

**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 \$416,308.47. 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 \$5,370.99 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 Nepean this 20<sup>th</sup> day of June, 20 20.

  
PURCHASER

VALECRAFT HOMES (2019) LIMITED

  
PURCHASER

  
PER:

Jun 13/20  
DATE:

PROJECT: Place St. Thomas 3 LOT: 3

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 Munir Can Anameric & Hatice Arzu Anameric  
Purchaser (s).

Dated at Nepean this 20<sup>th</sup> day of June, 20 20

[Signature]  
Witness

[Signature]  
Purchaser

[Signature]  
Witness

[Signature]  
Purchaser

PROJECT: Place St. Thomas 3

LOT: 3

VALECRAFT HOMES (2019) LIMITED

[Signature]  
PER

June 23/20  
DATE:

## SCHEDULE "T"

### **Personal Information of Each Purchaser - Individuals**

(1) Full Name: Munir Can Anameric

Business Address: 8500 Decarie Blvd., Suite 645 Mont Royal, QC H4P 2N2

Business Telephone Number: 514-817-9556

Home Address: 808 Clarity Ave., Nepean ON K2J 6L9

Home Telephone Number: 514-817-9556

Occupation: Software 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's Licence

Number: A5860-56828-90505



Purchaser



Purchaser

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(2) Full Name: Hatice Arzu Anameric

Business Address: 2440 Don Reid Dr., Ottawa ON K1H 1E1

Business Telephone Number: 438-342-2341

Home Address: 808 Clarity Ave., Nepean ON K2J 6L9

Home Telephone Number: 514-618-2540

Occupation: Civil 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's Licence

Number: A5860-31917-75530



Purchaser



Purchaser





ma

aa



Project: Place St. Thomas 3  
Plan No: 50M. 338 Lot No: 3- Phase 3  
Model: 1035 "C" Std Date: June 20, 2020  
Purchaser: Munir Can Anameric  
Purchaser: Hatice Arzu Anameric

aa

ma



# THE MORROW

MODEL 1035

2000 SQ. FT.

Site: Place St. Thomas 3

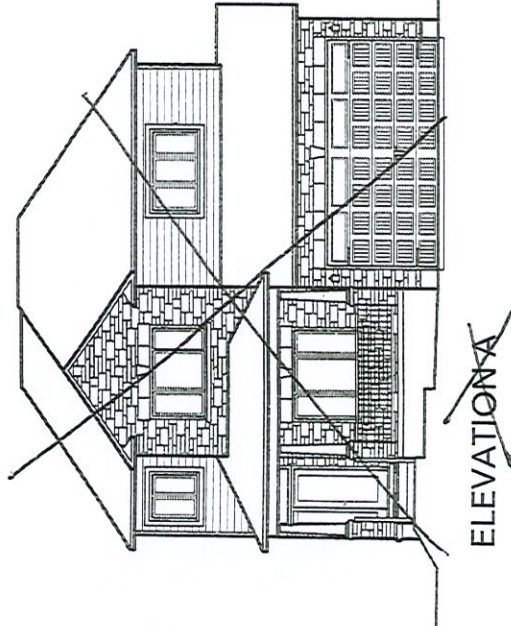
Purchaser: Munir Can Anameric

Plan No.: 50M-338

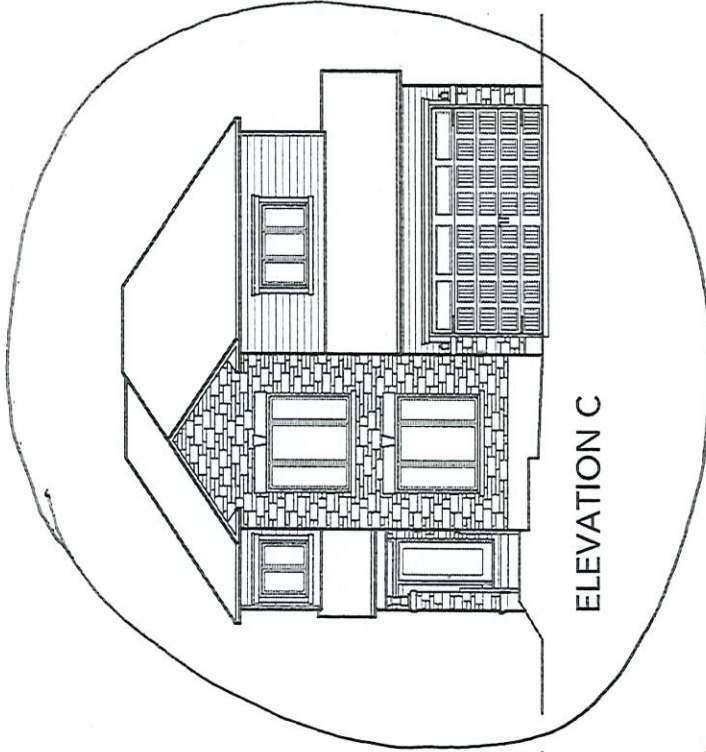
Lot: 3 - Phase 3

Purchaser: Hatice Arzu Anameric

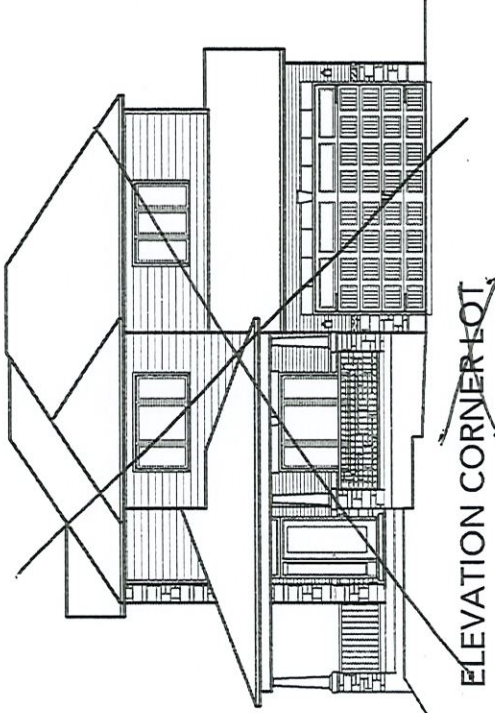
Date: June 20, 2020



ELEVATION A



ELEVATION C



ELEVATION CORNER LOT

MA

MA

P

MA

MA

P

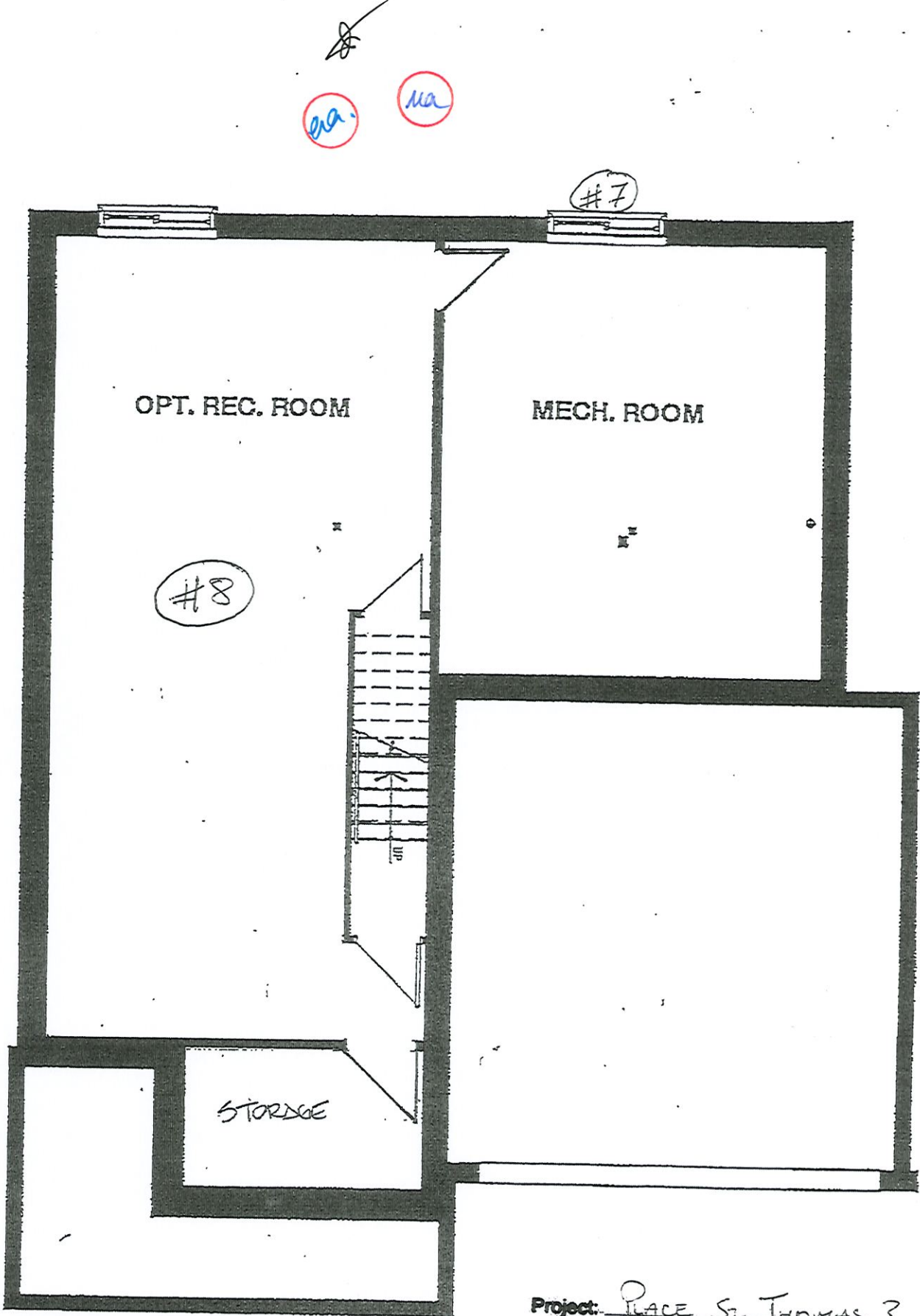


Valecraft.com

\*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 & OE 01/24/2017-3



# SCHEDULE H



Project: PLACE St. THOMAS 3  
Plan No: 50M-338 Lot No: 3 - Phase 3  
Model: 1035 "C" Std Date: JUN 20, 2020  
Purchaser: Munir Can Arameric  
Purchaser: Hatice Arzu Arameric

Handwritten initials 'na' and 'pa' in circles.



# THE MORROW

MODEL 1035

2000 SQ. FT.

Site: Place St. Thomas 3

Plan No.: 50M-338

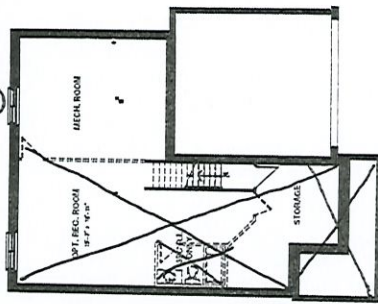
Lot: 3 - Phase 3

Date: June 20, 2020

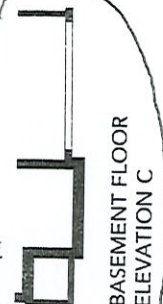
Purchaser: Munir Can Anameric

Purchaser: Hatice Arzu Anameric

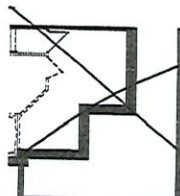
## SCHEDULE H



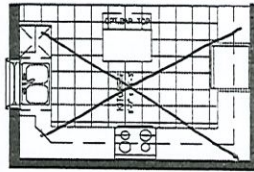
BASEMENT FLOOR ELEVATION A



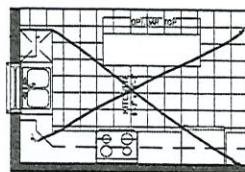
BASEMENT FLOOR ELEVATION C



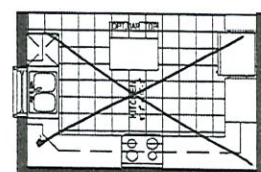
BASEMENT FLOOR ELEVATION CORNER LOT



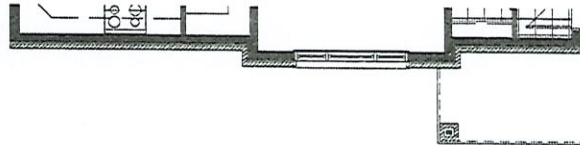
OPTIONAL KITCHEN #1



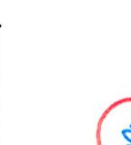
OPTIONAL KITCHEN #2



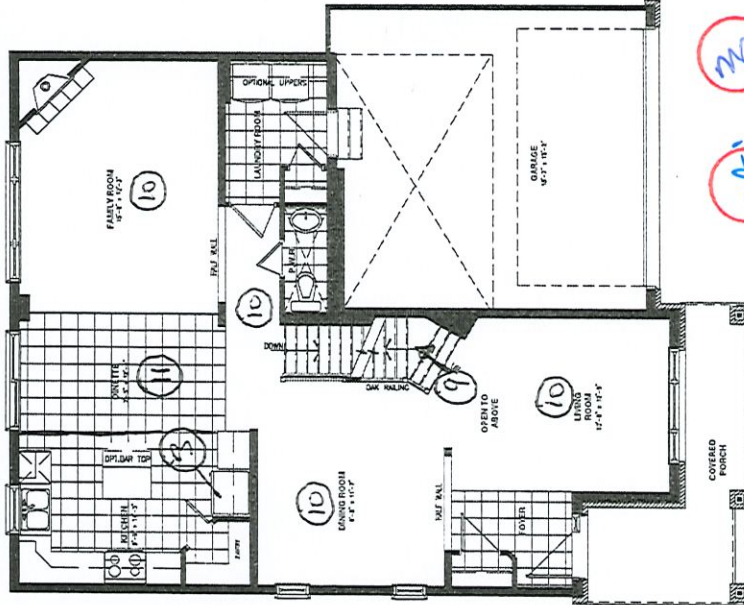
OPTIONAL KITCHEN #3



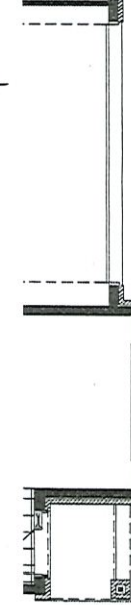
GROUND FLOOR - ELEVATION X



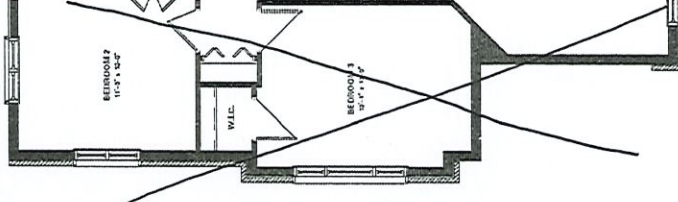
GROUND FLOOR - ELEVATION C



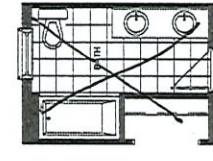
GROUND FLOOR - ELEVATION X



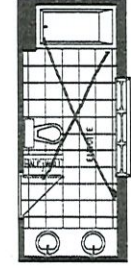
GROUND FLOOR - ELEVATION C



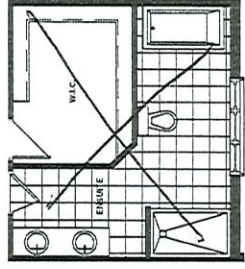
SECOND FLOOR CORNER LOT



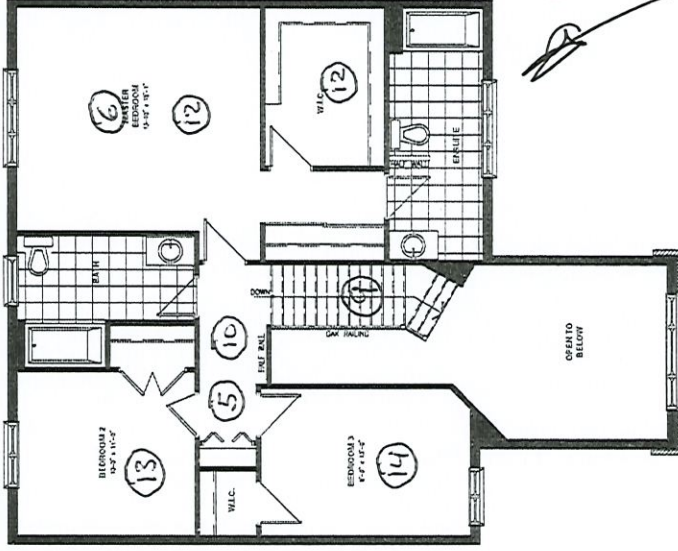
OPTIONAL 4PC MAIN BATH



OPTIONAL 4PC ENSURE



OPTIONAL 5PC ENSURE



SECOND FLOOR ELEVATIONS X & C





**Valecraft**  
Homes (2019) Limited

## Roma Collection Standard Silver Package



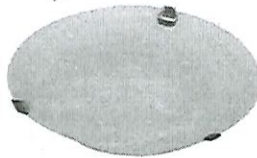
SAN-A3016P-11  
Brushed Nickel Finish  
Marbled Glass  
Bulb: 1 x LED  
• Breakfast / Dinette



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



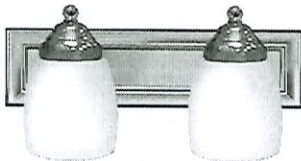
SAN-A1010-6  
Bulb: 1 x LED  
• Single Home Front Exterior



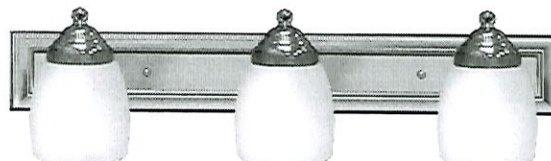
SAN-A40455-6  
Bulb: 1 x LED  
• Back Exterior



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

Plan #: 50M-338

Lot: 3 - Phase 3

Model: 1035 "C" Std Morrow

Purchaser: Munir Can Anameric

Purchaser: Hatice Arzu Anameric

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

Upgrade #: Standard

