


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

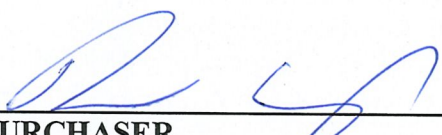

 Vendor

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.

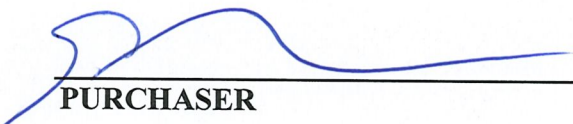
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely \$533,580.53. The Purchaser is responsible for 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 Embrun this 21 day of November, 2020


PURCHASER

VALECRAFT HOMES (2019) LIMITED


PURCHASER


PER:

Nov 27/20
DATE:

PROJECT: PLACE ST THOMAS 5 LOT: 4

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 Evan O'Flaherty & Daniel Waugh
Purchaser (s).

Dated at Embrun this 21 day of November, 2020

[Signature]
Witness

[Signature]
Purchaser

[Signature]
Witness

[Signature]
Purchaser

PROJECT: PLACE ST THOMAS 5

LOT: 4

VALECRAFT HOMES (2019) LIMITED

[Signature]
PER

No. 27/20
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Evan O'Flaherty

Business Address: 1001 Decarie, Montreal, QC H4A 3J1

Business Telephone Number: 514-412-4400

Home Address: 359 Rue Claude Leveillee, Vaudreuil-Dorion QC J7V0Y7

Home Telephone Number: 514-576-5655

Occupation: Montreal Children's Hospital

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: Permis de Conduire

Number: O1463-040889-03


Purchaser


Purchaser

(2) Full Name: Daniel Waugh

Business Address: 314a 9th street W, Cornwall, ON k6J 3A7

Business Telephone Number: 613-936-0676

Home Address: 359 Rue Claude Leveillee, Vaudreuil-Dorion QC J7V0Y7

Home Telephone Number: 438-823-5248


Occupation: Active Sport Physiotherapy

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: Permis de Conduire

Number: W2003-220289-02


Purchaser


Purchaser







Project: PURCE ST. THOMAS 5
Plan No: 504-348 Lot No: 4- Phase 5
Model: 1035 "A" Rev Date: Nov 21, 2020
Purchaser: Evan O'Flaherty
Purchaser: Daniel Weigh





Québec

Permis de conduire

O1463-040889-03

O'FLAHERTY
EVAN

Date de naissance (A-M-J) : 1989-08-04

359 RUE CLAUDE LEVEILLEE
VAUDREUIL-DORION
(QC) J7V 0Y7

Sexe : F

Classe(s) : 5

Cond. : Aucune

Taille (cm) : 163

Mention(s) : Aucune

Yeux : BRUN

N° de référence : PEQT82V0F

Valide le : 2017-07-26 Expire le : 2021-08-04

Paiement exigé chaque année à votre
date anniversaire de naissance

Québec

Permis de conduire

W2003-220289-02

WAUGH
DANIEL

Date de naissance (A-M-J) : 1989-02-22

29 RUE DORIS-LUSSIER
NOTRE-DAME-DE-L'ILE-PERROT
(QC) J7V 9Y7

Sexe : M

Classe(s) : 5

Cond. : Aucune

Taille (cm) : 173

Yeux : PERS

N° de référence : PEXP92Q1L

Valide le : 2015-04-29 Expire le : 2021-02-22

Paiement exigé chaque année à votre date
anniversaire de naissance

Project: Place St. Thomas 5
Plan No: 50M-348 Lot No: 4- Phase 5
Model: 1035 "H" Rev Date: Nov 21, 2020
Purchaser: Evan O'Flaherty
Purchaser: Daniel Waugh

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.

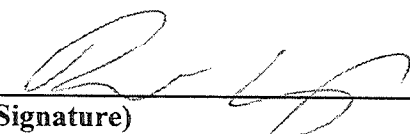
It is for this reason that VALECRAFT HOMES (2019) LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

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.

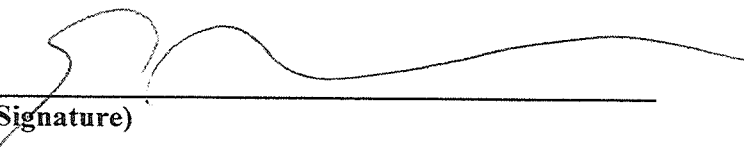
I/we, Evan O'Flaherty & Daniel Waugh have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: PLACE ST THOMAS 5

LOT NO: 4

X 
(Signature)

November 21, 2020
(Date)

X 
(Signature)

November 21, 2020
(Date)



Valecraft
Homes (2019) Limited

Roma Collection

All Models
STANDARD



BREAKFAST / DINETTE
A3016P-11
Bulb: 1 x A19 LED Bulb



DINING ROOM / STAIRWELL / HIGH CEILINGS
A3016ch-11
Bulbs: 3 x A19 LED Bulb



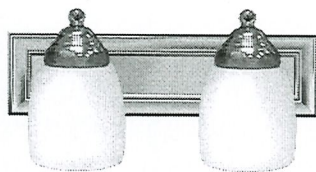
**ENTRY / HALL / LAUNDRY / BEDROOMS /
DEN / STUDY / BATH CEILING / KITCHEN SINK /
FINISHED BASEMENT AREAS**
(Plan Permitting)
A3012-11
12" dia.
Bulbs: 2 x A19 LED Bulb



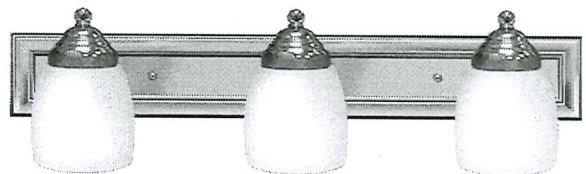
KITCHEN / MASTER BEDROOM
(Plan Permitting)
A3016-11
16" dia.
Bulbs: 3 x A19 LED Bulb



BASEMENT STAIRS / SOFFIT
AFR4-0930-WH
LED Recessed Light
5" dia.



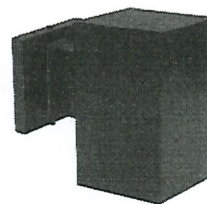
POWDER ROOM VANITY
(Plan Permitting)
A16012-7
14" Wide
Bulbs: 2 x A19 LED Bulb



BATHROOM VANITY
A16013-7
24" Wide
Bulbs: 3 x A19 LED Bulb



CLOSET / PANTRY
A121-11
Bulb: 1 x A19 LED Bulb



FRONT / BACK EXTERIOR
A1101S-BK
4-3/8" Wide x 6-7/8" High x 7-1/8" Ext
Bulb: 1 x A19 LED Bulb

* All dimensions are approximate.

*** Keyless LIGHT OUTLETS IN GARAGE, UNFINISHED BASEMENT AREAS***

Project: Place St. Thomas 5

Plan #: 50M-348

Lot: 4 - Phase 5

Model: #1035 Morrow "A" Rev

Purchaser: Evan O'Flaherty

Purchaser: Daniel Waugh

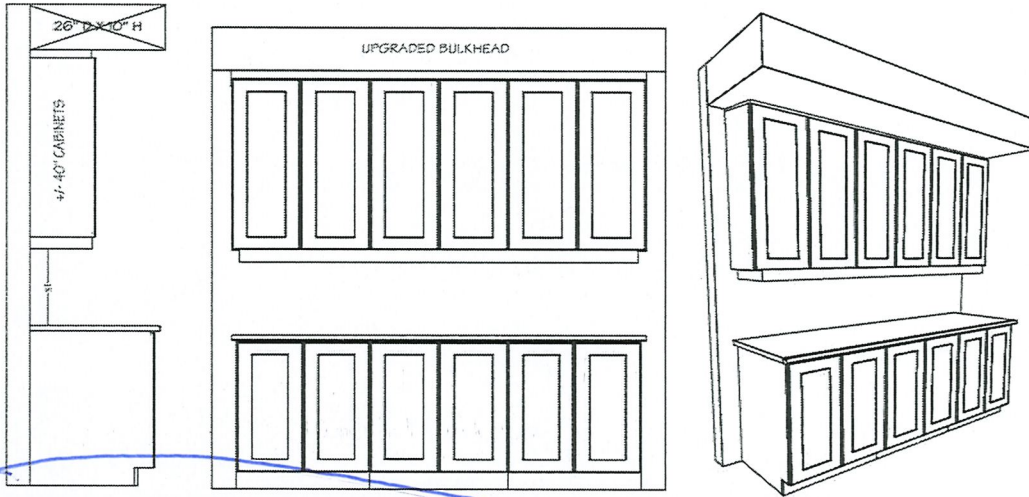
Date: November 21, 2020

Upgrade #: Standard

OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & **UPGRADE** BULKHEAD DETAILS

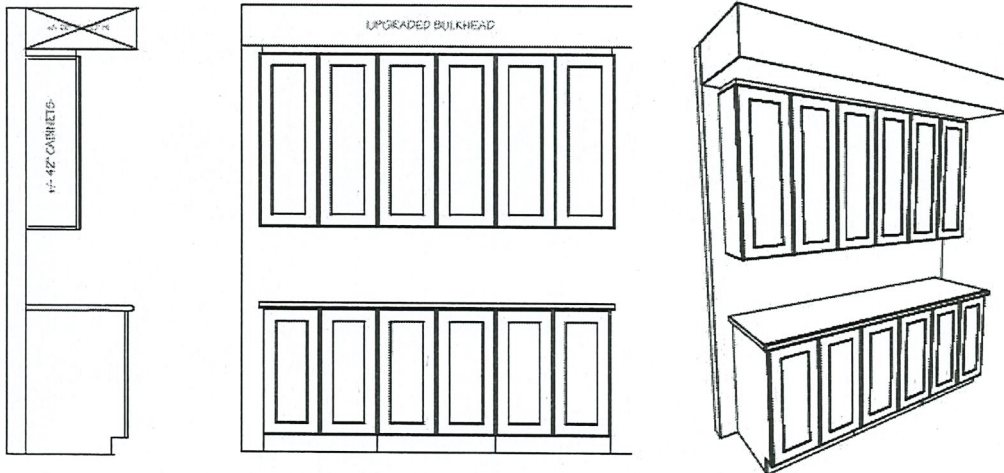
UPC9-1C Upgrade #: _____

- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to upgraded bulkhead.



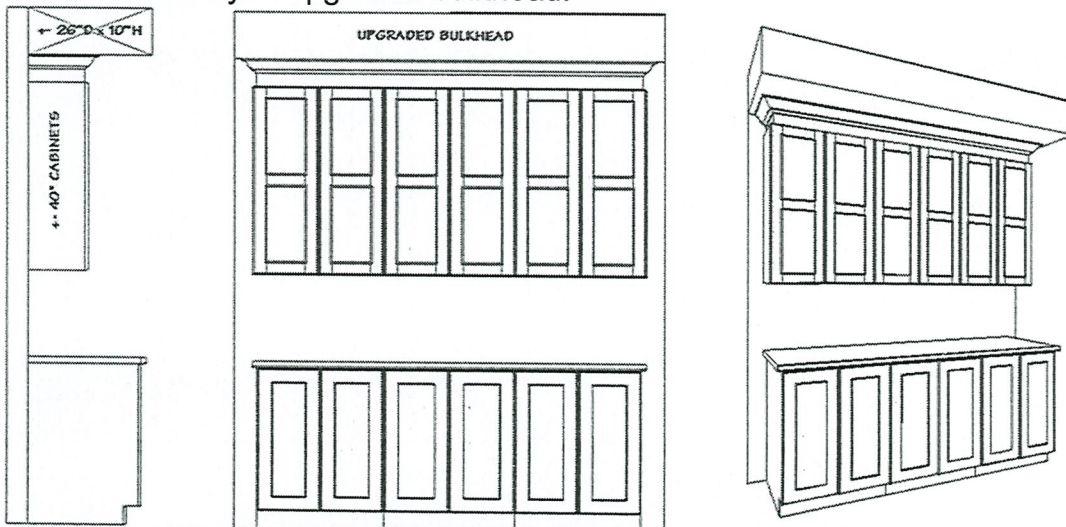
UPC9-2B Upgrade #: 13

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



UPC9-3A Upgrade #: _____

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



Site: Place St. Thomas 5

Purchaser: Evan O'Flaherty

Plan No: 50M-348

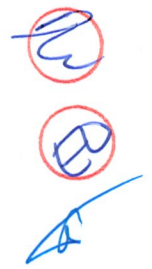
Lot: 4 - Phase 5

Purchaser: Daniel Waugh

Date: November 21, 2020



← (35)
Example of Laundry
Upper Cabinetry.



Project: Place St. Thomas 5
Plan No: 50M-348 Lot No: 4- Phase 5
Model: 1035 "A" Rev Date: Nov 21, 2020
Purchaser: Evan O'Flaherty
Purchaser: Daniel Wagh





THE MORROW

MODEL 1035

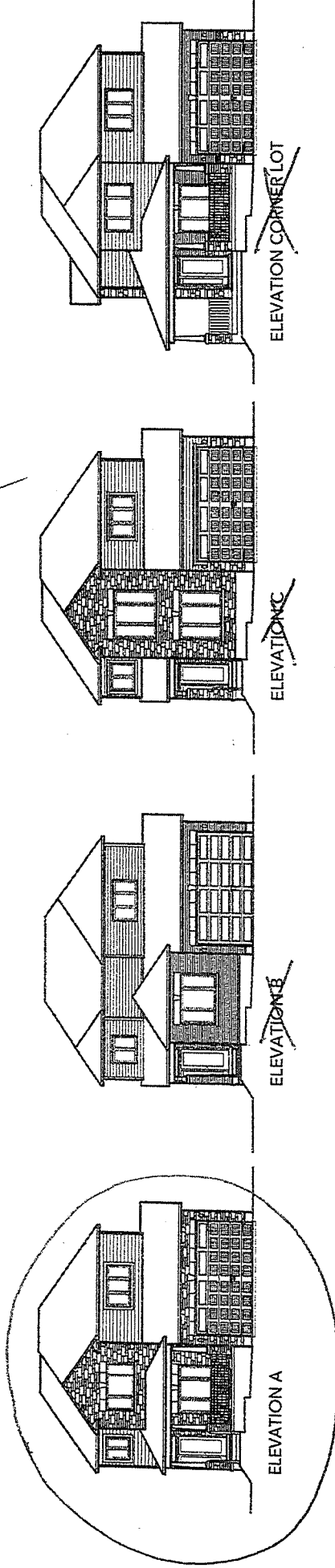
2000 SQ. FT.

Site: Place St. Thomas 5
Plan No.: 50M-348
Lot: 4 - Phase 5
Date: 2/11/20

Purchaser: Daniel Waugh

Purchaser: Evan Waugh

O'Flaherty




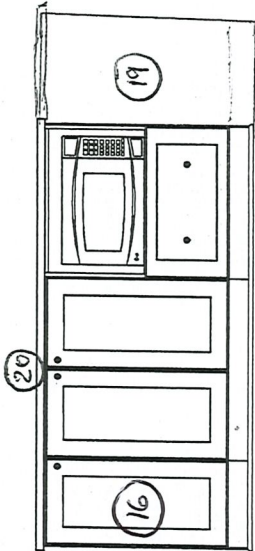
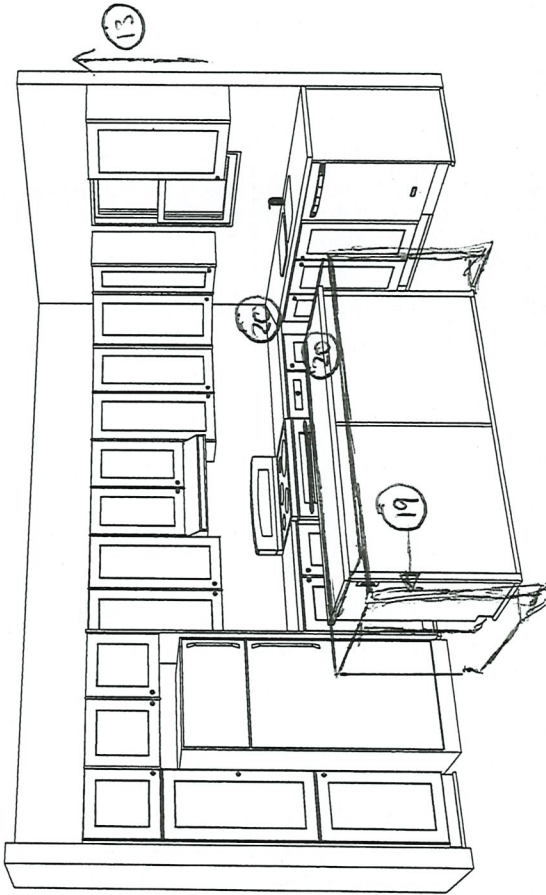
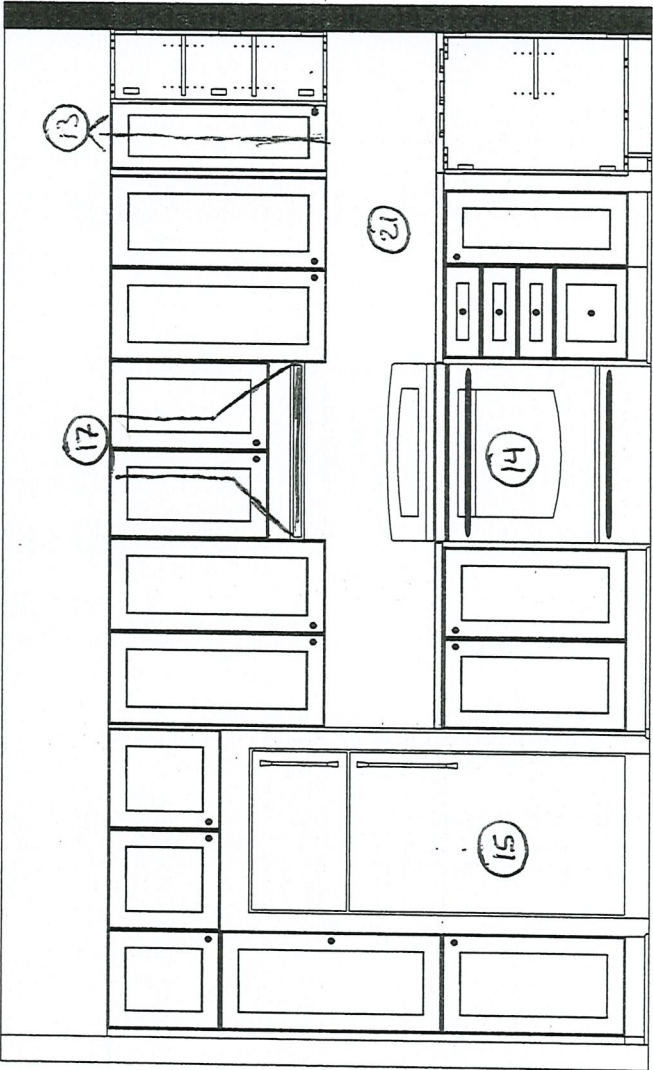
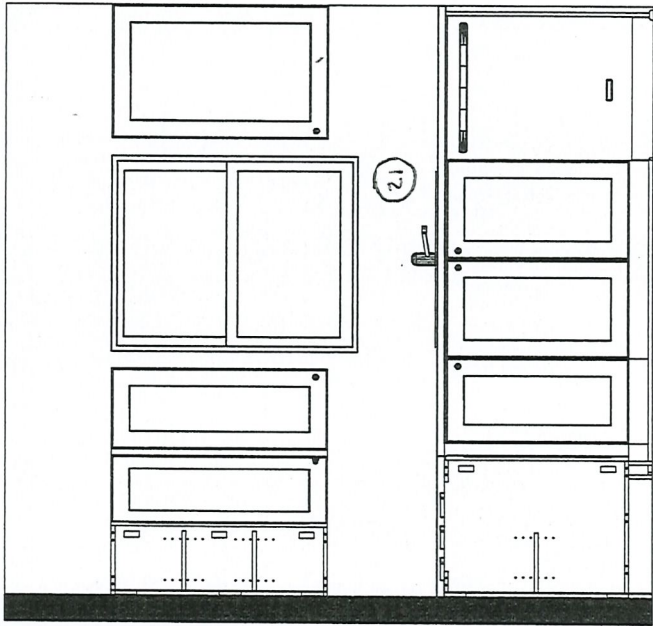
Valecraft.com

*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

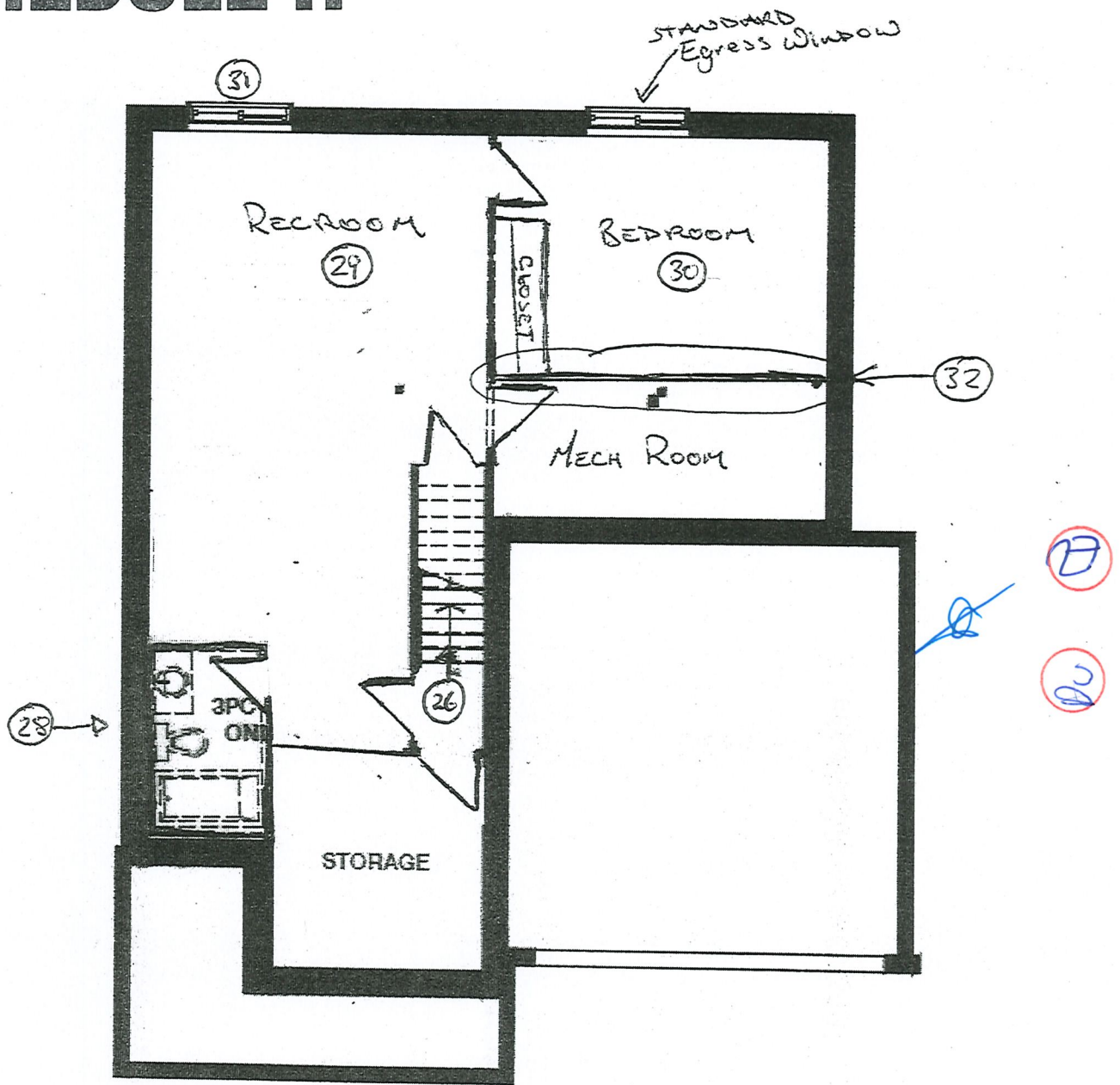
Project: PLACE St. Thomas 5
Plan No: 50M-348 Lot No: 4-Phase 5
Model: 1035 "A" Rev 3rd Date: Nov 21, 2020
Purchaser: Evon O'Flaherty
Purchaser: Daniel Wough

	BUILDER: VALECRAFT	PROJECT:	LOT: OPTION #2 #12
	REDESIGN NUMBER:	MODEL: 1035 MORROW STND	
	DONE BY:	DATE: 19/02/19	



2 2

SCHEDULE H



BASEMENT FLOOR
ELEVATION A

Project: Place St. Thomas 5
Plan No: 50M-34.8 Lot No: 4-Phase 5
Model: 1035 "A" Rev ^{STD} Date: Nov 21, 2020
Purchaser: Evan O'Flaherty
Purchaser: Daniel Waugh

Blue checkmark and two red circles with blue symbols.

SCHEDULE H

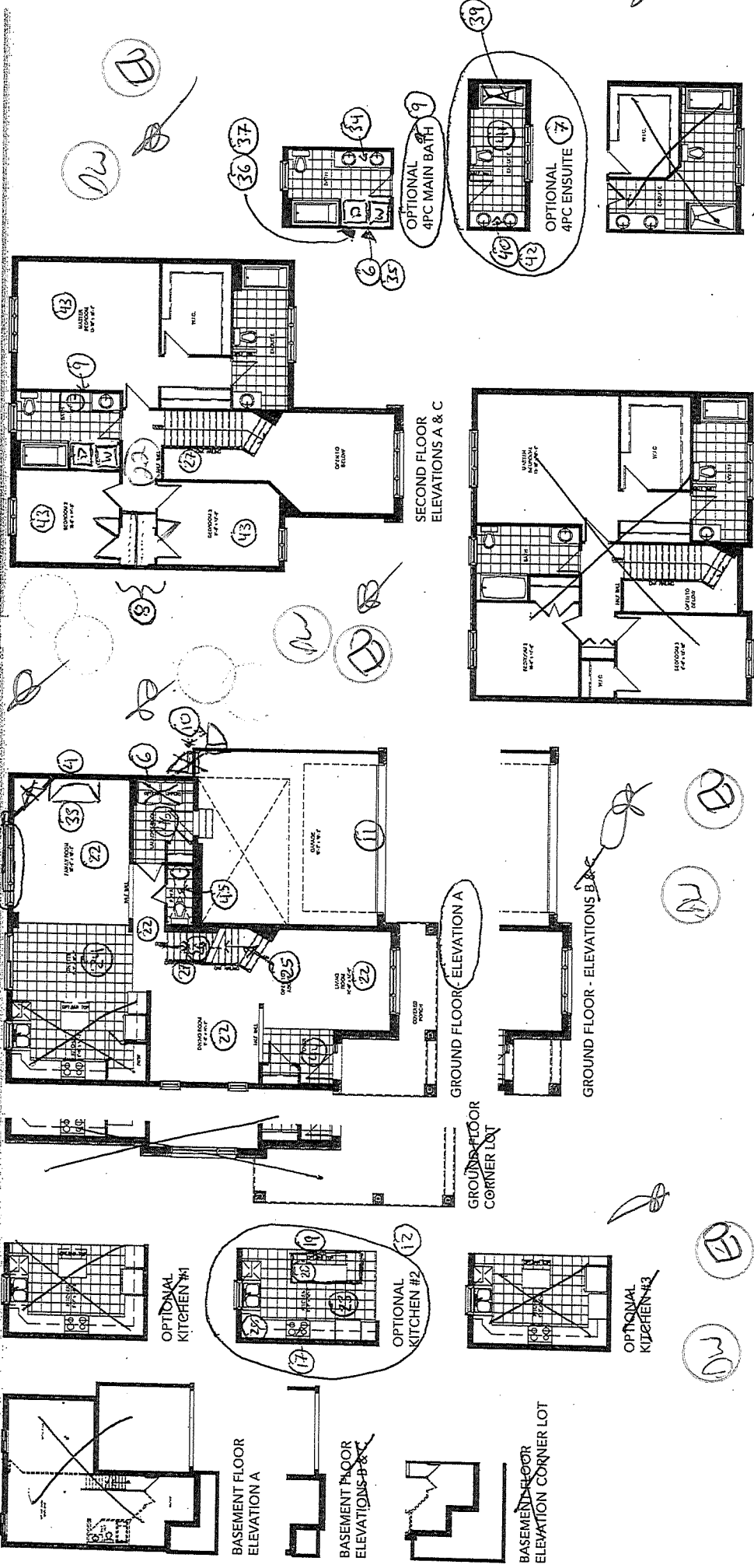


THE MORROW

MODEL 1035

2000 SQ. FT.

Site: Place St. Thomas 5 Purchaser: Daniel Waugh
Plan No.: 50M-348
Lot: 4 - Phase 5 Purchaser: Evan Waugh
Date: 21/11/20



SEE BASEMENT SKETCH →
BASEMENT FLOOR ELEVATION A
BASEMENT FLOOR ELEVATIONS B & C
BASEMENT FLOOR ELEVATION CORNER LOT
GROUND FLOOR CORNER LOT
GROUND FLOOR ELEVATION A
GROUND FLOOR - ELEVATIONS B & C
SECOND FLOOR ELEVATIONS A & C
SECOND FLOOR ELEVATIONS B & C
OPTIONAL KITCHEN #1
OPTIONAL KITCHEN #2
OPTIONAL KITCHEN #3
OPTIONAL 4PC MAIN BATH
OPTIONAL 4PC ENSUITE
OPTIONAL 5PC ENSUITE
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 usable floor space may vary from the stated floor area. Note: Number of steps varies due to site grading. E & OE: 09/23/2020-6

SCHEDULE H



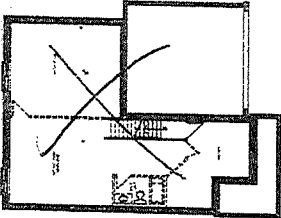
THE MORROW

MODEL 1035

2000 SQ. FT.

Site: Place St. Thomas 5
Plan No.: 50M-348
Lot: 4 - Phase 5
Date: 21/11/20

Purchaser: Daniel Waugh
Purchaser: Evan Waugh
Purchaser: O'Flaherty



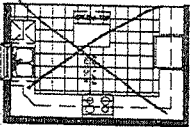
BASEMENT FLOOR ELEVATION A



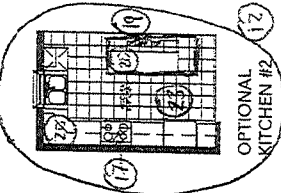
BASEMENT FLOOR ELEVATIONS B & C



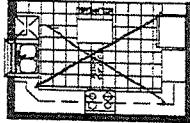
BASEMENT FLOOR ELEVATION CORNER LOT



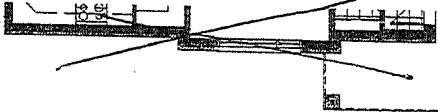
OPTIONAL KITCHEN #1



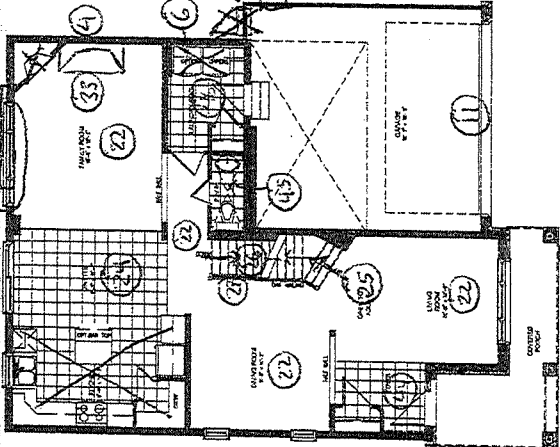
OPTIONAL KITCHEN #2



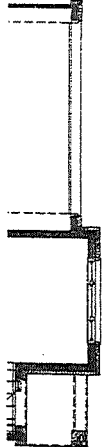
OPTIONAL KITCHEN #3



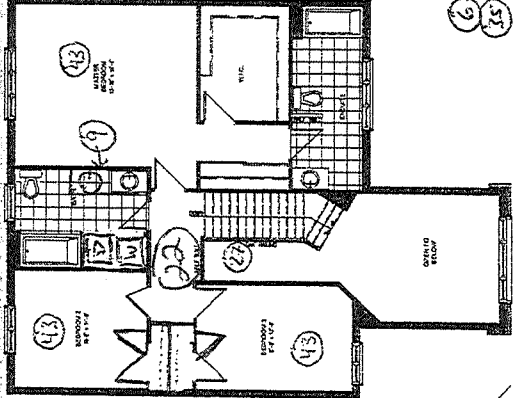
GROUND FLOOR CORNER LOT



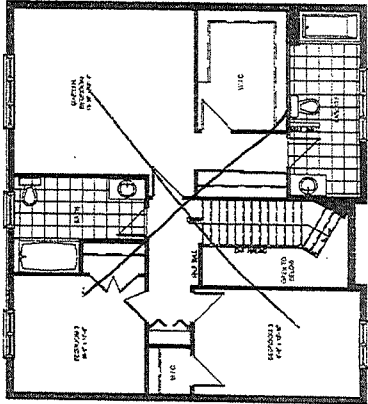
GROUND FLOOR ELEVATION A



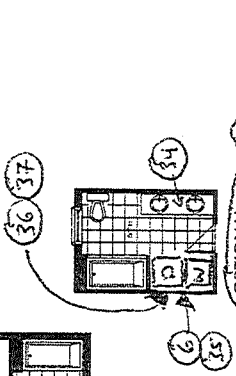
GROUND FLOOR ELEVATIONS B & C



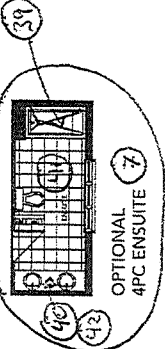
SECOND FLOOR ELEVATIONS A & C



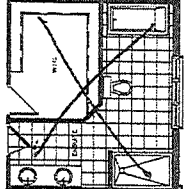
SECOND FLOOR ELEVATION B



OPTIONAL 4PC MAIN BATH



OPTIONAL 4PC ENSUITE



OPTIONAL 5PC ENSUITE

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: Number of steps varies due to site grading. E & O.E. 06/23/2020-6