

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.

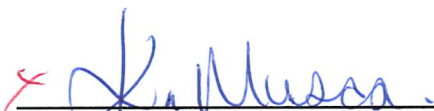

 Purchaser


 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 \$529,718.58 ~~\$520,869.03~~. 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 27 day of September, 2020


PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER


PER:

October 19, 2020
DATE:

PROJECT: Rathwell Landing LOT: 237

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 Kristina Alessandra Musca and Sebastian Dawid Pawlak
Purchaser (s).

Dated at Ottawa this 27 day of September, 2020

Victor S Hu
Witness

X [Signature]
Purchaser

Victor S Hu
Witness

X K. Musca
Purchaser

PROJECT: Rathwell Landing

LOT: 237

VALECRAFT HOMES LIMITED

[Signature]
PER

October 19, 2020
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Kristina Alessandra Musca

Business Address: 269 Laurier Ave. W., Ottawa, K1A 0P8

Business Telephone Number: 343.548.0817

Home Address: 1532 Valmarie Av. Ottawa, K2C 1V8

Home Telephone Number: 613.327.9441

Occupation: Policy Advisor - Public Safety Canada

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~~ Passport

Number: ~~M9426-43719-06003~~ AK223872


Purchaser


Purchaser

(2) Full Name: Sebastian Dawid Pawlak

Business Address: 100 Colonnade Rd., Nepean, K2E 7M3

Business Telephone Number: 613.297.0996

Home Address: 2005-445 Laurier Ave. W., Ottawa, K1R 0A2

Home Telephone Number: 613.262.8110

Occupation: Senior Advisor - Public Health Agency of Canada

Identity Verification (Original of one of the following seen by Vendor)

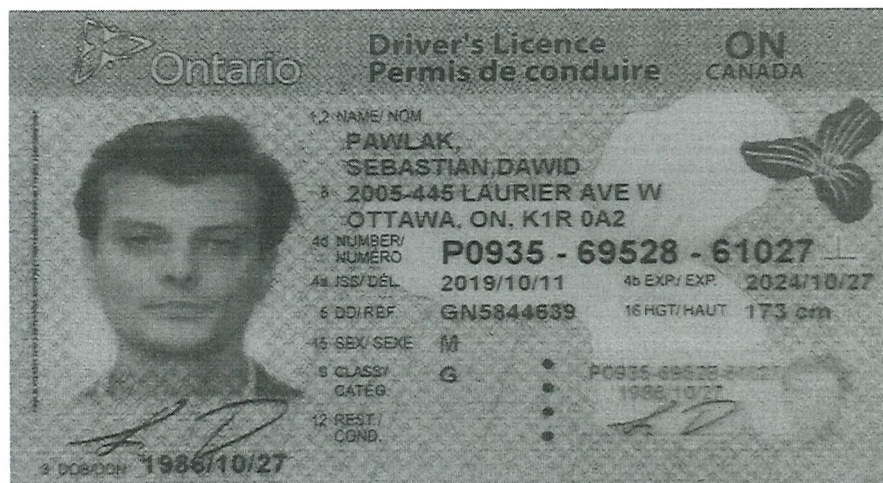
- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Drivers Licence

Number: P0935-69528-61027


Purchaser


Purchaser



RATHWELL LANDING
PLAN: 4M-1589
LOT: 237
PURCHASER: Kristina Alessandra Musca
PURCHASER: Sebastian Dawid Pawlak
September 27, 2020

This passport is valid for all countries unless otherwise specified. The bearer must comply with any visa or other entry regulations of the countries to be visited.

SEE OBSERVATIONS BEGINNING ON
PAGE 5 (IF APPLICABLE)

MENTIONS ET RESTRICTIONS

Ce passeport est valable pour tous les pays, sauf indication contraire. Le titulaire doit se conformer aux formalités relatives aux visas ou aux autres formalités d'entrée des pays où il a l'intention de se rendre.

VOIR LES OBSERVATIONS DÉBUTANT À
LA PAGE 5 (LE CAS ÉCHÉANT)

Signature of bearer - Signature du titulaire

[illegible]

7 8 2 2 3 8 7

PASSPORT
PASSEPORT

CANADA

Passport No./N° de passeport
AK223872

Type/Type Issuing Country/Pays émetteur
P CAN
Surname/Nom
MUSCA
Given names/Prénoms
KRISTINA ALESSANDRA
Nationality/Nationalité
CANADIAN/CANADIENNE
Date of birth/Date de naissance
03 OCT /OCT 90
Sex/Sexe Place of birth/Lieu de naissance
F OTTAWA CAN
Date of issue/Date de délivrance
17 JULY/JUL 19
Date of expiry/Date d'expiration
17 JULY/JUL 29
Issuing Authority/Autorité de délivrance
GATINEAU

475

P<CANMUSCA<<KRISTINA<ALESSANDRA<<<<<<<<<<<<
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Rothwell Landing Phase 1
lot 237

Kristina Alessandra Musca
Sebastian Dawid Pawlak

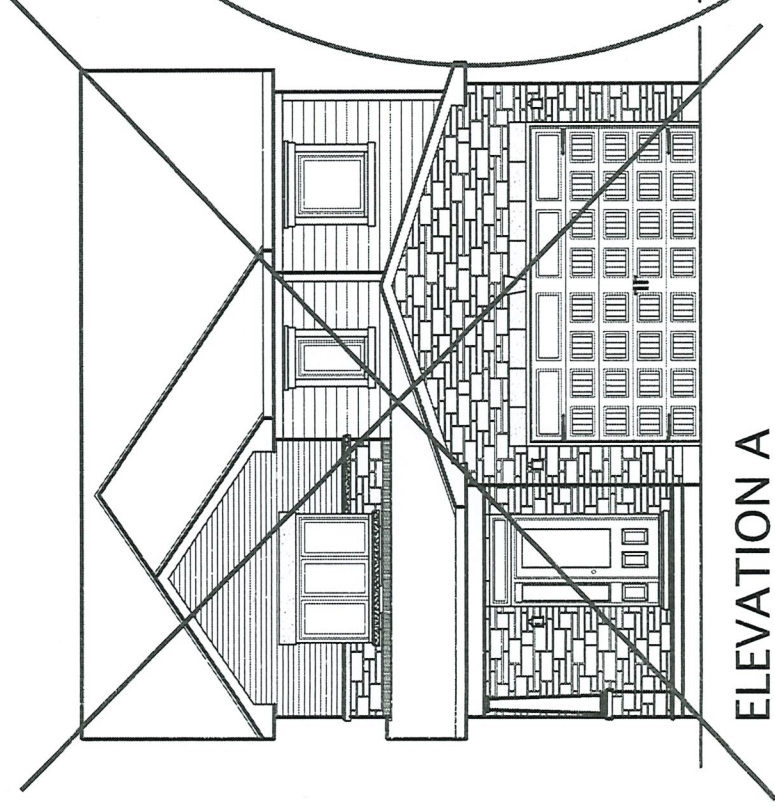


THE KEMP

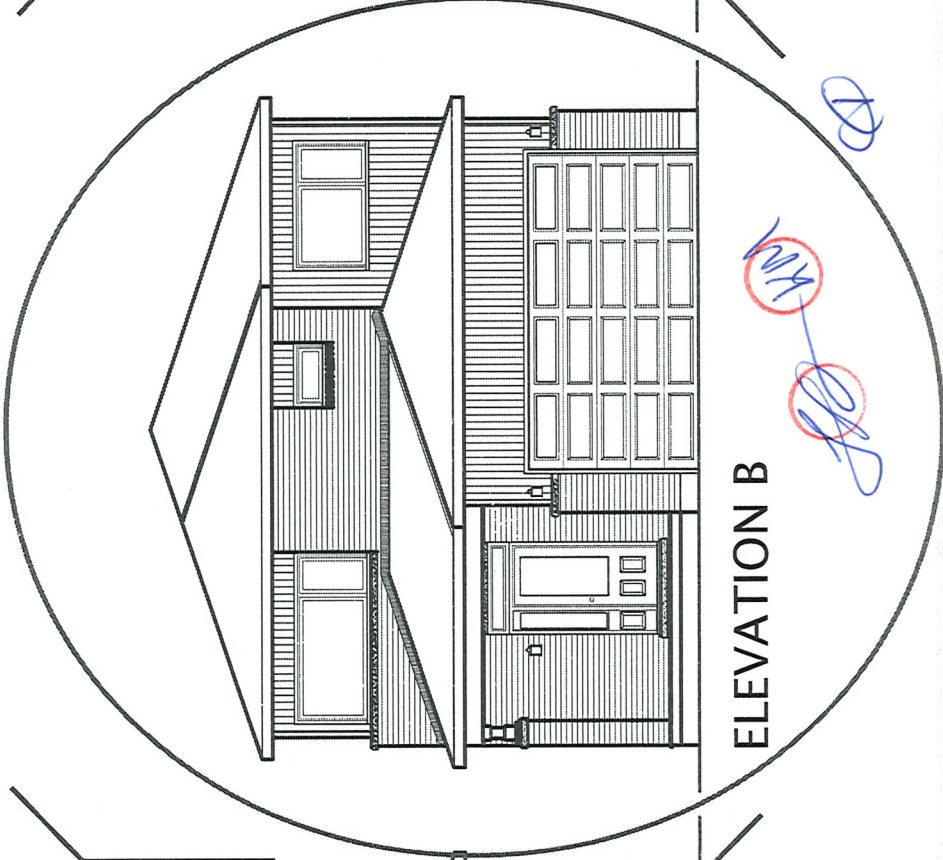
MODEL 810
1900 sq.ft

Site:	Rathwell Landing	Purchaser:	Kristina Alessandra Musca
Plan No.:	4M-1589		
Lot:	237	Purchaser:	Sebastian Dawid Pawlak
Date:	September 27, 2020		

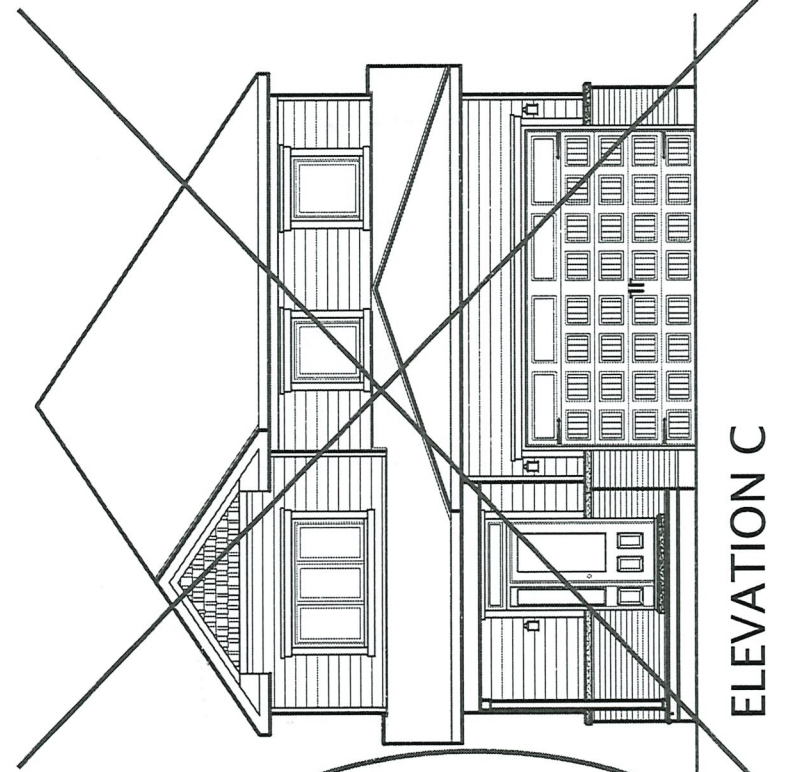
Schedule H



ELEVATION A



ELEVATION B



ELEVATION C



Valecraft.com

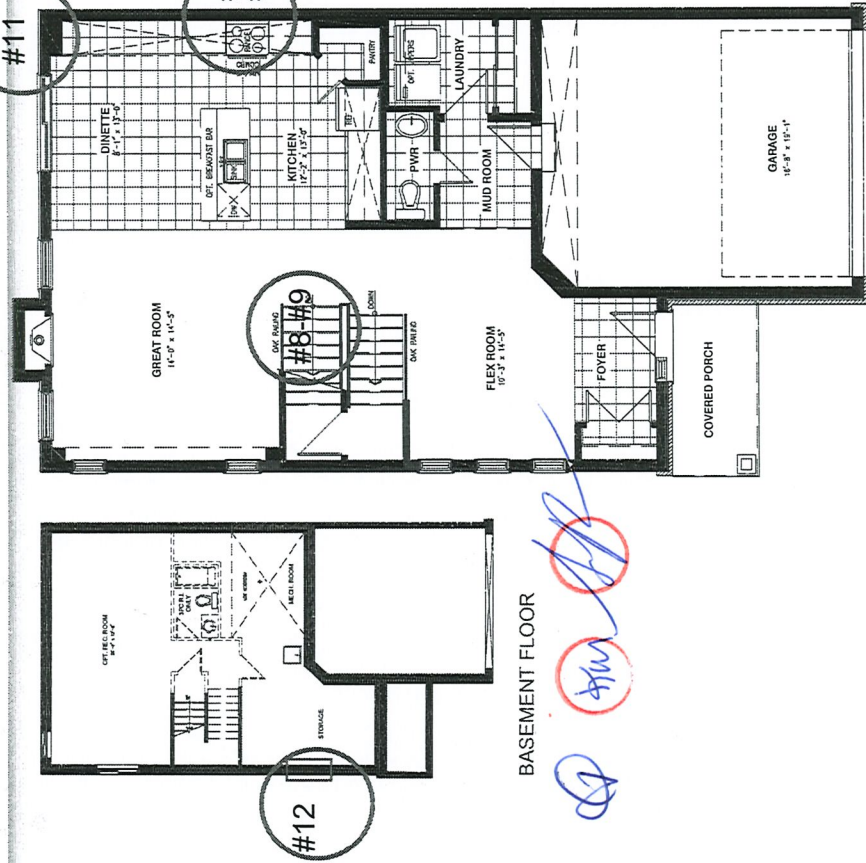
*Rendering is an artist concept only. Not to scale and may vary from finished community. Dimensions, specifications and landscaping are approximate and are subject to change without notice. E & O.E 02/20/2019-N



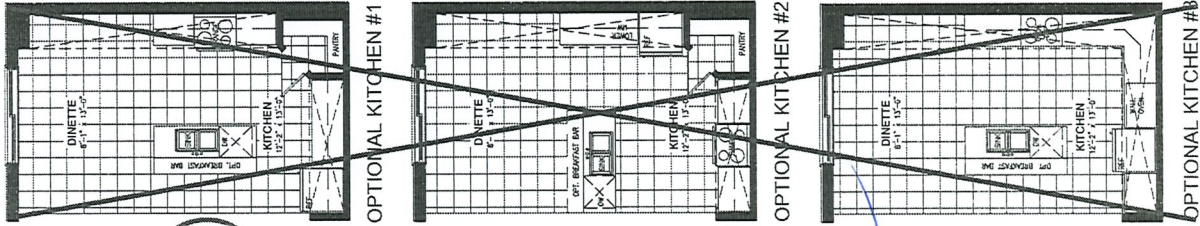
THE KEMP

MODEL 810
1900 sq.ft

Site: Rathwell Landing Purchaser: Kristina Alessandra Musca
Plan No.: 4M-1589
Lot: 237 Purchaser: Sebastian Dawid Pawlak
Date: September 27, 2020



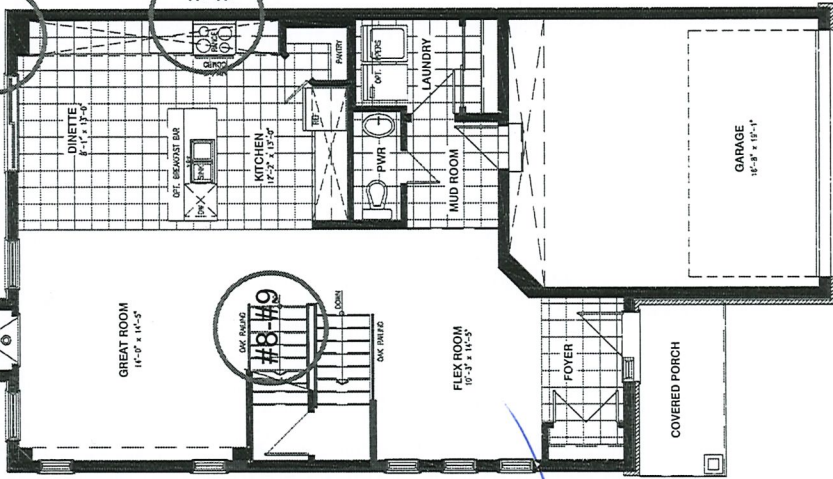
BASEMENT FLOOR



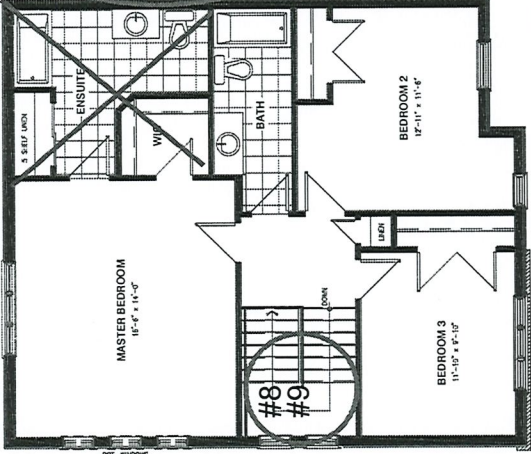
OPTIONAL KITCHEN #1

OPTIONAL KITCHEN #2

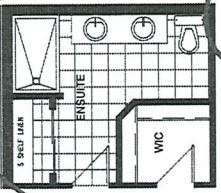
OPTIONAL KITCHEN #3



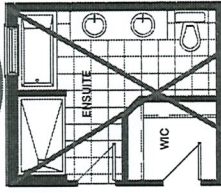
GROUND FLOOR



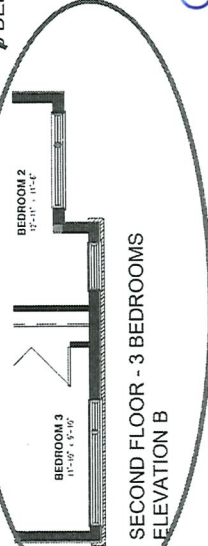
SECOND FLOOR - 3 BEDROOMS
ELEVATION A



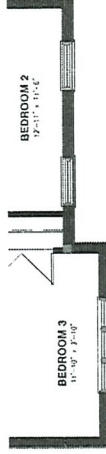
OPTIONAL 4PC ENSUITE
3 BEDROOMS



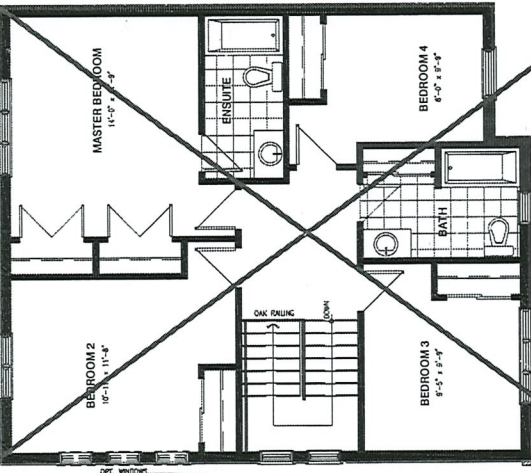
OPTIONAL 5PC ENSUITE
3 BEDROOMS



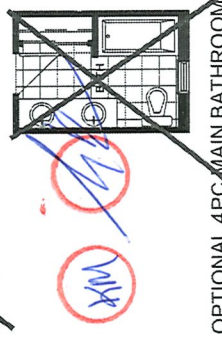
SECOND FLOOR - 3 BEDROOMS
ELEVATION B



SECOND FLOOR - 3 BEDROOMS
ELEVATION C



SECOND FLOOR - 4 BEDROOMS
ELEVATION A



OPTIONAL 4PC MAIN BATHROOM
4 BEDROOMS



SECOND FLOOR - 4 BEDROOMS
ELEVATION B

ELEVATION C IS NOT AVAILABLE
WITH 4 BEDROOMS

Schedule H

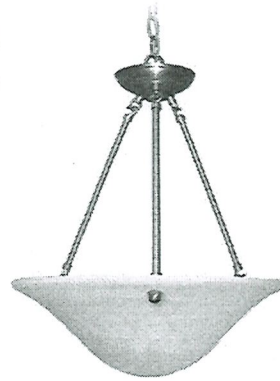


Valecraft
Homes Ltd.

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



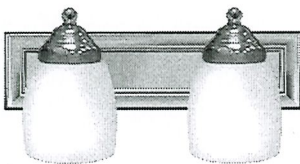
SAN-A1010-6
Bulb: 1 x LED
• Single Home Front Exterior



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

Plan #: 4M-1589

Lot: 237

Model: 810 Kemp

Purchaser: Kristina Alessandra Musca

Purchaser: Sebastian Dawid Pawlak

Date: September 27, 2020

Upgrade #: N/A