

**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 \$414,180.22. 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 \$5,198.60 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 2 day of JUNE, 20 20

  
PURCHASER

VALECRAFT HOMES (2019) LIMITED

  
PURCHASER

  
PER:

JUN 10/22  
DATE:

PROJECT: Place St. Thomas 3 LOT: 7

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 Fady Alkadri & Chadia Hammoud El Kattan  
Purchaser (s).

Dated at OTTAWA this 2 day of JUNE, 20 20

  
Witness

  
Purchaser

  
Witness

  
Purchaser

PROJECT: Place St. Thomas 3

LOT: 7

VALECRAFT HOMES (2019) LIMITED

  
PER

June 10/20  
DATE:

**SCHEDULE "T"**

**Personal Information of Each Purchaser - Individuals**

(1) Full Name: Fady Alkadri

Business Address: 1740 Woodroffe Ave., Nepean ON K2G 3R8

Business Telephone Number: 613-293-6451

Home Address: 261 Brassy Minnow Cres., Nepean ON K2J 6J9

Home Telephone Number: 613-890-3908

Occupation: Field Service Technician

**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: A5412 - 25807 - 71019

FA CH

Purchaser Purchaser

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(2) Full Name: Chadia Hammoud *El Kattan* FA CH

Business Address: 261 Brassy Minnow Cres., Nepean ON K2J 6J9

Business Telephone Number: 613-262-2285

Home Address: 261 Brassy Minnow Cres., Nepean ON K2J 6J9

Home Telephone Number: 613-262-2285

Occupation: Homemaker

**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)

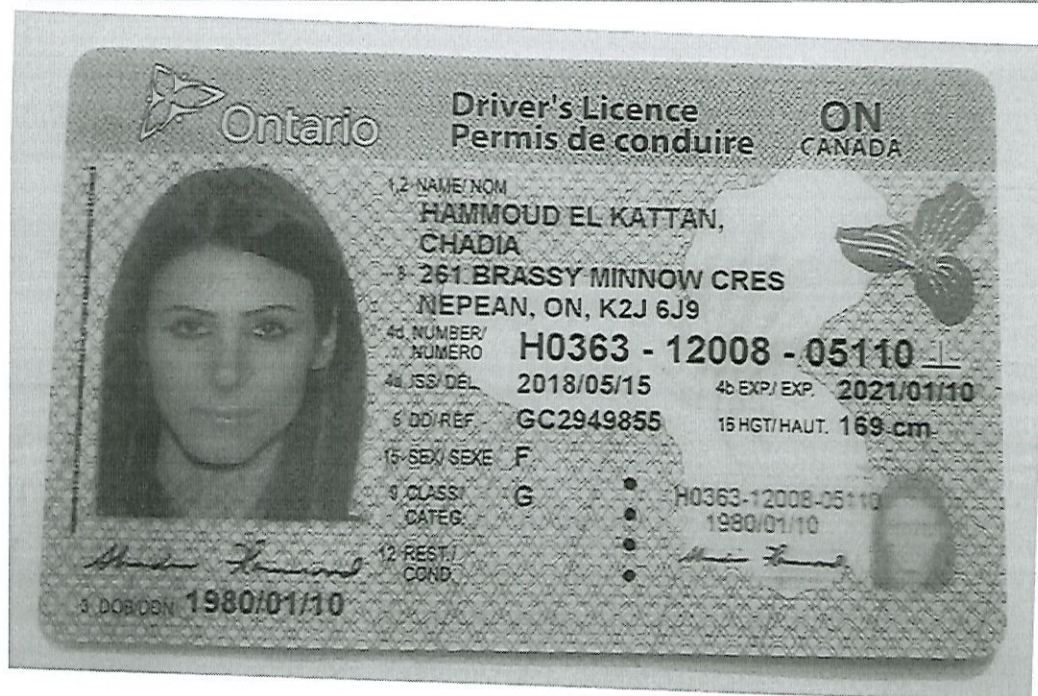
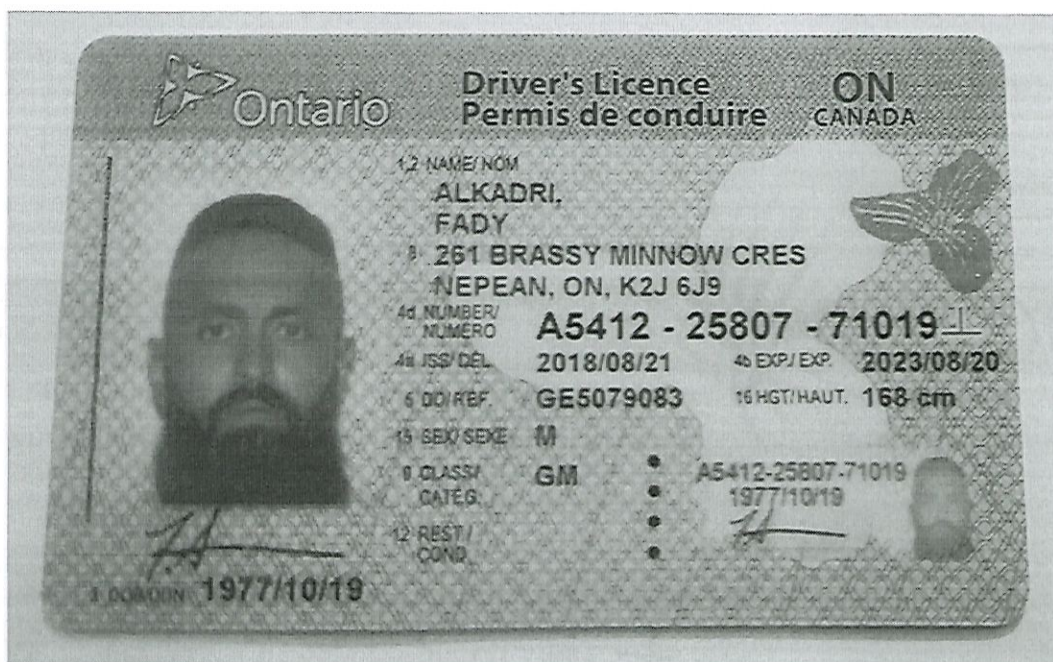
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Number: H0363 - 12008 - 05110

FA CH

Purchaser Purchaser





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Project: Place St. Thomas 3

Plan No: 50M-358 Lot No: 7-Phase 3

Model: 1035 "C" std Date: June 2, 2020

Purchaser: Fady Alkadri

Purchaser: Chadia Hammoud El Kattan

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Schedule "W2"

**NON RESILIENT FLOORING WAIVER**  
for

**HARDWOOD FLOORING**




Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes (2019) Limited recommends strongly against the use of hardwood flooring in unconventional areas of the home such as the kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.


It is for this reason that VALECRAFT HOMES (2019) LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder's recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/we, Fady Alkadri & Chadia Hammoud *El Kattou*    have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: Place St. Thomas 3

LOT NO: 7

  
(Signature)

JUNE 2, 2020  
(Date)

*Chadia Hammoud.*  
(Signature)

June 2, 2020  
(Date)





# THE MORROW

MODEL 1035

2000 SQ. FT.

Site: Place St. Thomas 3	Purchaser: Eady Alkadri
Plan No.: 50M-338	
Lot: 7 - Phase 3	
Date: June 2, 2020	

El Kattan

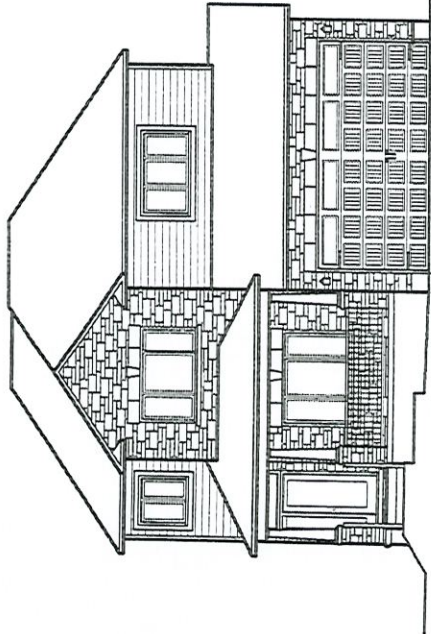
Purchaser: Chadia Hammoud

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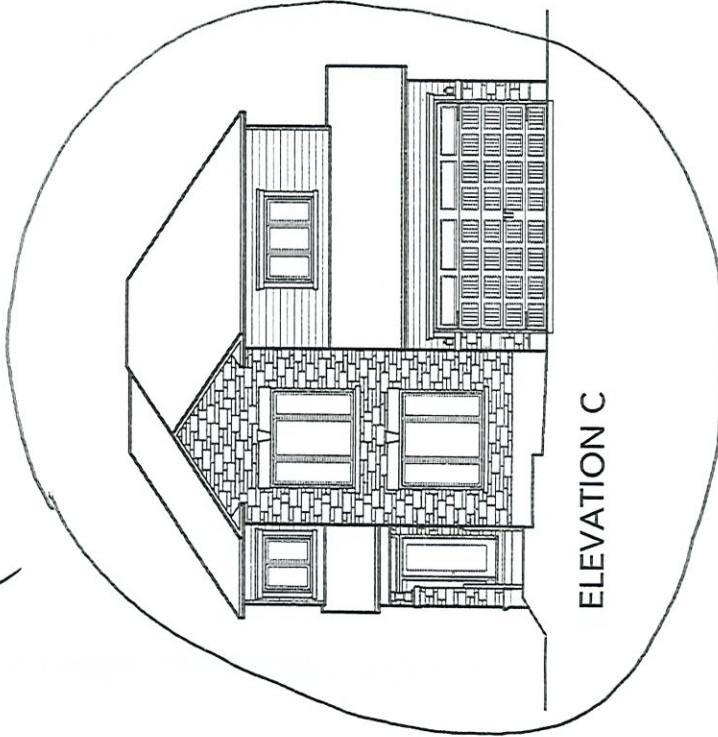


ELEVATION A

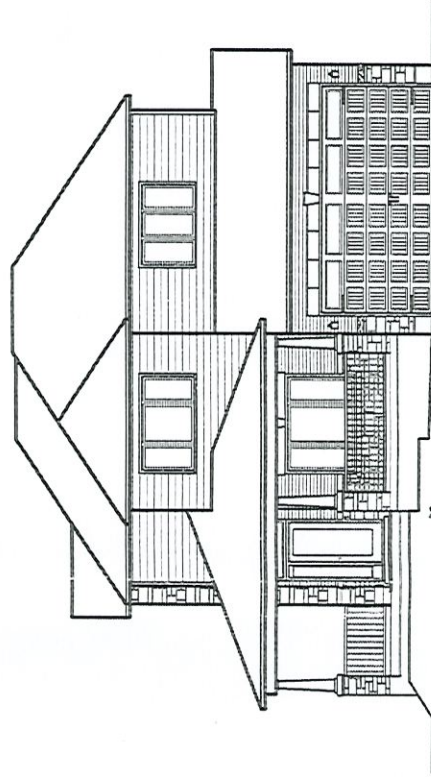
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ELEVATION C



ELEVATION CORNER LOT

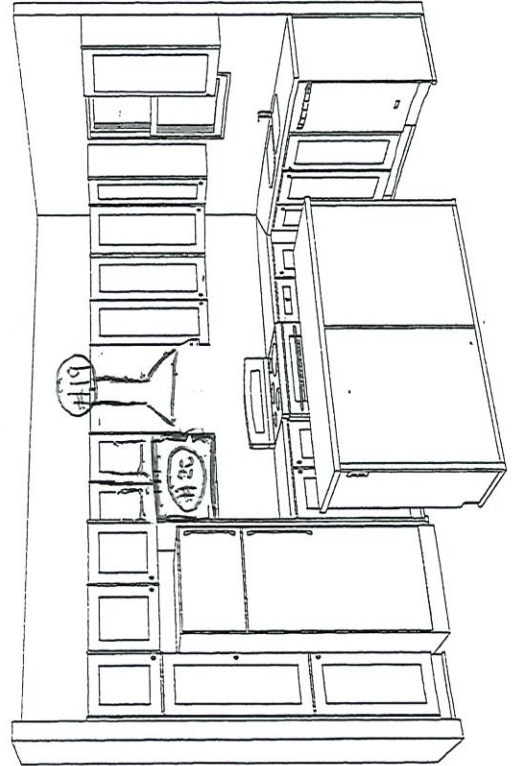
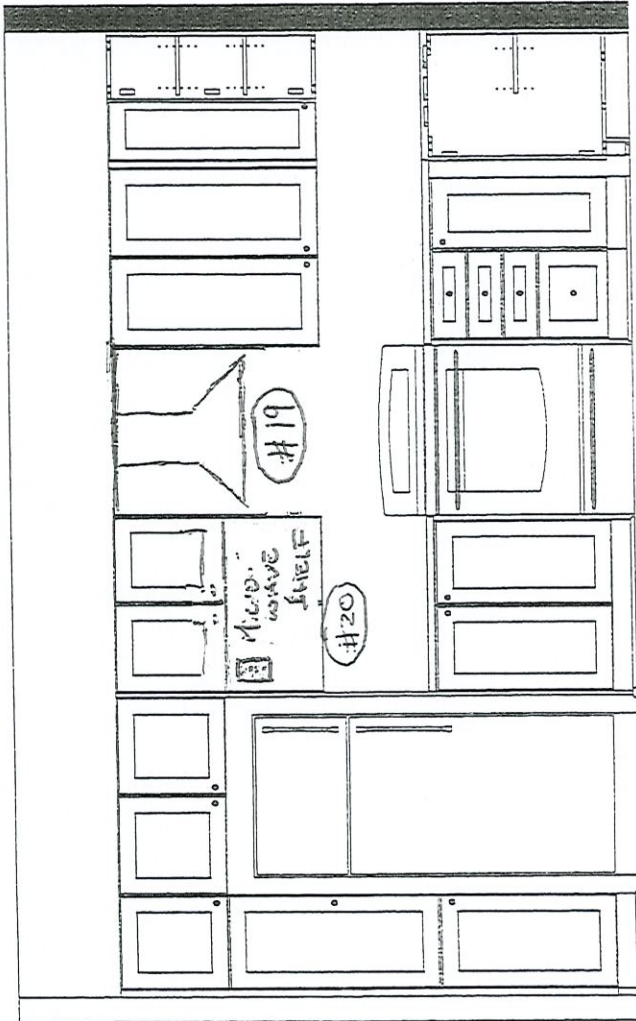
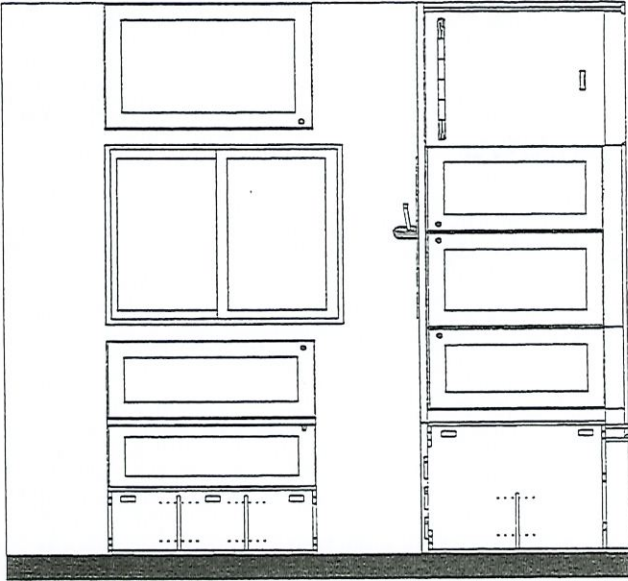


Valecraft.com

\*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. 01/24/2017-3

OPTION # 2

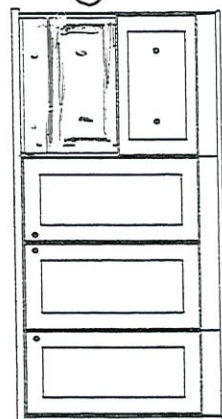
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#20



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Project: Place St. Thomas 3  
Plan No: 50M-338 Lot No: 7- Phase 3  
Model: 1035 20" Std Date: June 2, 2020  
Purchaser: Fady Alkadvi  
Purchaser: Charlie Hammond El Kattan

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# THE MORROW

MODEL 1035

2000 SQ. FT.

Site: Place St. Thomas 3

Plan No.: 50M-338

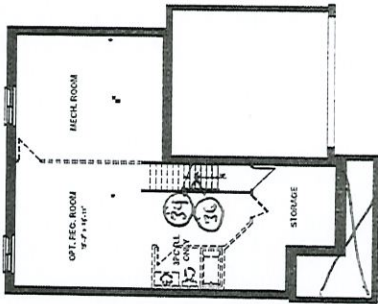
Lot: 7 - Phase 3

Date: June 2, 2020

Purchaser: Fady Alkadri

Purchaser: Chadia Hammoud

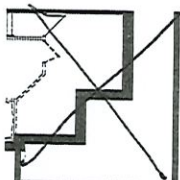
FA CH FK CH



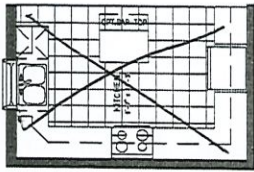
BASEMENT FLOOR ELEVATION A



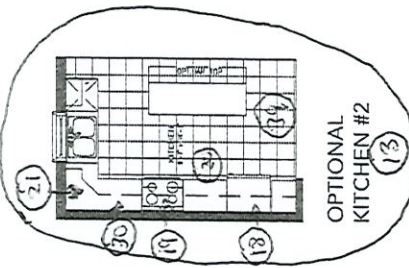
BASEMENT FLOOR ELEVATION B



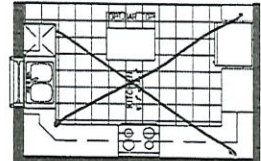
BASEMENT FLOOR ELEVATION C



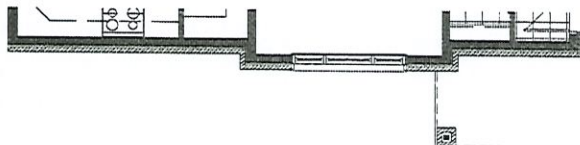
OPTIONAL KITCHEN #1



OPTIONAL KITCHEN #2

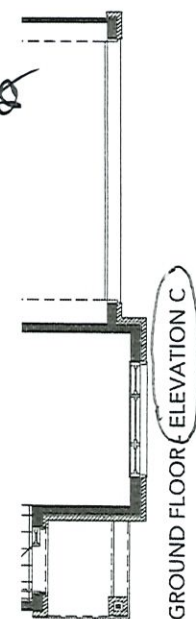


OPTIONAL KITCHEN #3



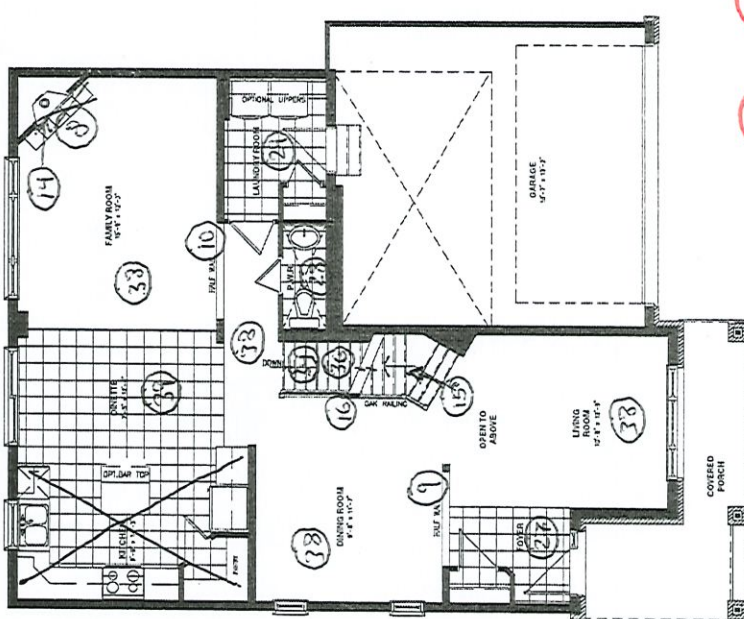
GROUND FLOOR - ELEVATION A

GROUND FLOOR CORNER LOT



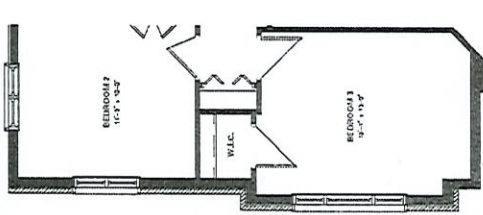
GROUND FLOOR - ELEVATION B

FA CH

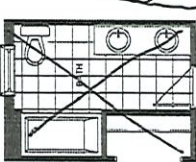


GROUND FLOOR - ELEVATION C

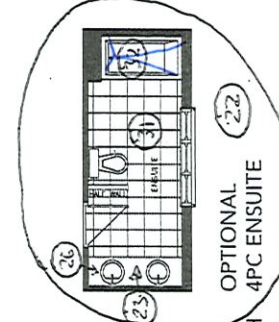
FA CH



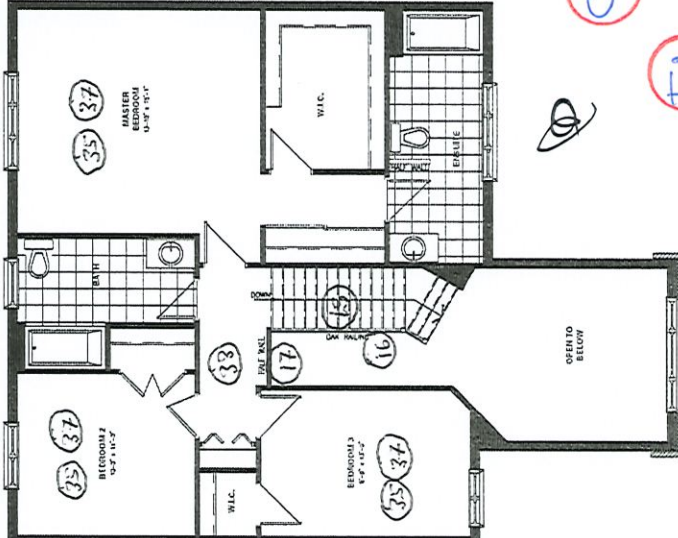
SECOND FLOOR CORNER LOT



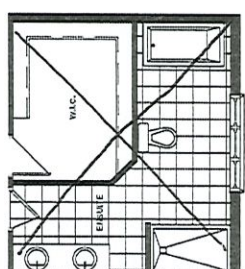
OPTIONAL 4PC MAIN BATH



OPTIONAL 4PC ENSUITE



SECOND FLOOR ELEVATIONS D & C



OPTIONAL 5PC ENSUITE



**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-D93D-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

Plan #: 50M-338

Lot: 7 - Phase 3

Model: 1035 "C" Std Morrow

Purchaser: Fady Alkadri

Purchaser: Chadia Hammoud El Kattan

Date: \_\_\_\_\_

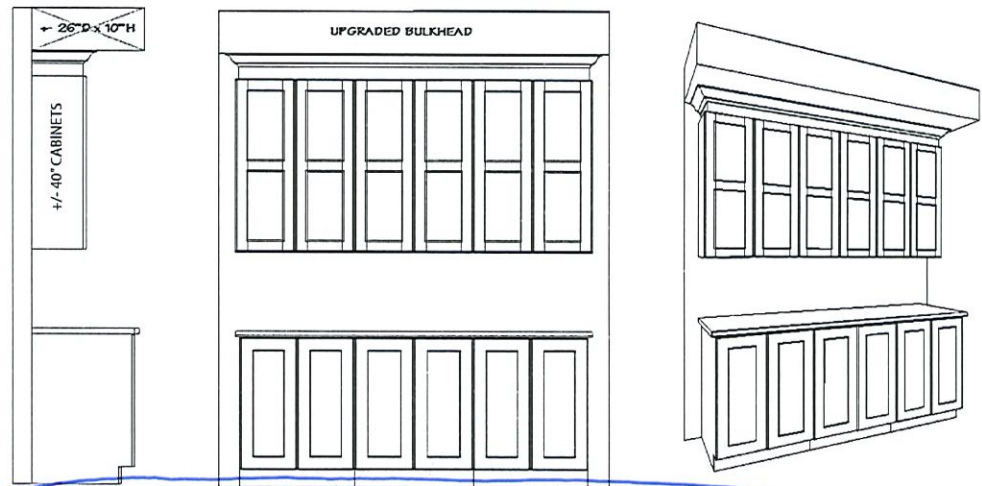
Upgrade #: Standard



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

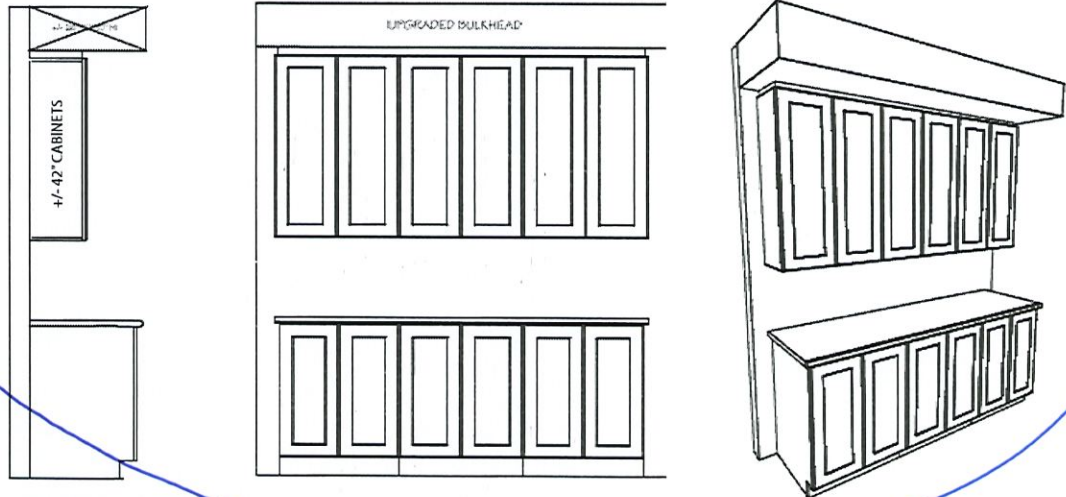
UPC9-3A

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



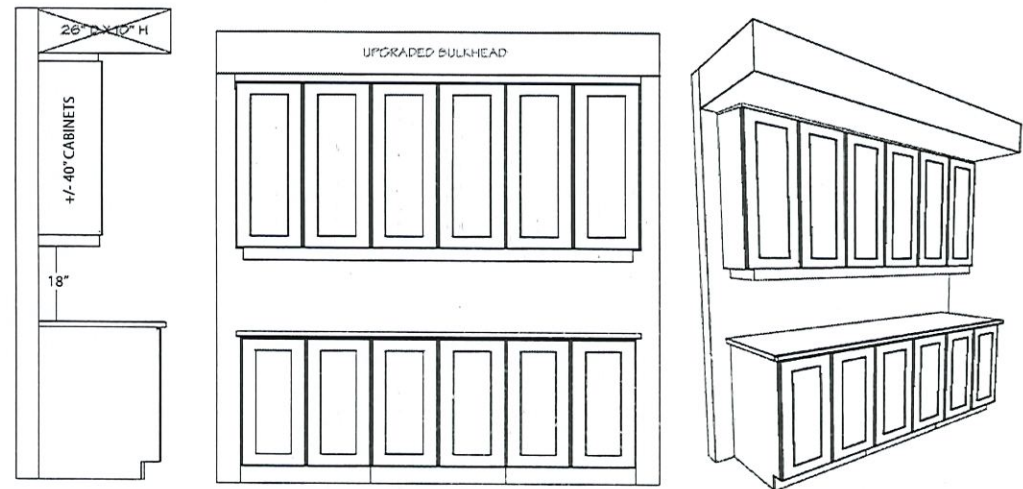
UPC9-2B

- 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: Fady Alkadri

Plan No: 50M-338

Lot: 7 - Phase 3

Purchaser: Chadia Hammoud El Kattan

Date: June 2nd, 2020

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