

**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 Residential Rental 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

Signed at Ottawa this 26th day of September, 20 20

X Leung  
PURCHASER

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**PURCHASER**

PER: 

DATE: October 6, 2020

**PROJECT:** Deerfield Village 2      **LOT:** P88

**VALECRAFT HOMES LIMITED**  
**DEERFIELD VILLAGE 2**  
**SCHEDULE "K"**

**Common Elements Condominium (Purchase of An Interest in)**

Attached to and forming part of this Agreement of Purchase and Sale for Block/Unit P88, Part of Lot 10, Concession 4, (RF), being Part 1 on Plan 4R-31065, Block 147 on Plan 4M-1290, Part of Block 144 on Plan 4M-1290, being Part 2 on Plan 4R-31012 and Part of Block 150 on Plan 4M-1290; City of Ottawa designated as Parts \_\_\_\_\_ on Plan 4R-\_\_\_\_\_ on Schedule "D-1", Subdivision Deerfield Village 2

Municipal Address 608 Tranquil Stream Private, City of Ottawa.

1. The meaning of words and phrases used in this Schedule shall have the meaning ascribed to them in the *Condominium Act, 1998, S.O. 1998, C. 19*, the regulations thereunder and any amendments thereto (the "Act") and other terms used herein shall have ascribed to them the definitions in the Condominium Documents unless otherwise provided for as follows:
  - (a) **"Agreement"** shall mean the Agreement of Purchase and Sale to which this Schedule is attached including all other Schedules attached hereto and made a part hereof;
  - (b) **"Condominium Documents"** shall mean the Creating Documents (as hereinafter defined), the by-laws and rules of the Condominium Corporation, the disclosure statement and budget statement, as may be amended from time to time;
  - (c) **"Condominium Corporation"** shall mean the Common Element Condominium Corporation created upon registration by the Vendor of the Creating Documents;
  - (d) **"Creating Documents"** means the declaration and description (as such terms are defined in the Act), which are intended to be registered against title to the lands comprising the Condominium Corporation, and which will serve to create the Condominium Corporation, as may be amended from time to time.
2. In addition to purchasing the Real Property, the Purchaser hereby agrees to purchase a common interest in the Condominium Corporation as more particularly described in the Condominium Documents on the terms and conditions set out in this Schedule "K".
3. The Purchase Price for the common interest in the Condominium Corporation is Two (\$2.00) Dollars which is payable on the Closing Date.
4. There is no deposit payable by the Purchaser for the purchase of the common interest in the Common Corporation.
5. The Purchaser agrees to accept title subject to the Condominium Documents notwithstanding that same may be amended or varied from the proposed condominium documents provided to the Purchaser and acknowledges that upon receipt of a Transfer/Deed of Land to the Real Property, the common interest in the Condominium Corporation cannot be severed from the Real Property upon any subsequent sale of the Real Property.
6. The Vendor's proportionate amount of the common expenses attributable to the Real Property shall be apportioned and allowed to the closing date.
7. The Purchase acknowledges that the Condominium Corporation and the purchase of a common interest in the Condominium Corporation is not warranted by the *Ontario New Home Warranties Plan Act* or any other warranty.
8. The Purchaser acknowledges that the Common Elements of the Condominium Corporation will be constructed to standards and/or the requirements of the Municipality. The Purchaser covenants and agrees that the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or his successors in title against the Vendor. The Vendor may, from time to time, change, vary or modify in its sole discretion or at the instance of any governmental authority or mortgagee, any part of the Condominium to conform with any municipal requirements related to official plan or official plan amendments, zoning by-laws, committee of adjustment and/or land division committee decisions, municipal site plan approval. Such changes may be to the plans and specifications existing at inception of the Condominium Corporation or as they existed at the time the Purchaser entered into this Agreement, or as illustrated on any sales brochure, marketing drawings, artists' renderings or otherwise. The Purchaser shall have no claim against the Vendor for any such changes, variances or modifications nor shall the Vendor be required to give notice thereof. The Purchaser hereby consents to any such alternations and agrees to complete the sale notwithstanding any such modifications.
9. Purchaser acknowledges that he will be required to provide post-dated cheques upon closing as payment for the monthly common area expenses.

  
 Purchaser

  
 Purchaser

September 26<sup>th</sup>, 2020  
 Date

**VALECRAFT HOMES LIMITED**

  
 Per:

October 6, 2020  
 Date

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 Lynsey Saikaly Purchaser (s).

Dated at Ottawa this 26<sup>th</sup> day of September, 20 20  
Nicholas G. Godel X Lynsey Saikaly  
Witness Purchaser

\_\_\_\_\_  
Witness Purchaser

PROJECT: Deerfield Village 2

LOT: P88

VALECRAFT HOMES LIMITED

[Signature]  
PER  
October 6, 2020  
DATE:

**SCHEDULE "T"**

**Personal Information of Each Purchaser - Individuals**

(1) Full Name: Lynsey Saikaly

Business Address: 500 Eagleson Rd., Ottawa, K2M 1H4

Business Telephone Number: 613-794-2863

Home Address: 11 Waterbridge Dr., Ottawa, K2G 6R6

Home Telephone Number: N/A

Occupation: Cosmetic Tattoo Artist and Aesthetics

**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~~ Passport

Number: ~~50180-50109-45404~~ AA446008

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

(2) Full Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business Telephone Number: \_\_\_\_\_

Home Address: \_\_\_\_\_

Home Telephone Number: \_\_\_\_\_

Occupation: \_\_\_\_\_

**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: \_\_\_\_\_

Number: \_\_\_\_\_

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

Lynsey Saikaly  
DV2 P88  
September 26, 2020

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VOIR LES OBSERVATIONS DEBUTANT A  
LA PAGE 5 (LE CAS ECHEANT)

Signature of bearer - Signature du titulaire

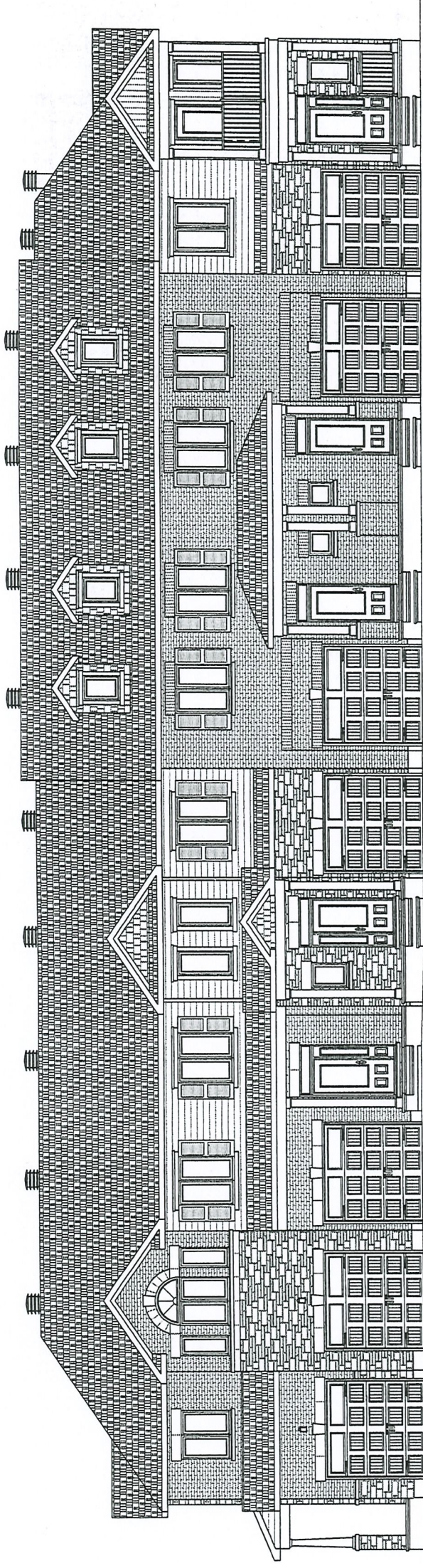


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FE TH A B 5 6 7

88



DEERFIELD VILLAGE 2  
MODEL: 130 THE LEWIS (REV)  
BLOCK: P  
LOT: 87  
ADDRESS: 610 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2  
MODEL: 160-2 THE STANLEY 2  
BLOCK: P  
LOT: 88  
ADDRESS: 608 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2  
MODEL: 160-2 THE STANLEY 2 (REV)  
BLOCK: P  
LOT: 89  
ADDRESS: 606 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2  
MODEL: 120 THE HUNTLEY  
BLOCK: P  
LOT: 90  
ADDRESS: 604 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2  
MODEL: 140 THE GREEN (REV)  
BLOCK: P  
LOT: 91  
ADDRESS: 602 TRANQUIL STREAM PRIV.

DEERFIELD VILLAGE 2  
MODEL: 170 THE BASSETT  
BLOCK: P  
LOT: 92  
ADDRESS: 600 TRANQUIL STREAM PRIV.

18 19

## Block P Deerfield Village 2

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.  
E & OE June 26th 2020

Deerfield Village 2

Lot: P88

Model: 160-2 The Stanley 2 Std.

Purchasers: LYNSEE SAIKALY

September 26, 2020

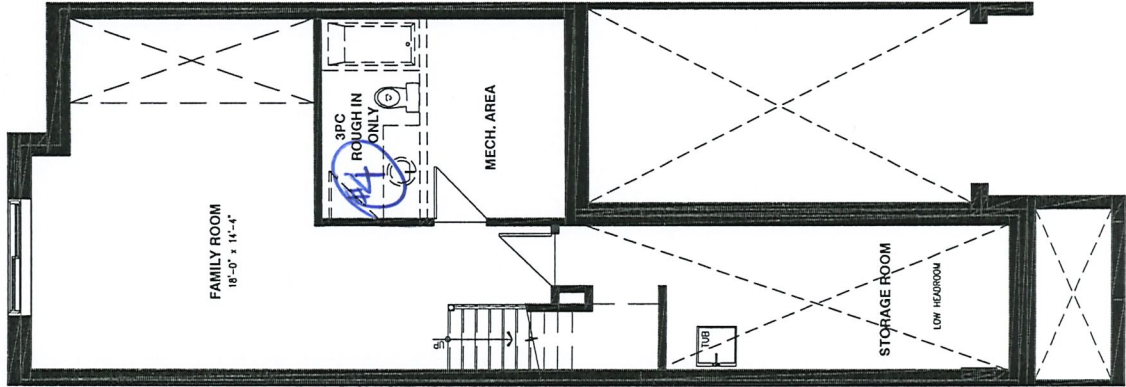




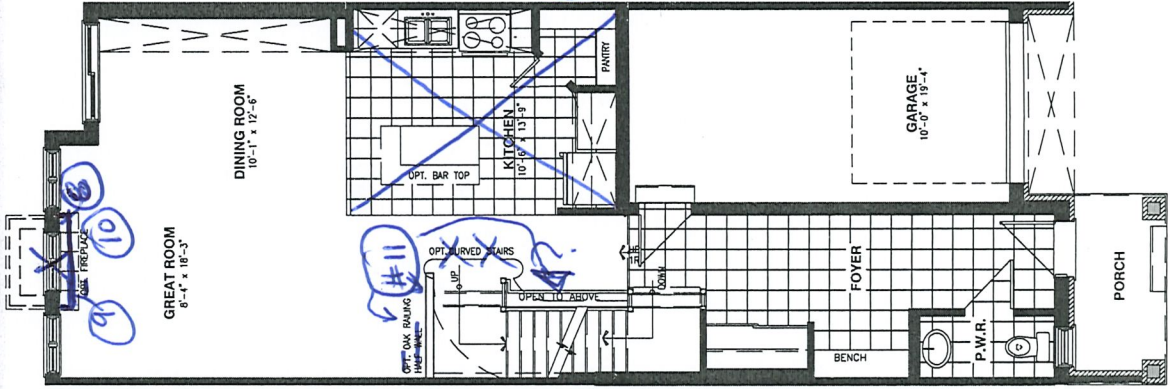
# THE STANLEY 2

MODEL 160-2  
2177 sq.ft.  
(412 sq.ft. Basement)

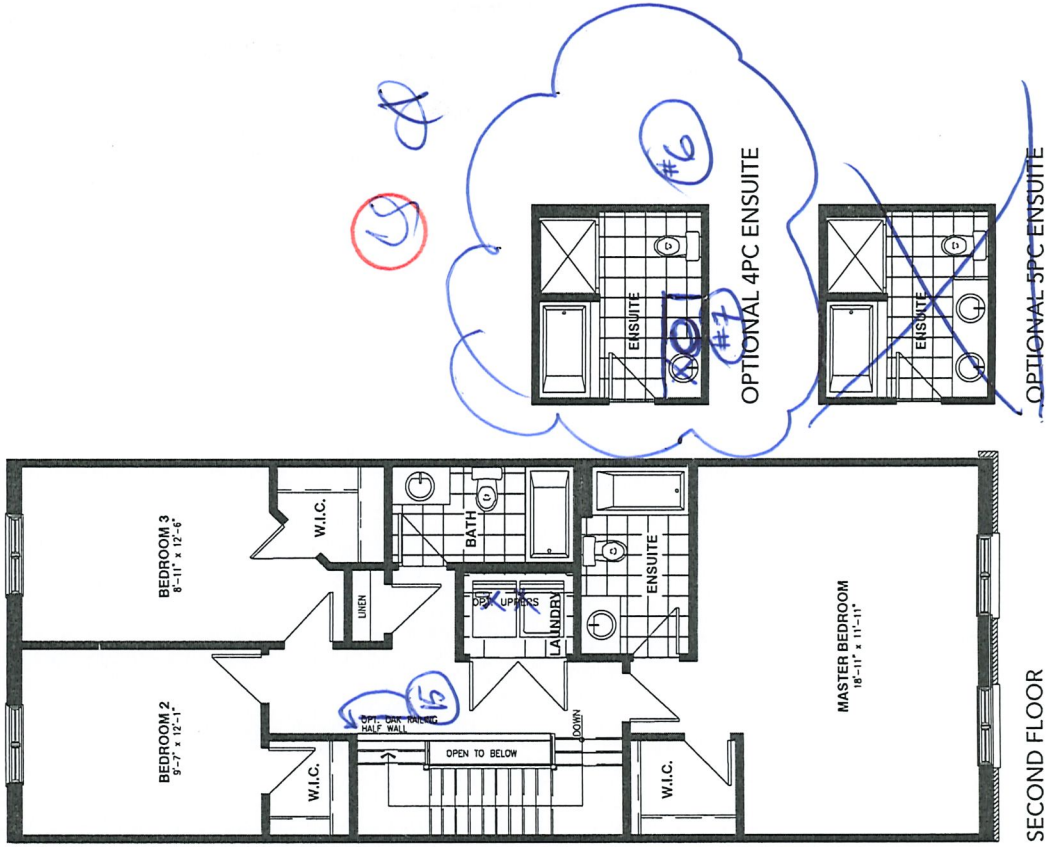
Site: DV2  
Plan No.: 4M-1290  
Lot: P88  
Date: September 26, 2020  
Purchaser: Lynsey Saikaly  
Purchaser:



BASEMENT FLOOR



GROUND FLOOR



SECOND FLOOR



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. All dimensions are approximate. E. & O.E., 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.



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



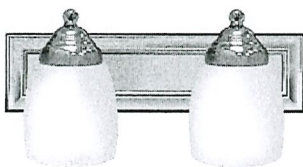
SAN-A1010-6  
Bulb: 1 x LED  
• Single Home Front Exterior



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: DV2

Plan #: 4M-1290

Lot: P88

Model: 160-2 The Stanley 2 Std.

Purchaser: Lynsey Saikaly

Purchaser: \_\_\_\_\_

Date: September 26<sup>th</sup>, 2020

Upgrade #: Standard



Tel: (613) 748-0432  
Fax: (613) 748-0355

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www.ssbolton.com

Estimate No#: OR4127 Rev.02











Customer Copy

Customer:

Lynsey Saikaly  
Home: 613-794-2863  
Email: bladingbylyns@outlook.com

Builder: VALECRAFT HOMES LTD.  
Project: Deerfield Village 2 Towns  
Lot: P-88  
Closing Date: 08/24/2021

Salesperson: Jason Thompson (OR)  
Date: 08/24/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Family Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #2	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #3	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	0.00 \$
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	0.00 \$
Great Room	1.00	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place		225.00 \$	225.00 \$
Family Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		128.00 \$	128.00 \$
Master Bedroom	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		128.00 \$	128.00 \$

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson (OR) - Page: 2



Tel: (613) 748-0432  
Fax: (613) 748-0355

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www.ssbolton.com

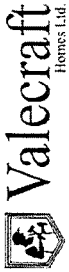
\*\*\* Total price does not include any applicable taxes.

  
Customer Signature

  
Date

Customer Total:  $\$ 481.00$   
 $\$ 62.53$   
 $\$ 543.53$





# THE STANLEY 2

MODEL 160-2

2177 sq.ft.  
(412 sq.ft. Basement)

Site: Deerfield Village 2

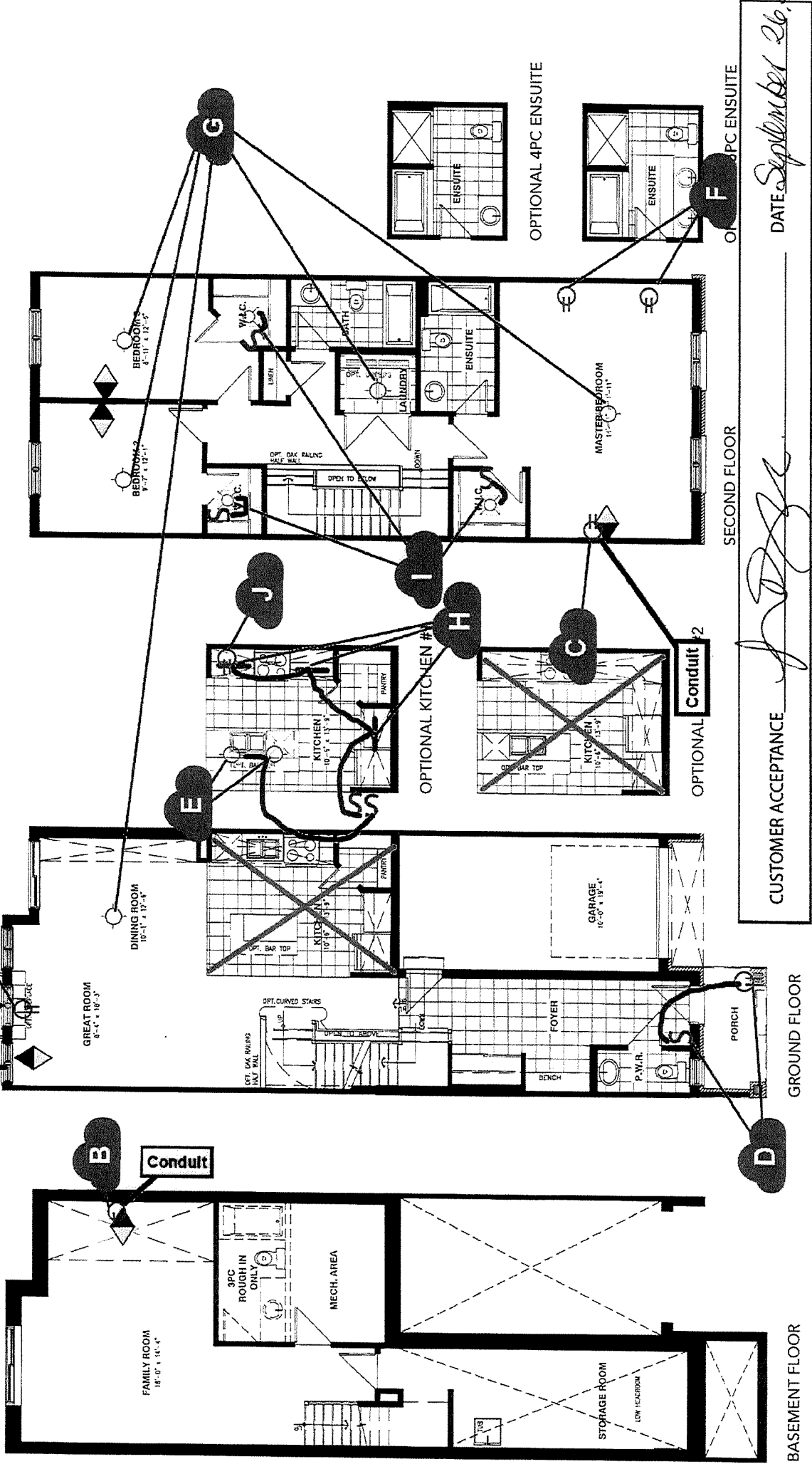
Plan No.: 4M-1290

Lot: P88

Date: October 6, 2020

Purchaser: Lynsey Saikaly

Purchaser:



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. All dimensions are approximate. E. & O.E., 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.