

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



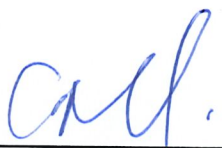
Purchaser




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 \$439,322.72. 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 \$7,235.14 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 24 day of MARCH, 20 20

  
PURCHASER

  
PURCHASER

VALECRAFT HOMES (2019) LIMITED

  
PER:

April 1/20  
DATE:

PROJECT: Place St. Thomas 3 LOT: 11



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 Christopher Medeiros & Tracy Medeiros  
Purchaser (s).

Dated at OTTAWA this 24 day of MARCH, 20 20

[Signature]  
Witness

[Signature]  
Purchaser

[Signature]  
Witness

[Signature]  
Purchaser

PROJECT: Place St. Thomas 3

LOT: 11

VALECRAFT HOMES (2019) LIMITED

[Signature]  
PER

April 1/20  
DATE:

**SCHEDULE "T"**

**Personal Information of Each Purchaser - Individuals**

(1) Full Name: Christopher Medeiros

Business Address: 3000 Navan Rd., Ottawa ON K1W 1E9

Business Telephone Number: 613-830-0066

Home Address: 6030 Renaud Rd., Orleans ON K1C 7G4

Home Telephone Number: 613-797-1666

Occupation: Tradesman

**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: M2128-12468-80905



Purchaser



Purchaser

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(2) Full Name: Tracy Medeiros

Business Address: 3469 Innes Rd., Ottawa ON K1C 1T1

Business Telephone Number: 613-841-8417

Home Address: 6030 Renaud Rd., Orleans ON K1C 7G4

Home Telephone Number: 613-698-8251

Occupation: Office 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

Number: M2128-75008-85920



Purchaser



Purchaser



TM

CM



Project: Place St. Thomas 3  
Plan No: 50M. 338 Lot No: 11- Phase 3  
Model: 825 "B" std Date: 2020-03-24  
Purchaser: Christopher Medeiros  
Purchaser: Tracy Medeiros

CM

TM



## Schedule "W4"

### Granite & Variegated Quartz Colour Variation

Purchaser's name: Christopher Medeiros Lot no: 11 Plan #: 50M-338  
Purchaser's name: Tracy Medeiros Project: Place St. Thomas 3  
Home Phone: 613-797-1666 Model: 825, B, Std  
Work Phone: 613-830-0066 Closing Date: January 21, 2021  
E-Mail (1): cris.medeiros@live.ca E-Mail (2): tracy-medeiros@outlook.com

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.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes (2019) Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Christopher Medeiros & Tracy Medeiros

have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

☒ We accept this opportunity

☐ We decline this opportunity

Project: Place St. Thomas 3 LOT NO: 11

CM  
Purchaser Date: 03-24-20

[Signature]  
Purchaser Date: 03-24-20

[Signature]  
Valecraft Homes (2019) Limited Date: April 1/20

Appointment date given: \_\_\_\_\_ Spoke with/left message: \_\_\_\_\_

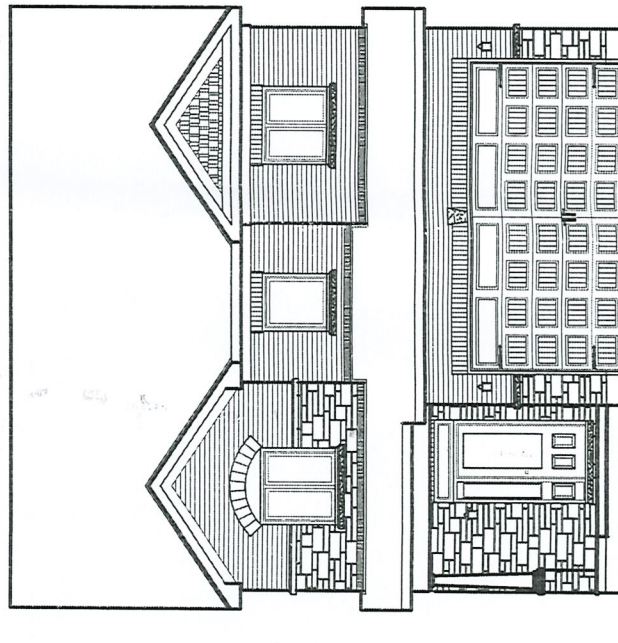
Time scheduled: \_\_\_\_\_ Date & Time: \_\_\_\_\_



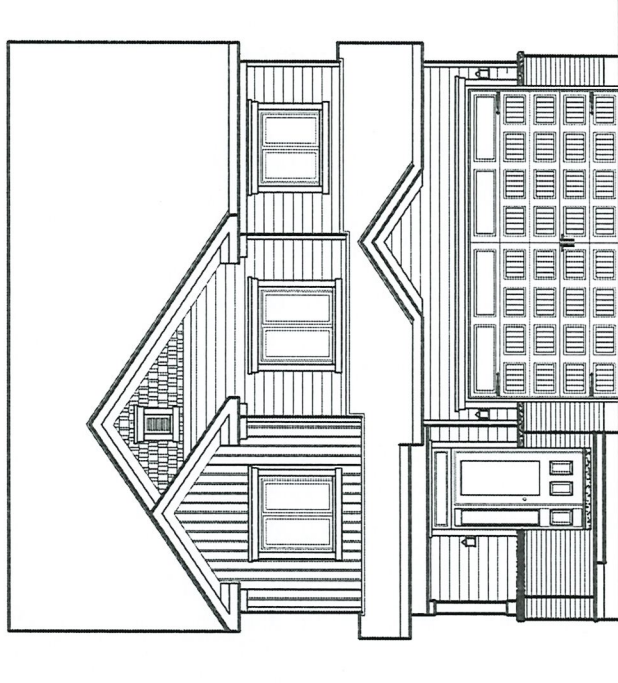
**THE BRADLEY** | MODEL 825  
2183 sq.ft. or 2376 sq.ft.

Site:	Place St. Thomas 3	Purchaser:	Christopher Medeiros
Plan No.:	50M-338		
Lot:	11 - Phase 3	Purchaser:	Tracy Medeiros
Date:	03-24-20		

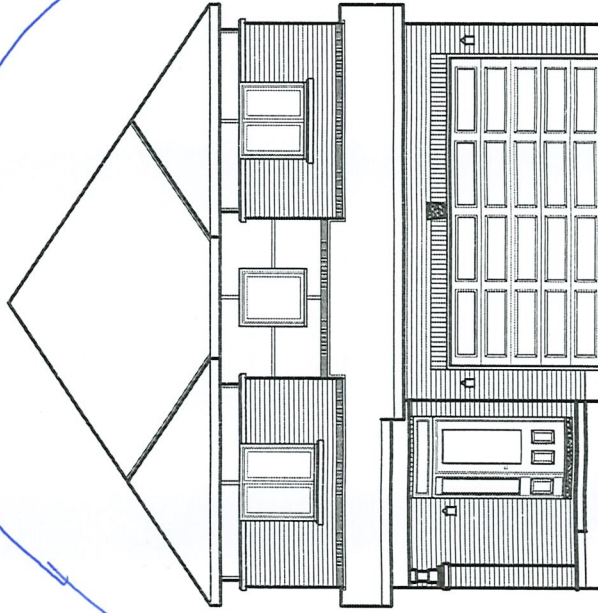
# SCHEDULE H



ELEVATION A



ELEVATION C



ELEVATION B



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





# THE BRADLEY

MODEL 825

2183 sq.ft. or 2376 sq.ft.

Site: Place St. Thomas 3

Purchaser: Christopher Medeiros

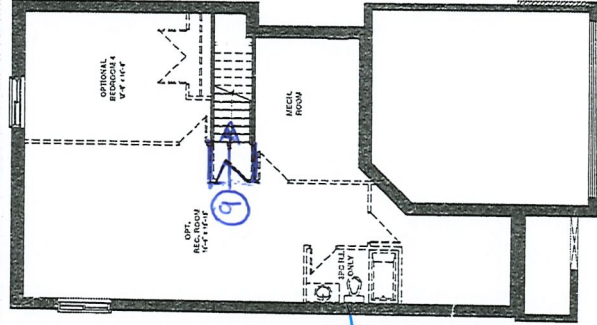
Plan No.: 50M-338

Purchaser: Tracy Medeiros

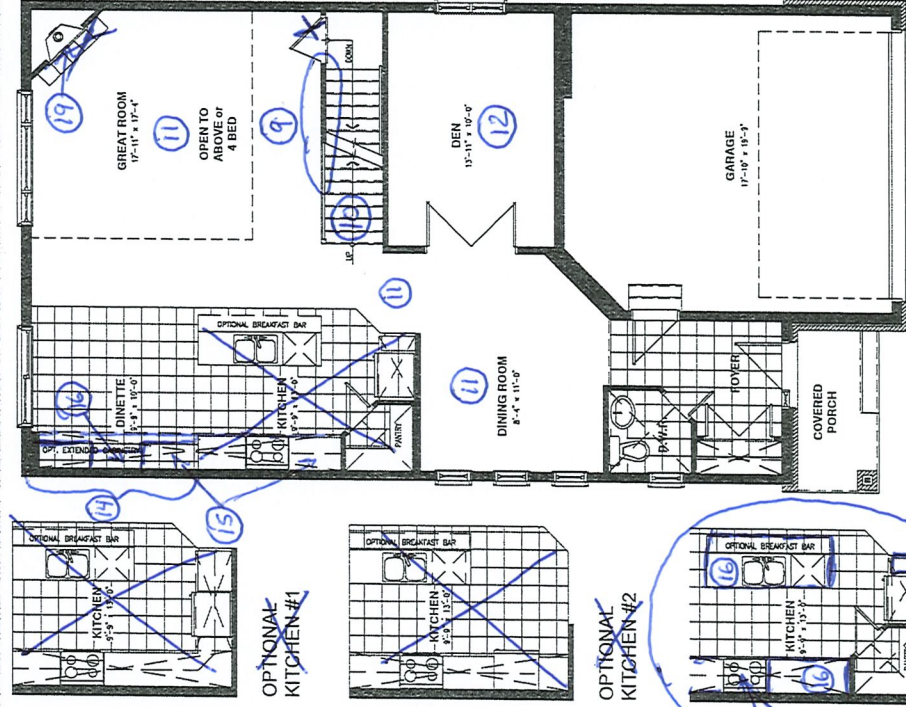
Lot: 11 - Phase 3

Date: 03-24-20

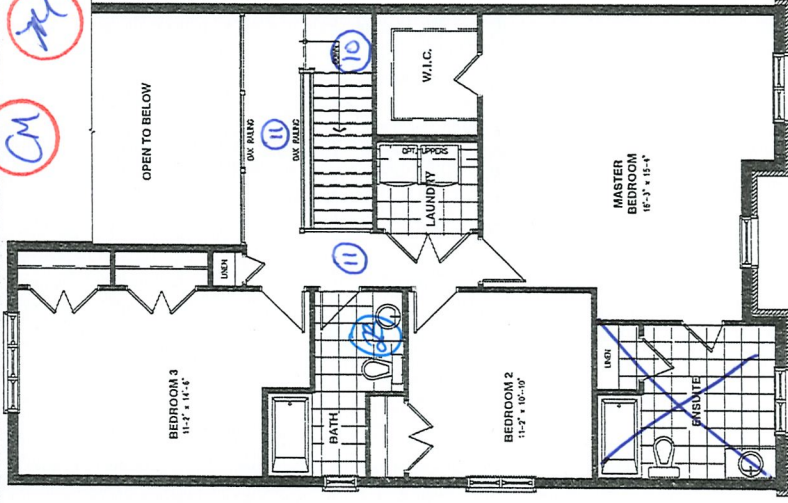
## SCHEDULE H



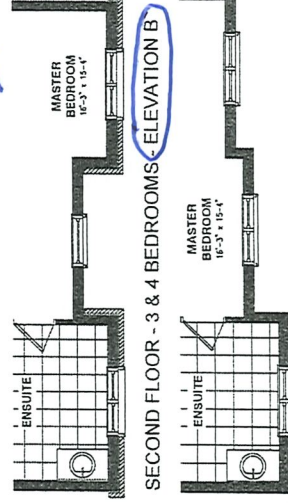
BASEMENT FLOOR



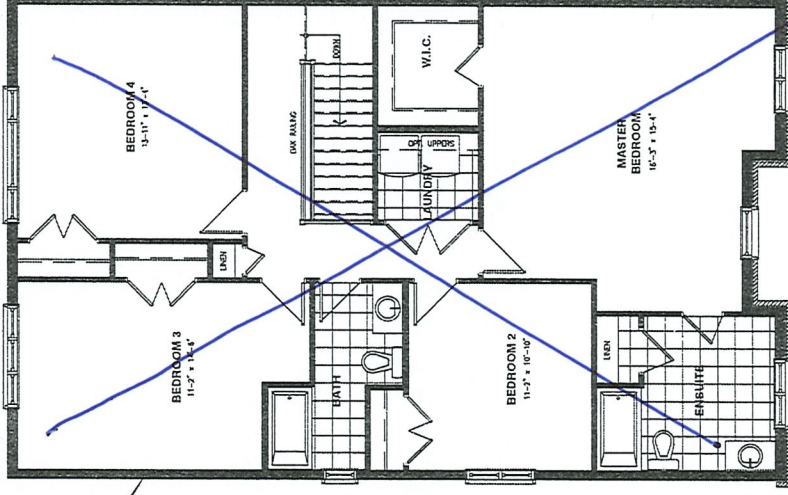
GROUND FLOOR



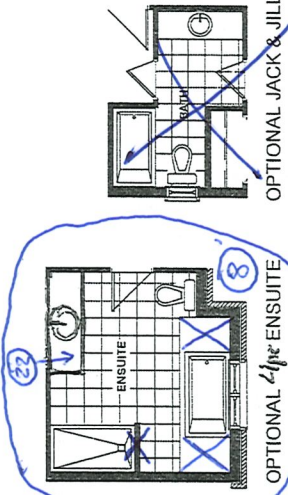
SECOND FLOOR - 3 BEDROOMS - ELEVATION B



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



SECOND FLOOR - 4 BEDROOMS - ELEVATION A



OPTIONAL JACK & JILL

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. 12/20/2019





**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



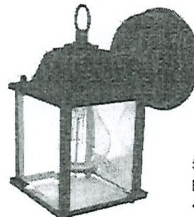
SAN-A3016-11  
Brushed Nickel  
Marbled Glass  
16"W  
Bulbs: 3 x LED  
• Kitchen Ceiling  
• Bedroom with cathedral ceiling (Plan Permitting)



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



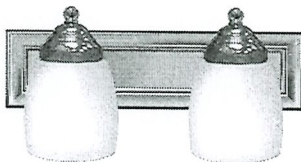
SAN-A1010-6  
Bulb: 1 x LED  
• Single Home Front Exterior



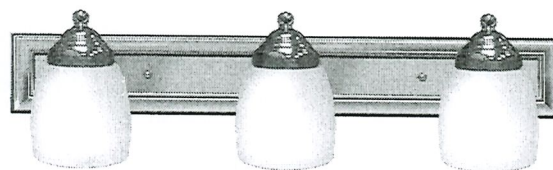
SAN-A40455-6  
Bulb: 1 x LED  
• Back Exterior



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: Christopher Medeiros

Plan #: 50M-338

Purchaser: Tracy Medeiros

Lot: 11 - Phase 3

Date: 03-24-20

Model: #825 "B" Std Bradley 3Bed

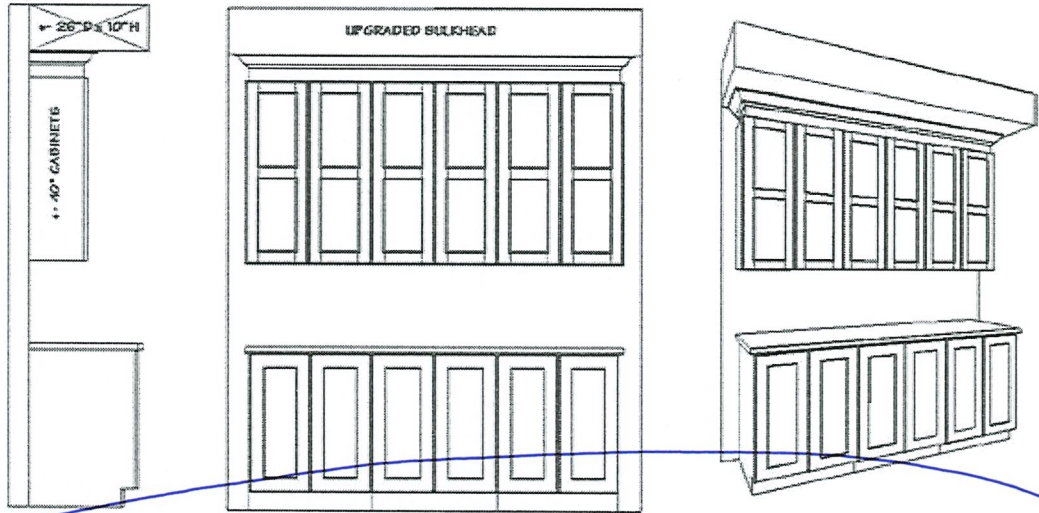
Upgrade #: Standard



SINGLE HOME OPTIONAL KITCHEN CABINET CROWN MOULDING,  
FILLER & BULKHEAD DETAILS

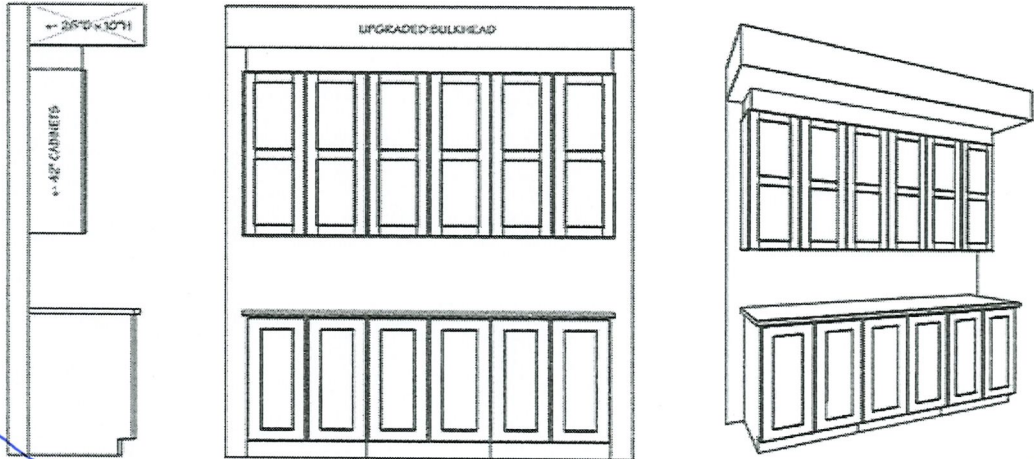
UPC9-3A

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



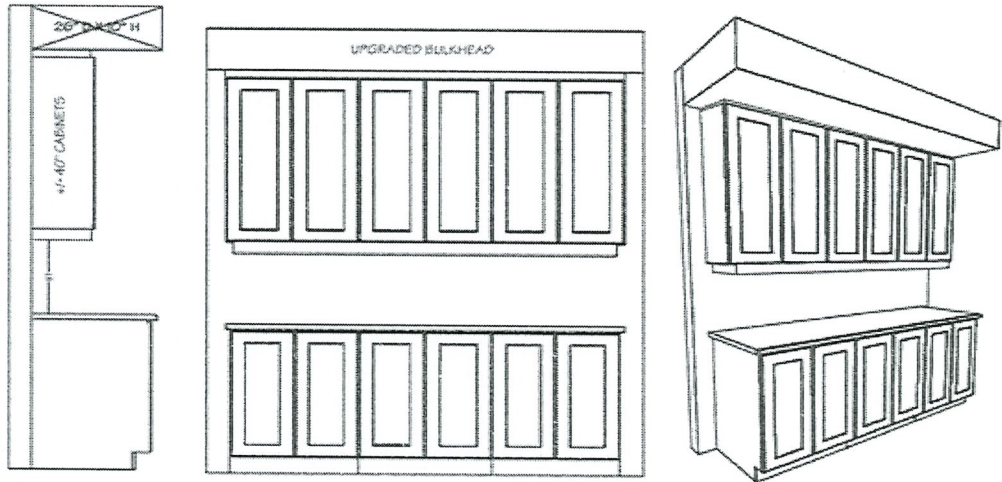
UPC9-2B

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



UPC9-1C

- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to upgraded bulkhead.



Site: Place St. Thomas 3

Purchaser: Christopher Medeiros

Plan No: 50M-338

Lot: 11 - Phase 3

Purchaser: Tracy Medeiros

Date: 03-24-20

CM

TM