

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
owner base over max


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 \$732,470.80 ~~\$732,855.75~~. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 31 day of August, 2020

~~x~~ Maria Menendez
PURCHASER

VALECRAFT HOMES LIMITED

~~x~~ Ricardo Menendez
PURCHASER


PER:

September 10, 2020
DATE:

PROJECT: Rathwell Landing LOT: 261

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 Maria Menendez and Jose Ricardo Menendez
Purchaser (s).

Dated at Ottawa this 31 day of August, 2020

Victoria S. Hu
Witness

Maria Menendez
Purchaser

Victoria S. Hu
Witness

Ricardo Menendez
Purchaser

PROJECT: Rathwell Landing

LOT: 261

VALECRAFT HOMES LIMITED

[Signature]
PER

September 10, 2020
DATE:



SCHEDULE "T"


Personal Information of Each Purchaser - Individuals

(1) Full Name: Maria Menendez

Business Address: 4315 Strandherd Dr, Ottawa, K2J 5P8

Business Telephone Number: 613.883.5583

Home Address: 363 Autumnfield St. Kanata, K2M 3A6 ^{0J6}  

Home Telephone Number: 613.883.5583 



Occupation: Retail

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: Drivers Licence

Number: M2526-51907-55512

 Purchaser  Purchaser

(2) Full Name: Jose Ricardo Menendez

Business Address: 474 Elgin St., Ottawa, K2P 2J6

Business Telephone Number: 613.816.4157

Home Address: 474 Elgin St., Ottawa, K2P 2J6

Home Telephone Number: 613.884.9565



Occupation: Police Officer

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: Drivers Licence

Number: M2526-41078-40204

 Purchaser  Purchaser

Ontario Driver's Licence Permis de conduire ON CANADA

1,2 NAME/NOM MENENDEZ, MARIA
3 363 AUTUMNFIELD ST
KANATA, ON, K2M 0J6
4a NUMBER/NUMERO M2526 - 51907 - 55512
4b ISS/DEL 2019/05/07 4b EXP/EXP 2021/05/12
5 DD/REF GJ4617306 16 HGT/HAUT 157 cm
15 SEX/SEXE F
3 CLASS/CATEG G
12 REST/COND
DOB/ODN 1975/05/12

Ontario Driver's Licence Permis de conduire ON CANADA

1,2 NAME/NOM MENENDEZ, JOSE RICARDO
3 474 ELGIN ST
OTTAWA, ON, K2P 2J6
4a NUMBER/NUMERO M2526 - 41078 - 40204
4b ISS/DEL 2019/05/07 4b EXP/EXP 2025/02/04
5 DD/REF GJ4626654 16 HGT/HAUT 170 cm
15 SEX/SEXE M
3 CLASS/CATEG G
12 REST/COND
DOB/ODN 1984/02/04

RATHWELL LANDING
PLAN: 4M-1589
LOT: 261
PURCHASER: Maria Menendez
PURCHASER: Jose Ricardo Menendez

August 31, 2020



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 Limited recommends strongly against the use of hardwood flooring in 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 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, Maria Menendez and Jose Ricardo Menendez
have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: Rathwell Landing

LOT NO: 261

x Maria Menendez
(Signature)

August 31, 2020
(Date)

x Ricardo Menendez
(Signature)

August 31, 2020
(Date)



THE STEEL

MODEL 1086

3205 SQ. FT.

Site: Rathwell Landing

Purchaser: Maria Menendez

Plan No.: 4M-1589

Lot: 261

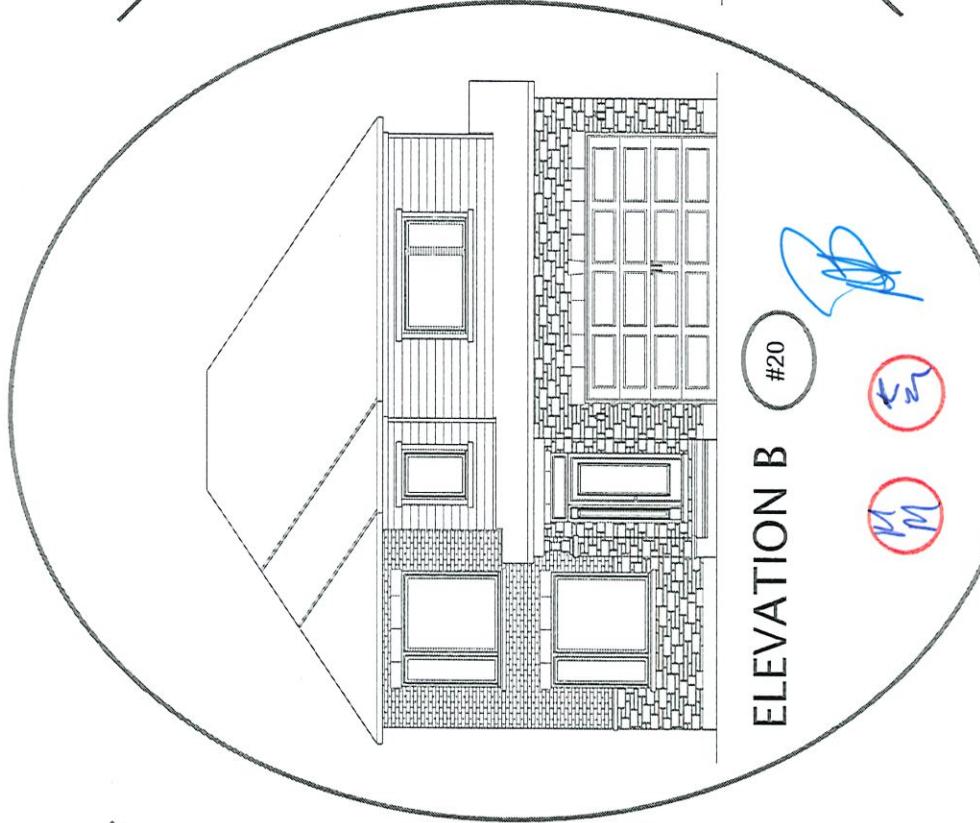
Purchaser: Jose Ricardo Menendez

Date: August 31, 2020

Schedule H



ELEVATION A



ELEVATION B

#20



ELEVATION C

* See attached sketch for customized elevation

M M E M



Valecraft.com

RL 261

INV # 774

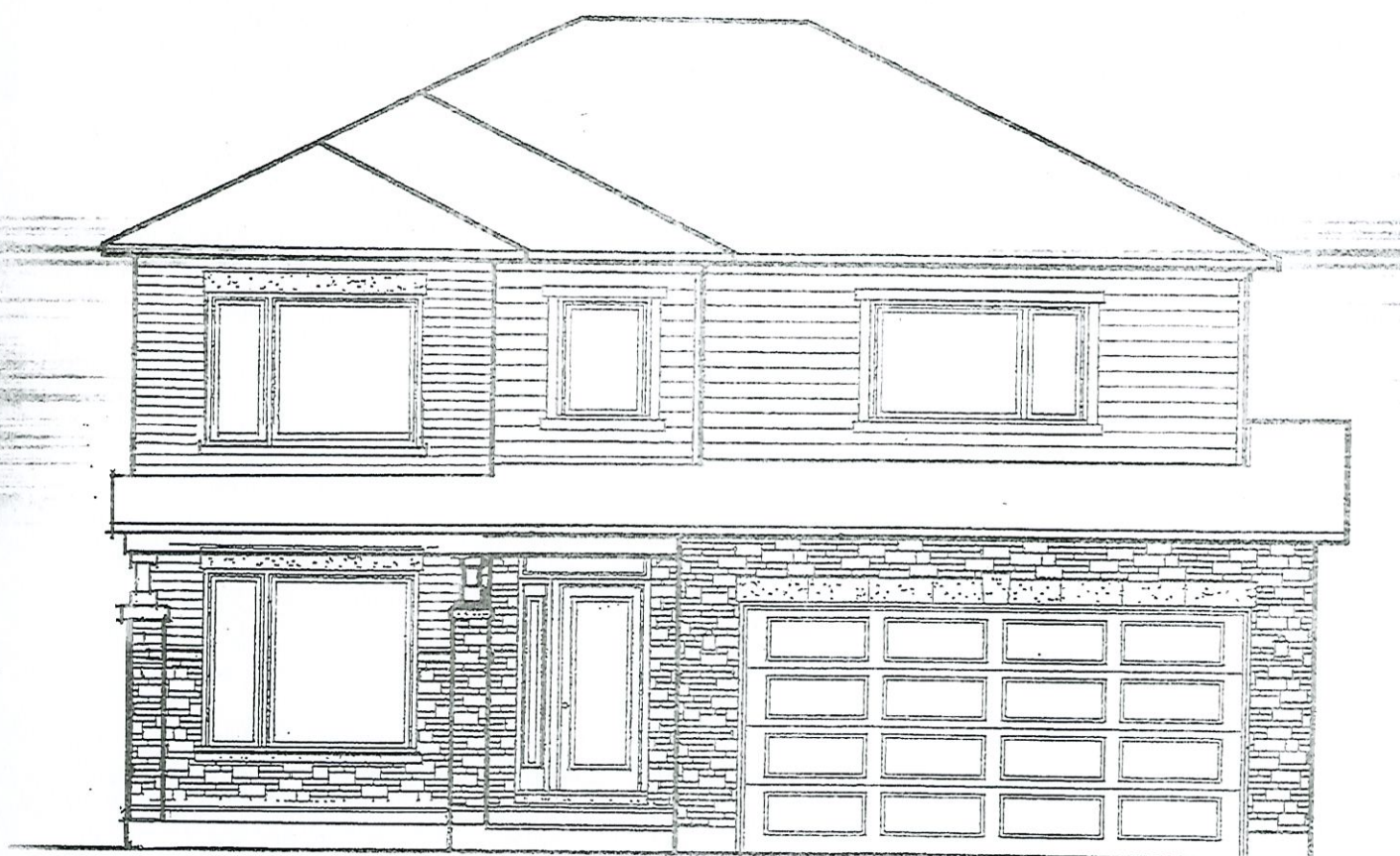
ITEM ~~19~~

20

M
M

R
M

B



ELEV. 'B'

M
M

R
M

B



THE STEEL

MODEL 1086

3205 SQ. FT.

Site: Rathwell Landing

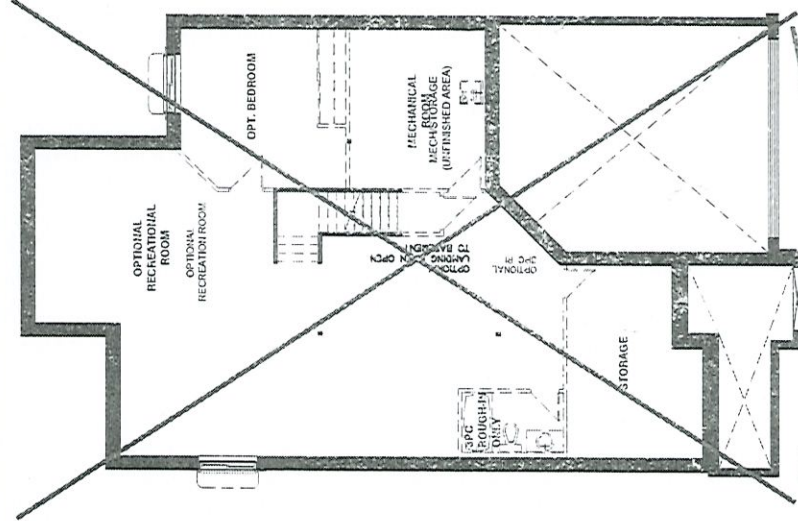
Purchaser: Maria Menendez

Plan No.: 4M-1589

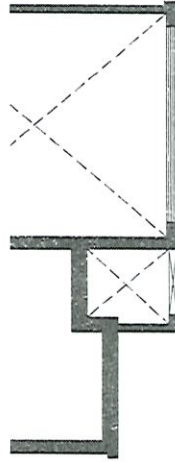
Lot: 261

Purchaser: Jose Ricardo Menendez

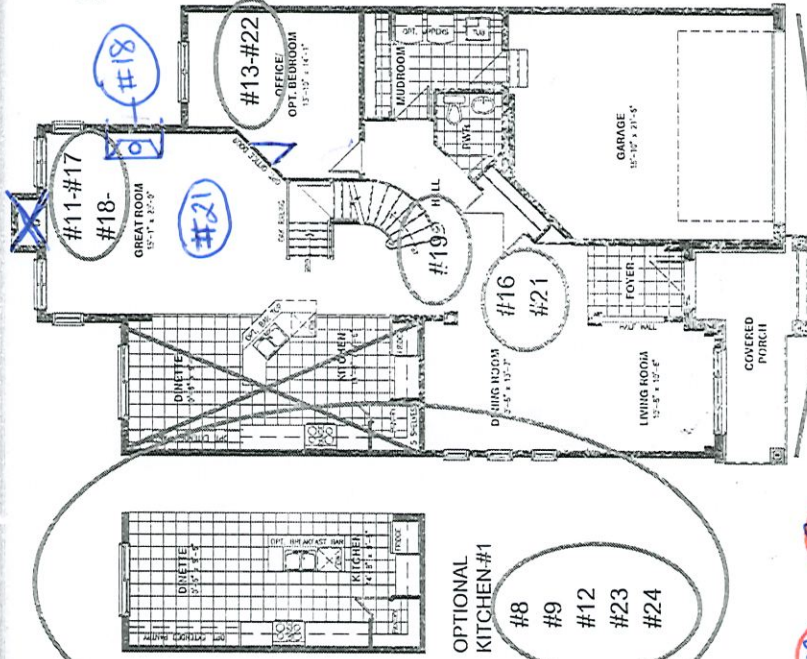
Date: August 31, 2020



BASEMENT FLOOR - ELEVATION A & C



BASEMENT FLOOR - ELEVATION B



GROUND FLOOR - ELEVATION A

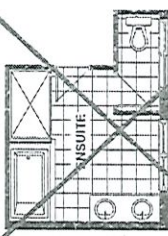
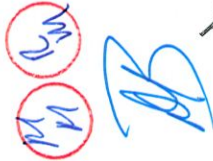


GROUND FLOOR - ELEVATION B

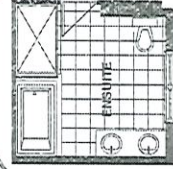


GROUND FLOOR - ELEVATION C

Schedule H

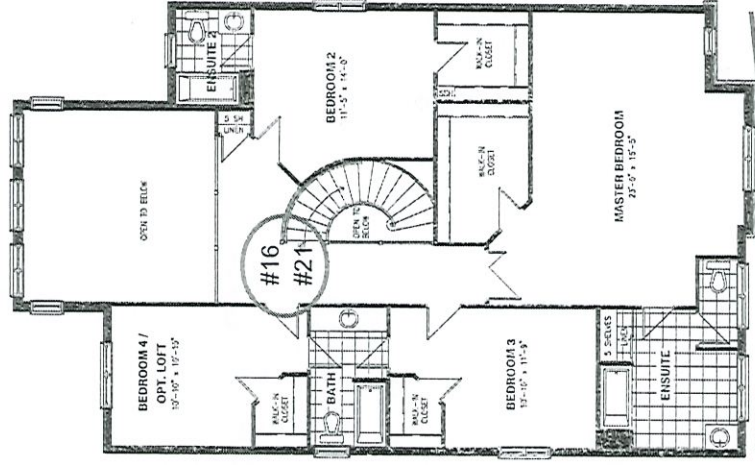


OPTIONAL 5PC ENSUITE
ELEVATION A



OPTIONAL 5PC ENSUITE
ELEVATION B & C

#10-#14



SECOND FLOOR - ELEVATION A



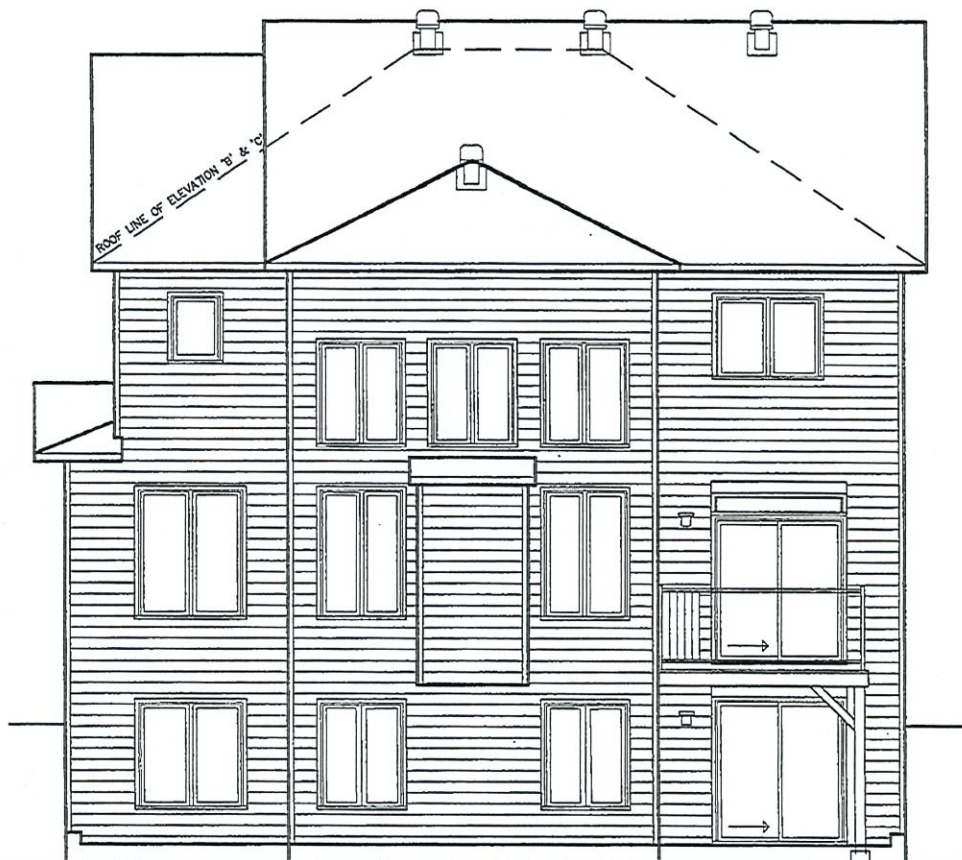
SECOND FLOOR - ELEVATION B



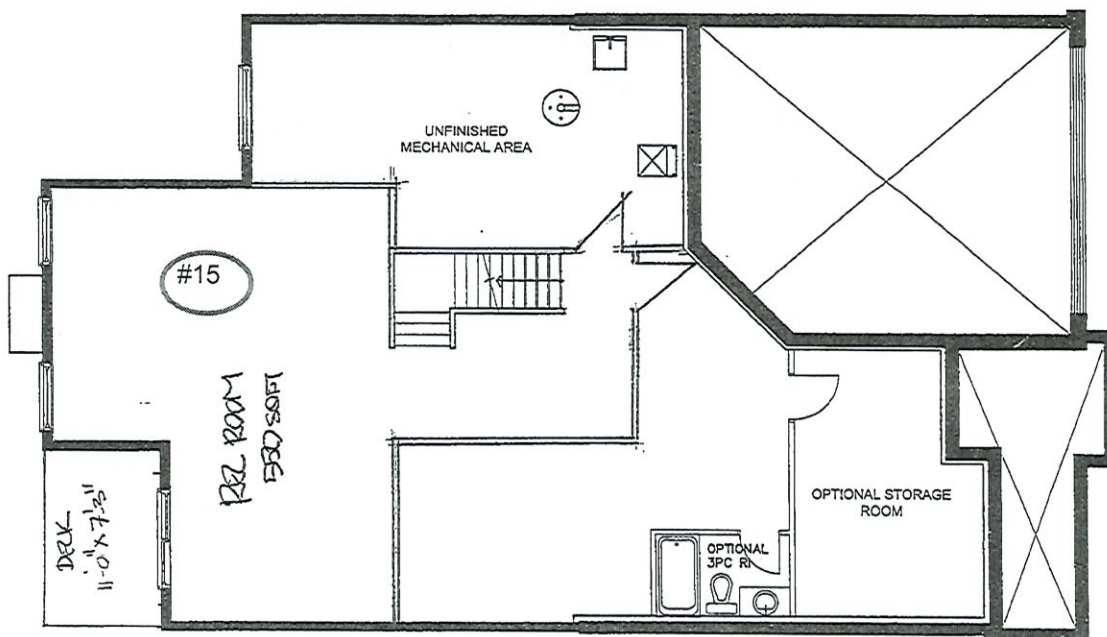
SECOND FLOOR - ELEVATION C

The Steel

Model 1086 - 3205 sq.ft
Walk Out Basement



REAR ELEVATION c/w WALK OUT BASEMENT



BASEMENT FLOOR PLAN c/w WALK OUT

Rathwell Landing

Plan 4M-1589

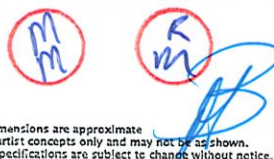
Lot: 264

Purchaser: Maria Menendez

Purchaser: Jose Ricardo Menendez

August 31, 2020

Schedule "H-1"



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 **: Furnace/HWT locations may vary from plan
*: Side windows if siting permits

MODEL (1086)

Valecraft



Homes Ltd.

REV.6

KV # 774

Item ~~#14~~ #17



P

Dated. Aug. 31/20



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



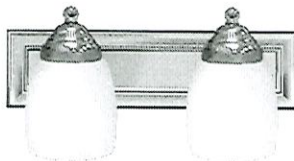
SAN-A1010-6
Bulb: 1 x LED
• Single Home Front Exterior



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: Rathwell Landing

Purchaser: Maria Menendez

Plan #: 4M-1589

Purchaser: Jose Ricardo Menendez

Lot: 261

Date: August 31, 2020

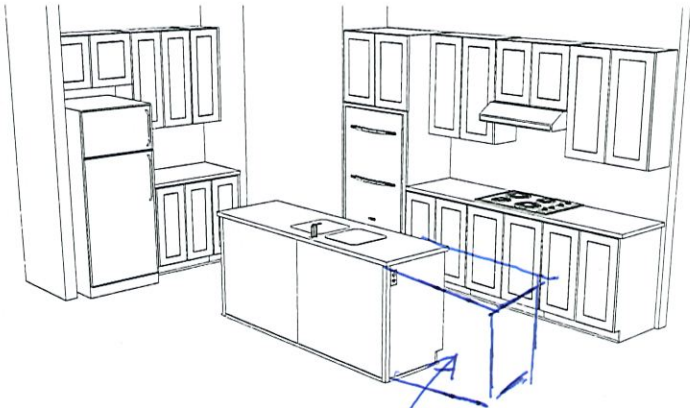
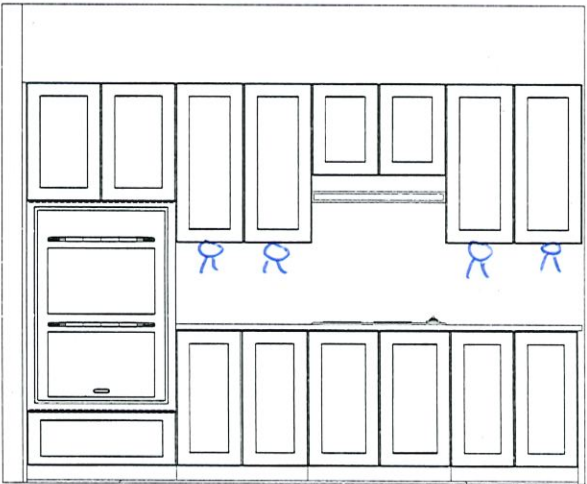
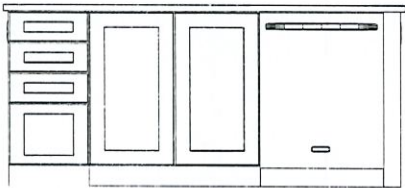
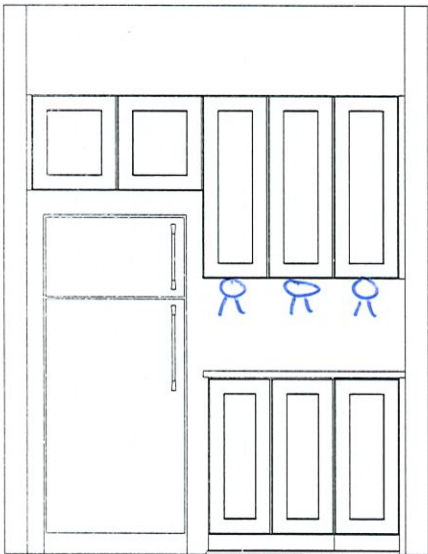
Model: 1086 - Steel

Upgrade #: N/A



| | | |
|--------------------|----------------------------------|-----------------|
| BUILDER: VALECRAFT | PROJECT: <i>RATHWELL LANDING</i> | LOT: <i>261</i> |
| REDESIGN NUMBER: | MODEL: 1086 STEEL STND | |
| DONE BY: | DATE: 25/05/20 | |

PLEASE APPROVE
KITCHEN OPT. 1



Q = Puck Lights (#24)

M M
R M
B

#8.

B
M M
R M
Dated. Aug. 31/20