

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.

VF

Purchaser

BFPurchaser
owner base over maxAB

Vendor

REV: January 14, 2020

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 \$543,726.06. 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 _____ 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 Ottawa this 16 day of February, 20 20

Grenkellic

PURCHASER

VALECRAFT HOMES LIMITED

BSA

PURCHASER

ABL

PER:

DATE:

February 19, 2020

PROJECT: Rathwell Landing LOT: 272

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 Limited,
Vendor and Boris Frenkel and Victoria Frenkel
Purchaser (s).

Dated at Ottawa this 16 day of February, 20 20

Victoria E. Hu-
Witness

FrenkelVic
Purchaser

Victoria E. Hu-
Witness

Boris Frenkel
Purchaser

PROJECT: Rathwell Landing

LOT: 272

VALECRAFT HOMES LIMITED

ABL
PER

February 19, 2020
DATE:

Ontario Driver's Licence Permis de conduire ON CANADA

1,2 NAME/NOM
FRENKEL
BORIS

3 209 HARTSMERE DR
STITTSVILLE, ON, K2S 0X8

4,2 NUMBER/
NUMERO F7341 - 09407 - 31115

4,3 ISS/DEL 2019/10/24 4,5 EXP/EXP. 2024/10/09

5 DD/REF GN7708047 16 HGT/HAUT. 185 cm

15 SEX/SEXE M

3 CLASS/
CATEG. GM

12 REST/
COND.

DOB/ODN 1973/11/15

Ontario Driver's Licence Permis de conduire ON CANADA

1,2 NAME/NOM
FRENKEL
VICTORIA

3 209 HARTSMERE DR
STITTSVILLE, ON, K2S 0X8

4,2 NUMBER/
NUMERO F7341 - 76707 - 85529

4,3 ISS/DEL 2019/10/10 4,5 EXP/EXP. 2024/10/09

5 DD/REF GN5857321 16 HGT/HAUT. 165 cm

15 SEX/SEXE F

3 CLASS/
CATEG. G

12 REST/
COND. X

DOB/ODN 1978/05/29

RL.

lot 272

4M-1589

dated: February 11, 2020

VF

BF

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Boris Frenkel

Business Address: 209 Hartsmere Dr. Stittsville K2S 0X8

Business Telephone Number: 431 588-8957

Home Address: 209 Hartsmere Dr Stittsville On K2S 0X8

Home Telephone Number: 431 588-8957

Occupation: IT- Professional Service Engineer

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 Licence

Number: F7341-09407-31115

VF
Purchaser

BF
Purchaser

(2) Full Name: Victoria Frenkel

Business Address: 209 Hartsmere Dr. Stittsville On K2S 0X8

Business Telephone Number: 204 298-1245

Home Address: 209 Hartsmere Dr. Stittsville On K2S 0X8

Home Telephone Number: 204 298-1245

Occupation: Graphic Designer -

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 licence

Number: F7341-76707-85529

VF
Purchaser

BF
Purchaser



THE BRADLEY

MODEL 825
2161 sq.ft. or 2354 sq.ft.

48

54

Site: Rathwell Landing

Purchaser: Boris Frenkel

Plan No.: 4M-1589

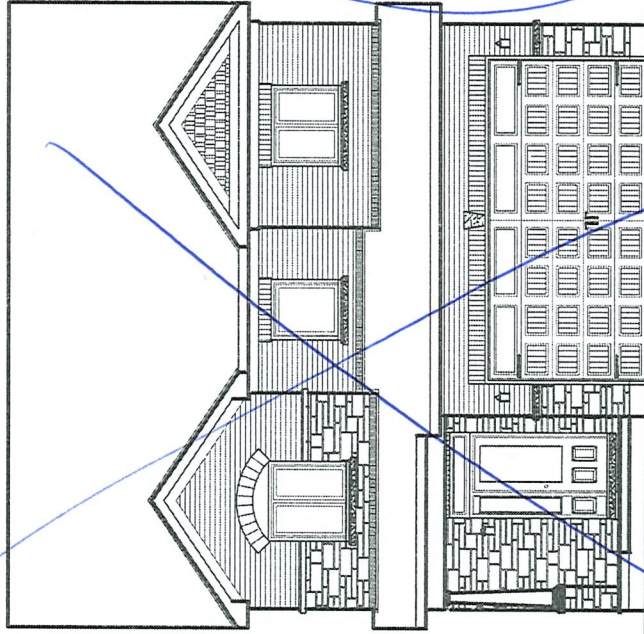
Lot: 272

Purchaser: Victoria Frenkel

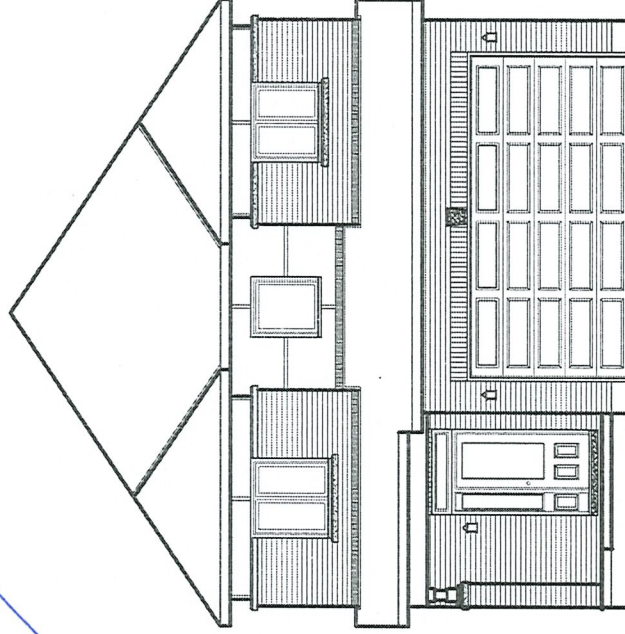
Date: February 16, 2020

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Schedule H



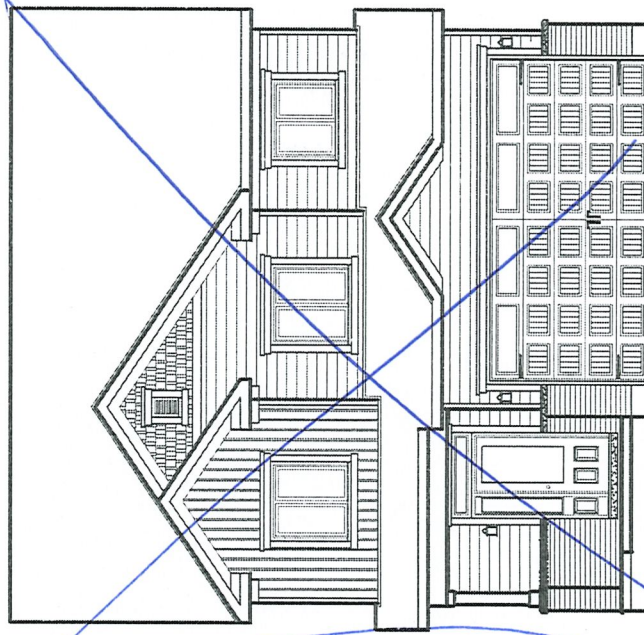
ELEVATION A



ELEVATION B

Handwritten initials in a red circle

Handwritten initials in a red circle



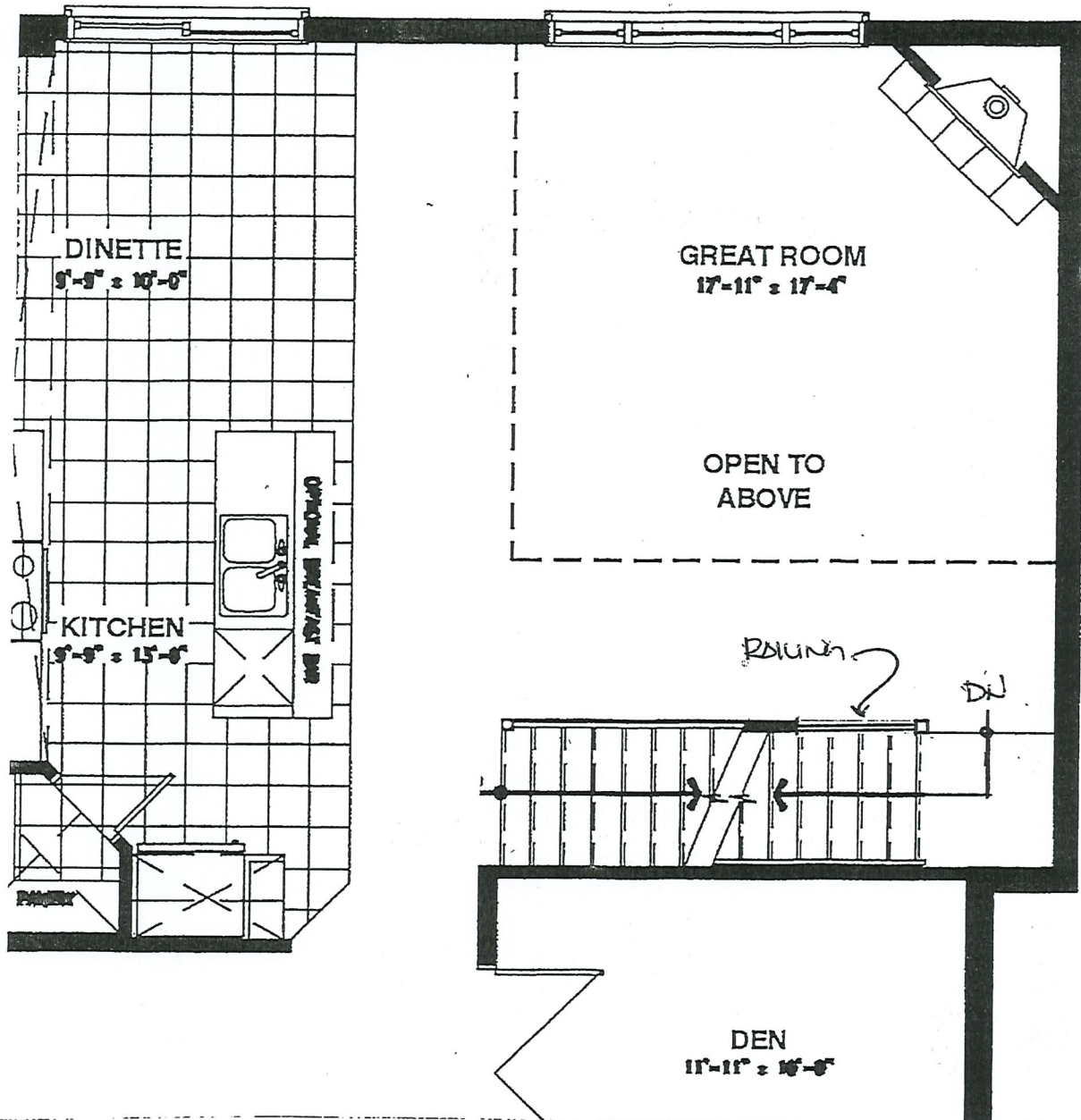
ELEVATION C



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

RL 272
INV # 892
ITEM # 13



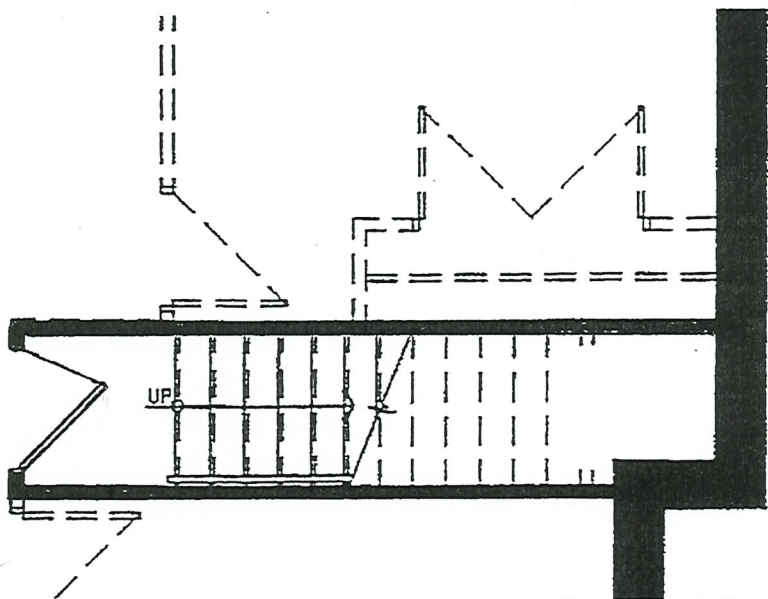
Basement.

Kathwell Landing
#1-1589
0 + 272
eB. 16-2020
oris Frenkel
ctaria Frenkel

VF

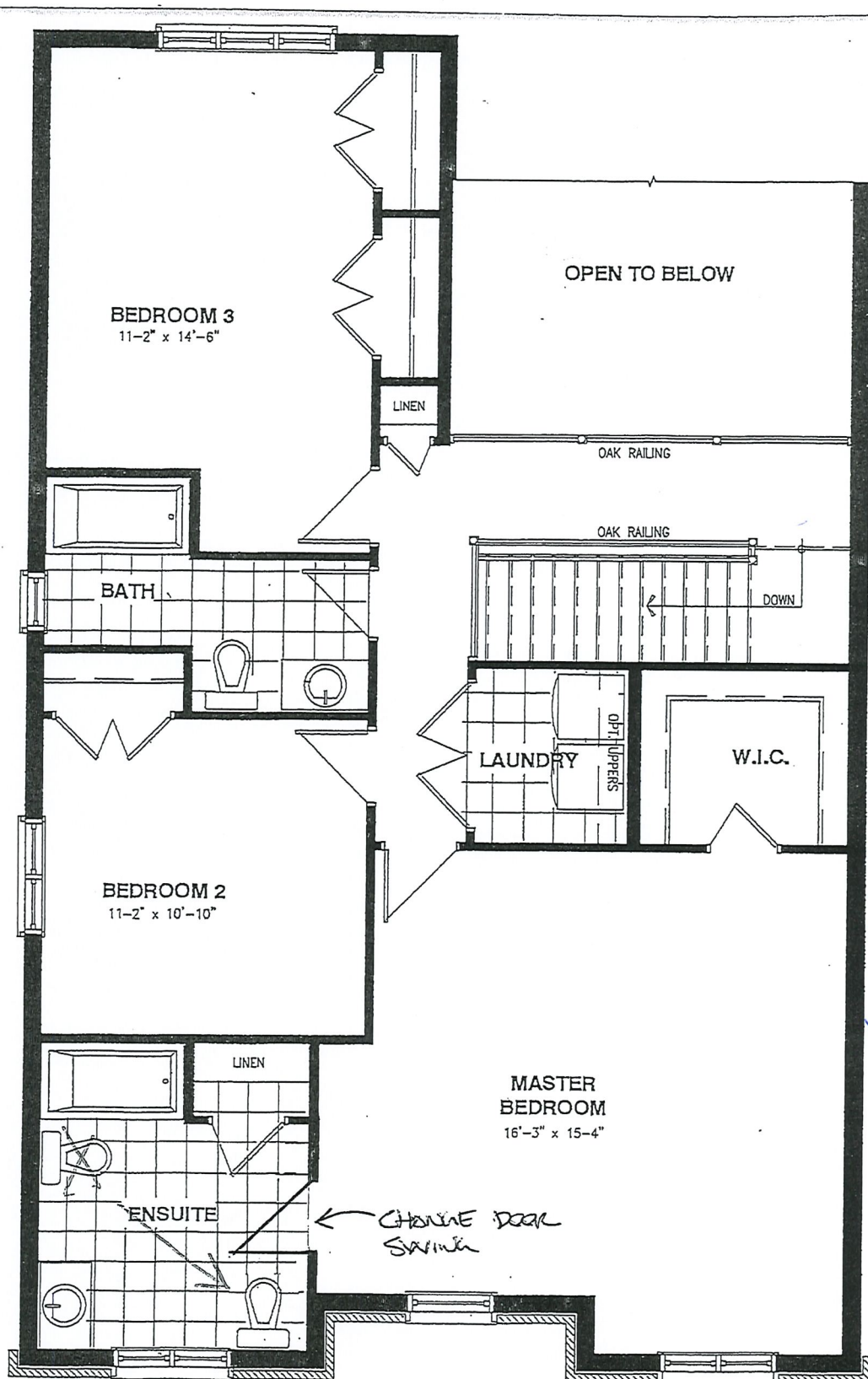
BF

Handwritten signature/initials



Dg
Jan 24/20

RL 272
INV # 892
ITEM # 8



SECOND FLOOR - 3 BEDROOMS - ELEVATION A

Rattawell Landing
4M-1589
lot 272
Boris Frenkel
Victoria Frenkel
Feb. 16 - 2020

VF

BF

[Signature]

DJ
Jan 24/20



THE BRADLEY

MODEL 825

2161 sq.ft. or 2354 sq.ft.

Site: Rathwell Landing

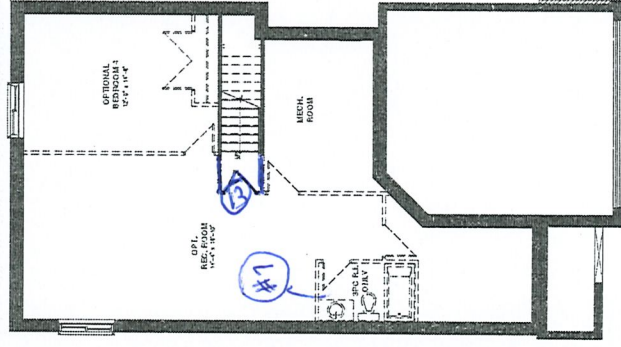
Purchaser: Boris Frenkel

Plan No.: 4M-1589

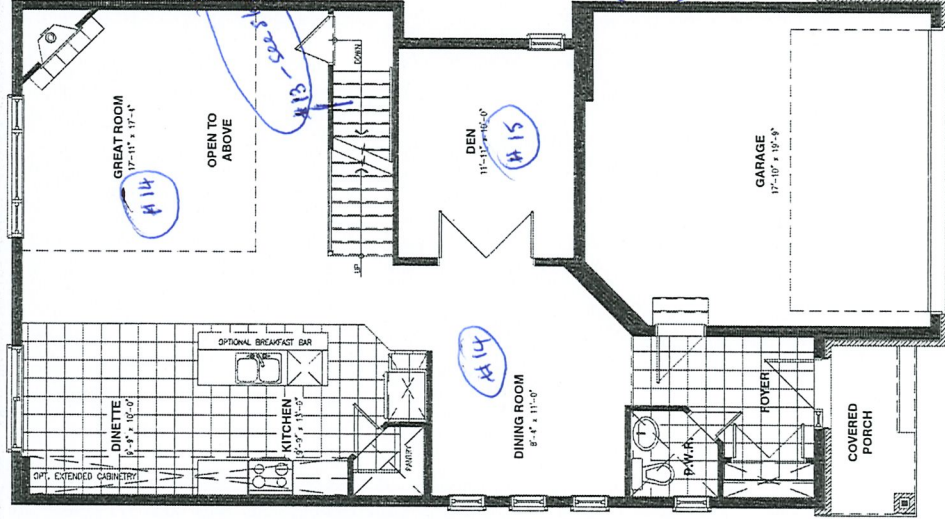
Lot: 272

Purchaser: Victoria Frenkel

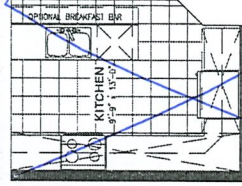
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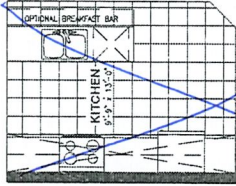
BASEMENT FLOOR



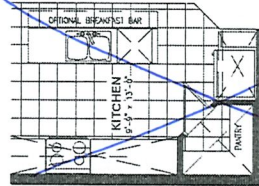
GROUND FLOOR



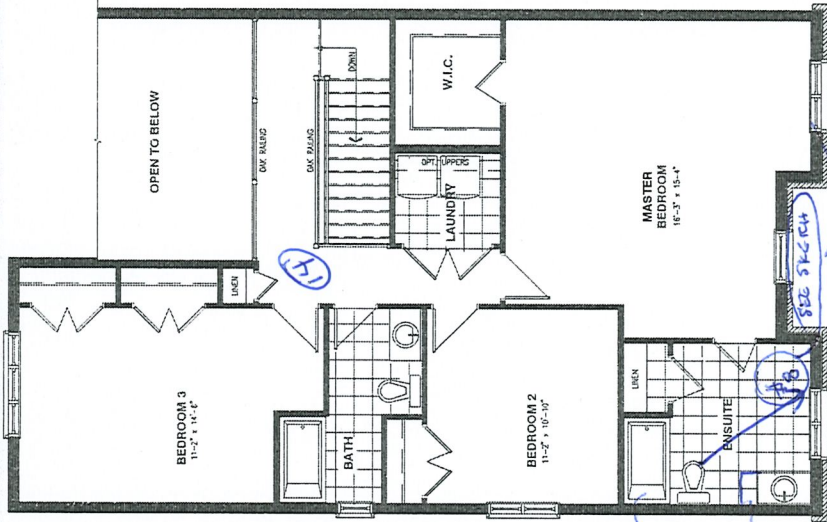
OPTIONAL KITCHEN #1



OPTIONAL KITCHEN #2



OPTIONAL KITCHEN #3



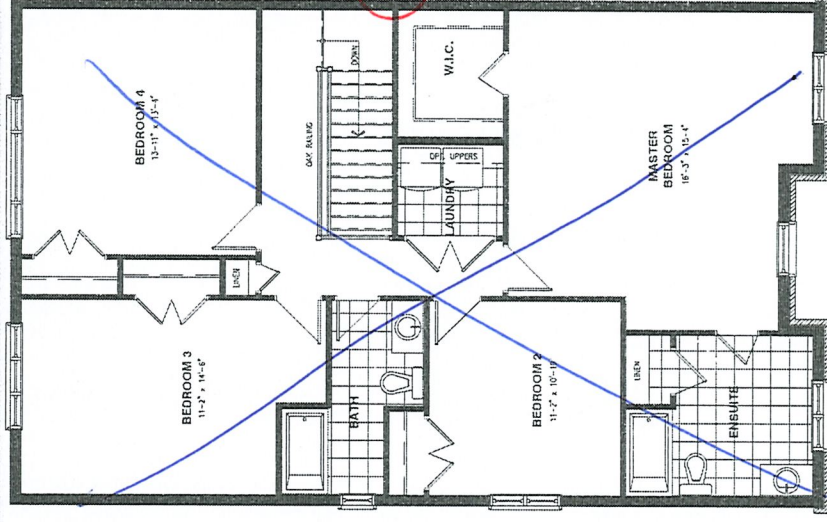
SECOND FLOOR - 3 BEDROOMS - ELEVATION A



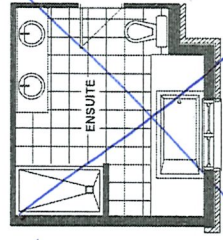
SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



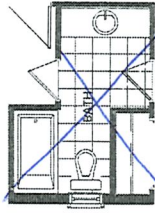
SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION C



SECOND FLOOR - 4 BEDROOMS - ELEVATION A



OPTIONAL SPC ENSUITE



OPTIONAL JACK & JILL

Schedule H

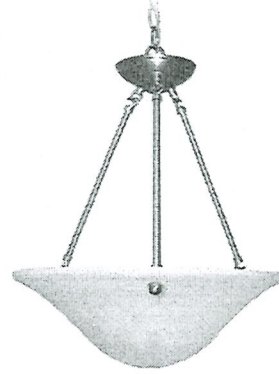


Valecraft
Homes Ltd.

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-VH
LED Potlight
• Basement Stairs
• Soffit over Porch
• Townhome Front Exterior



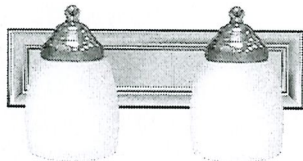
SAN-A1010-6
Bulb: 1 x LED
• Single Home Front Exterior



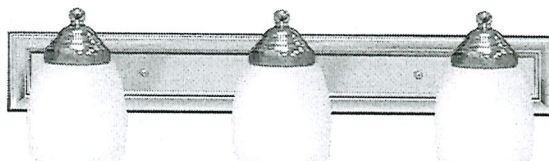
SAN-A40455-6
Bulb: 1 x LED
• Back Exterior



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: Rathwell Landing

Purchaser: Boris Frenkel

Plan #: 4M-1589

Purchaser: Victoria Frenkel

Lot: 272

Date: February 16, 2020

Model: 825 B Rev. Bradley

Upgrade #: N/A