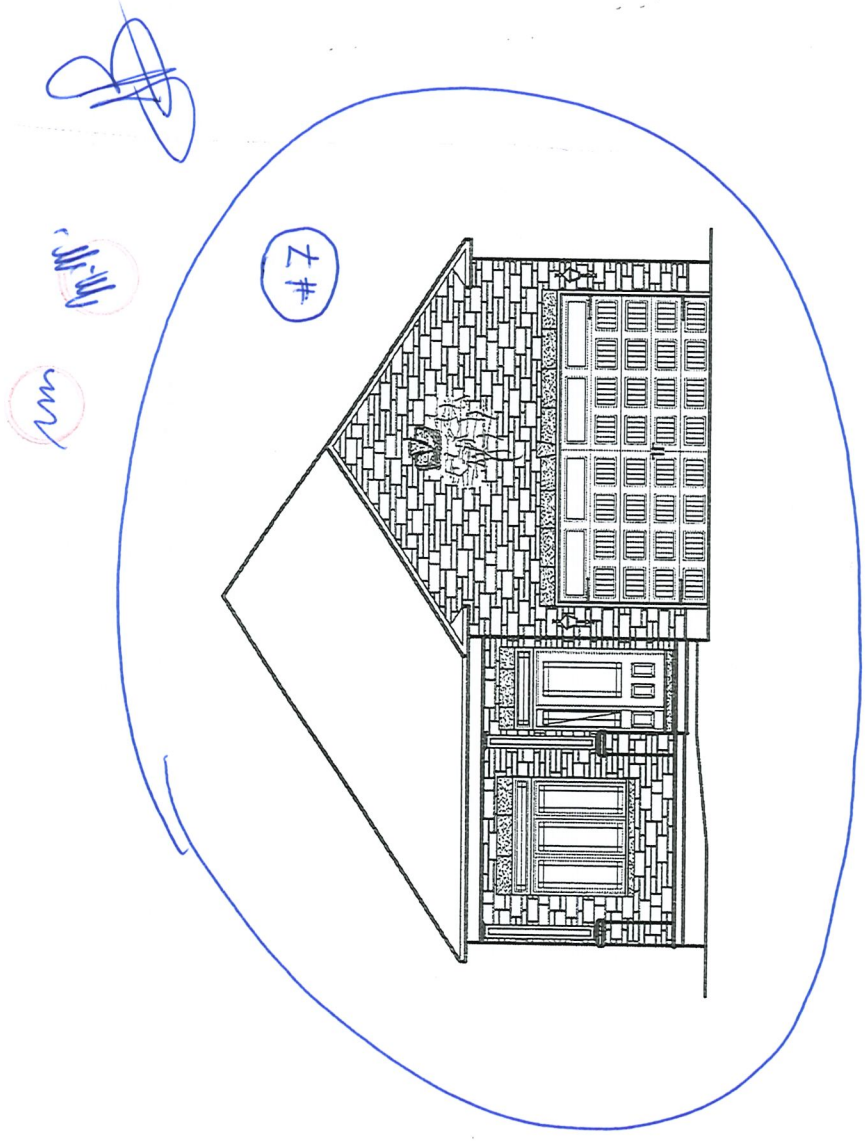


THE MURRY

MODEL 1015

1517 SQ. FT.

Site: Place St. Thomas 3 Purchaser: Michael Mills
Plan No.: 50M-338
Lot: 21 - Phase 3 Purchaser: Nicole Mills
Date: January 14, 2020



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

Hand-drawn floor plan of a kitchen. The layout includes a main kitchen area with a sink, stove, and refrigerator, and a separate section labeled "garage" with a door. The plan is annotated with handwritten notes and measurements:

- Top Section (Garage/Entry):**
 - Label: "garage" with an arrow pointing to a door.
 - Measurements: "13' 0\"/>



SCHEDULE H

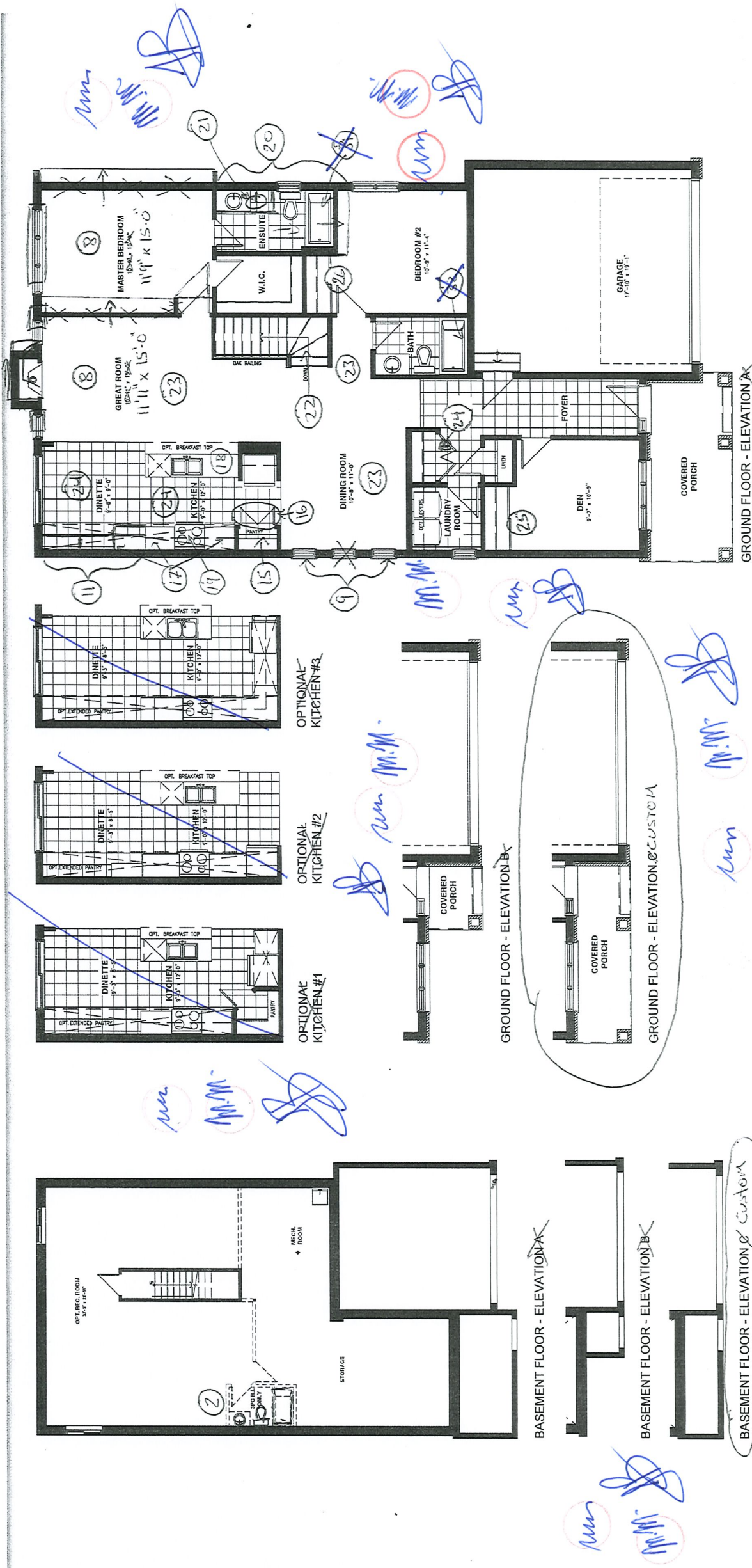


THE MURRY

MODEL 1015
1517 SQ. FT.

Site: Place St. Thomas 3
Plan No.: 50M-338
Lot: 21 - Phase 3
Date: January 14, 2020

Purchaser: Michael Mills
Purchaser: Nicole Mills

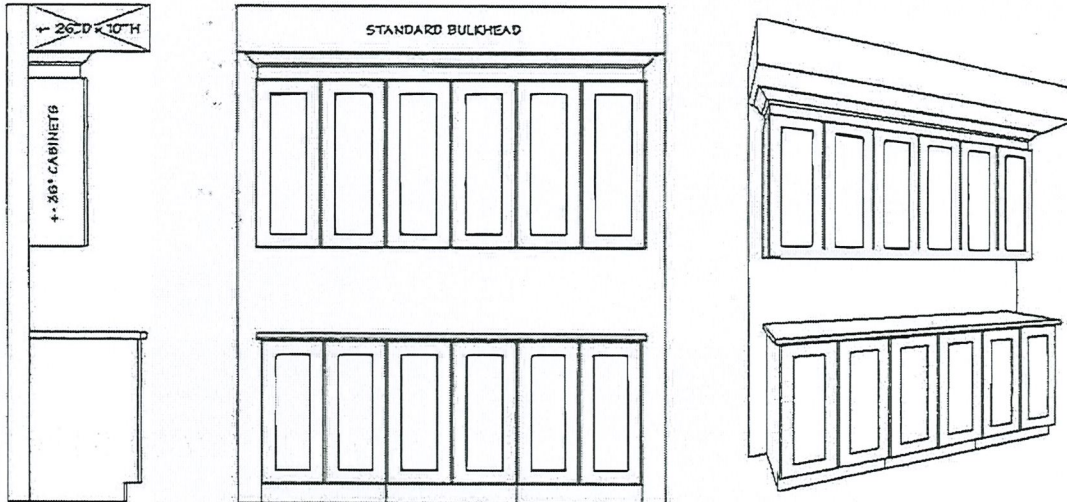


All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading. E & O.E. 06/03/2019

OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & BULKHEAD DETAILS

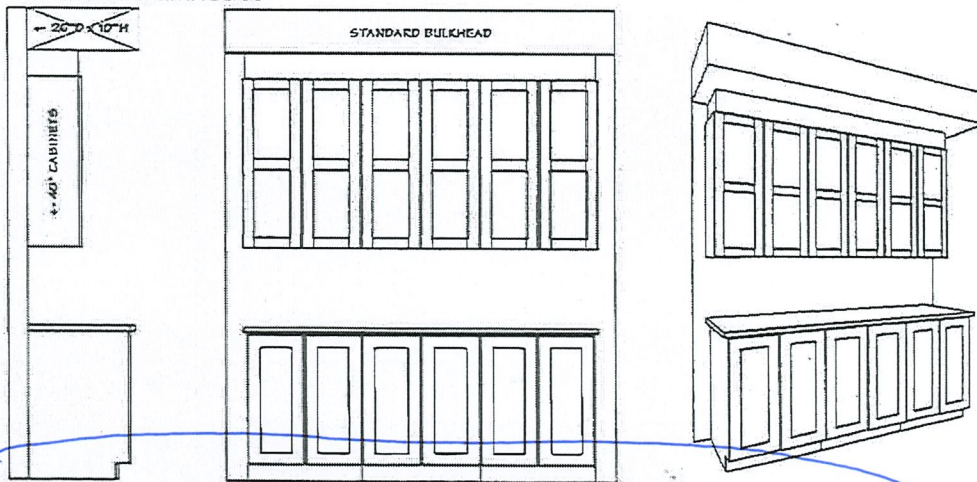
UPC9-1A

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



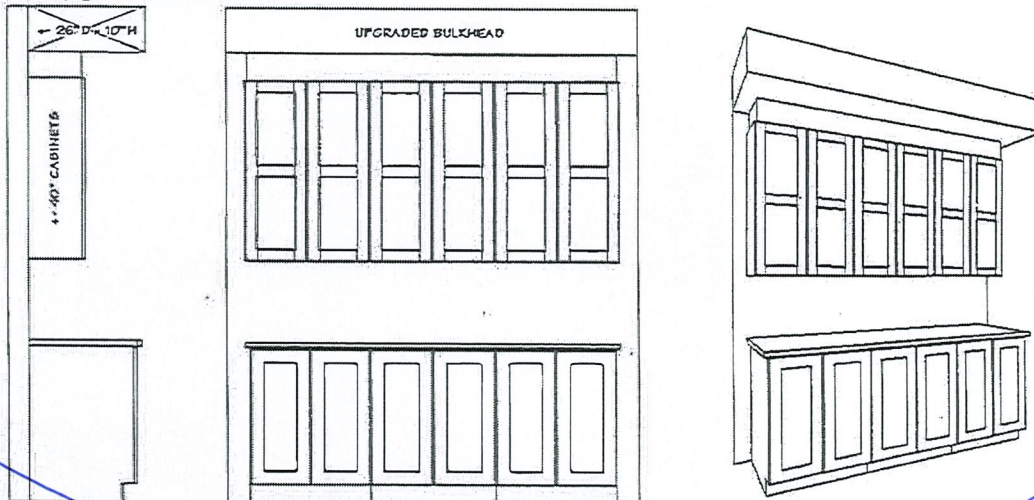
UPC9-2A

- 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: 21 - Phase 3
 Date: Jan 14, 2020

Purchaser: Michael Mills
 Purchaser: Nicole Mills

[Handwritten signature]

[Handwritten initials]

[Handwritten initials]



Valecraft
Homes (2019) Limited

Roma Collection Standard Silver Package



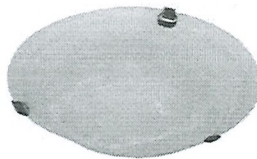
SAN-A3016P-11
Brushed Nickel Finish
Marbled Glass
Bulb: 1 x LED
• Breakfast / Dinette



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: Michael Mills

Plan #: 50M-338


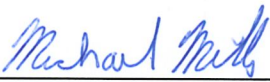


Purchaser: Nicole Mills

Lot: 21 - Phase 3

Date: Jan 14, 2020

Model: #1015 "Cust" Std Murry

Upgrade #: Standard

	EXTERIOR COLOUR CHART					
	Community:	Place St. Thomas 3	Reg'd Plan #:	50M-338	Sales Rep:	A. Bowman
	Lot No:	21 - Phase 3	Civic Address:	581 Strasbourg Street, Embrun ON K0A 1W0		
	Purchaser(s):	Michael Mills			Model Name/#:	Murry #1015
	Purchaser(s):	Nicole Mills			Elevation:	Custom
				Closing Date:	10-Nov-20	
EXTERIOR PACKAGE NUMBER:						312
STONE: (IF APPLICABLE)		Permacon Range chambord grey				
STONE DOOR & WINDOW HEADER & SILL:		Permacon Block SMOOTH FACE Bestway White				
BRICK: (IF APPLICABLE)		Permacon Range chambord grey				
SIDING: (MITTEN)		Ash CORNERS: Ash				
NOVI SHAKE: (IF APPLICABLE)		Grey Black Blend				
FACIA: (MITTEN - ALUMINIUM)		Sandalwood 018				
SOFFIT & BEAM WRAPS: (MITTEN - ALUMINIUM)		Sandalwood 018				
ALUMINIUM ROOF/WINDOW TRIM: (MITTEN -IF APPLICABLE)		Sandalwood 018				
HARDIE BOARD PANEL: (STUCCO TEXTURE - IF APPLICABLE)		N/A				
ROOFING SHINGLES: (IKO)		Weatherwood				
EXTERIOR POSTS: (PAINT)		SW 7031 Mega Greige				
EXTERIOR ROOF DETAILS: (PAINT-IF APPLICABLE)		SW 7031 Mega Greige				
EXTERIOR FRONT DOOR: (PAINT)		SW 7031 Mega Greige				
GARAGE DOOR TRIM: (PAINT)		SW 7031 Mega Greige				
EXTERIOR WINDOWS:		Sandlewood				
GARAGE DOOR: (DOOR COMPANY)		Sandstone				
EXTERIOR VENT/PIPE:		White				
ALUMINIUM RAILING: (IF APPLICABLE)		Warm Beige				
WINDOW SHUTTERS: (RAISED PANEL - IF APPLICABLE)		N/A				
NOTES:						
Purchaser's Signature(s) :					Date: 14 January 2020	
Purchaser's Signature(s) :					Date: 14 January 2020	
Approved By :					Date: January 15, 2020	