

**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 \$396,362.75. 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, ON this 14 day of February, 2021

X   
PURCHASER

VALECRAFT HOMES (2019) LIMITED

X   
PURCHASER

  
PER:

March 1, 2021  
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: C11



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 Genevieve Besner & Patrick Ryan  
Purchaser (s).

Dated at Ottawa, ON this 14 day of February, 2021

  
Witness

  
Purchaser

  
Witness

  
Purchaser

PROJECT: PLACE ST THOMAS 6

LOT: C11

VALECRAFT HOMES (2019) LIMITED

  
PER

March 1, 2021  
DATE:

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, Genevieve Besner & Patrick Ryan 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 6

LOT NO: C11

X hB...  
(Signature)

February 14, 2021  
(Date)

X Patrick Ryan  
(Signature)

February 14, 2021  
(Date)

**SCHEDULE "T"**

**Personal Information of Each Purchaser - Individuals**

(1) Full Name: Genevieve Besner

Business Address: 713 Montreal Rd., Ottawa ON K1K0T2

Business Telephone Number: 613-870-2013

Home Address: 229 Meadowvale Cr., Cornwall ON K6J 5L4

Home Telephone Number: 613-870-2013

Occupation: Registered Nurse

**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: B2813-27609-75830



Purchaser



Purchaser

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(2) Full Name: Patrick Ryan

Business Address: 205B - 3171 Strandherd Dr., Nepean ON K2J 5N1

Business Telephone Number: 819-210-4673

Home Address: 56 Eagleview St., Ottawa ON K2M 2R3

Home Telephone Number: 819-210-4673

Occupation: Manager/Store Lead

**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: R9623-61709-11014



Purchaser



Purchaser

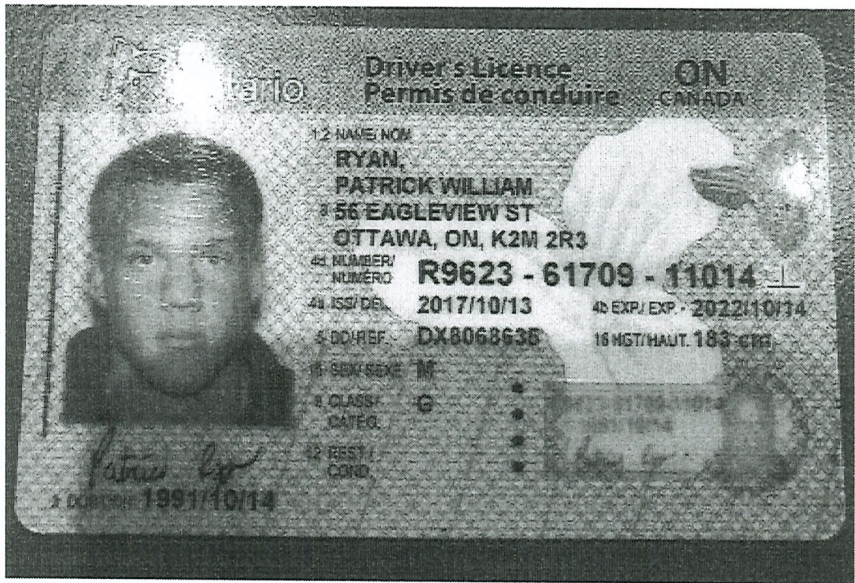


SCHEDULE "T"



*ms*

*PR*



Plan No: 50M-352

Lot No: C11

Model: #140, Green, Std

Purchaser: Genevieve Besner

Purchaser: Patrick Ryan

Date: February 14, 2021

*ms* *PR*





# THE GREEN

Site: Place St. Thomas PH6

Purchaser: Genevieve Besner

MODEL 140

Plan No.: 50M-352

Lot: C-11

Purchaser: Patrick Ryan

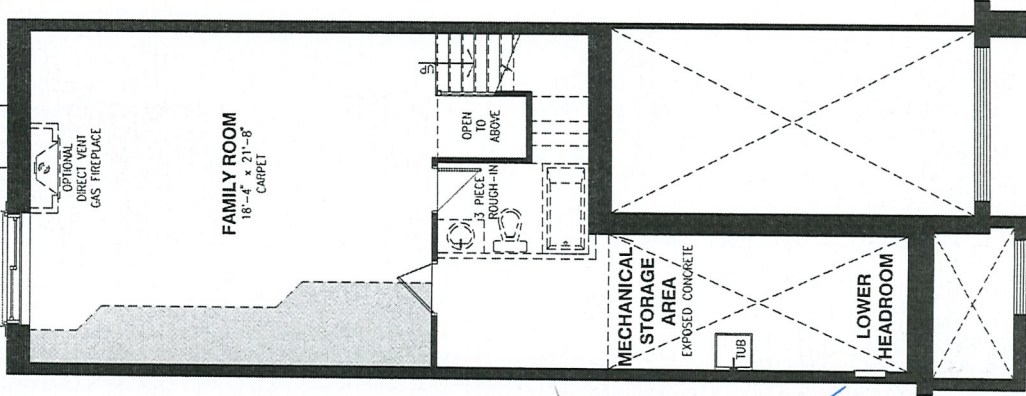
2140 sq.ft

(475 sq.ft. finished basement)

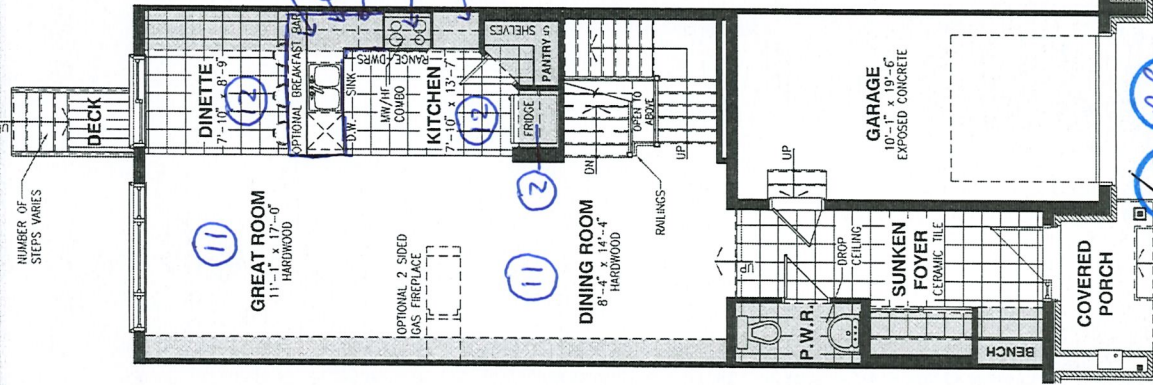
Date: February 14, 2021

OUTLINE OF  
WINDOW WELL  
IF REQUIRED

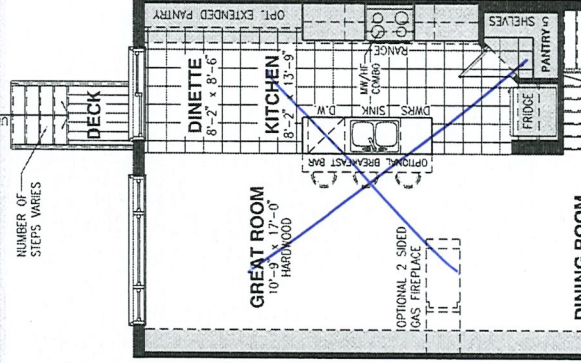
OUTLINE OF  
DECK AND  
STAIRS ABOVE



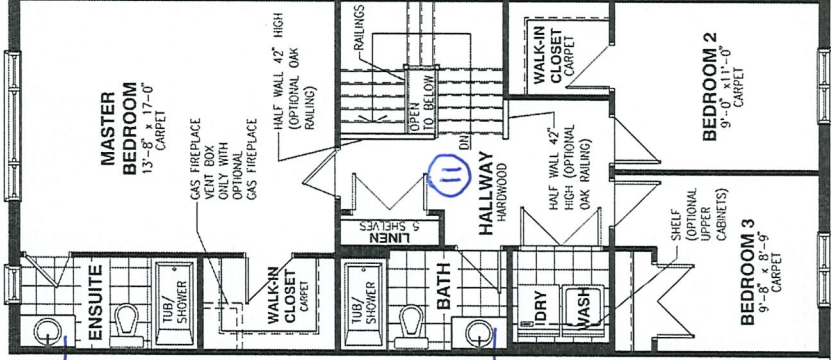
BASEMENT FLOOR



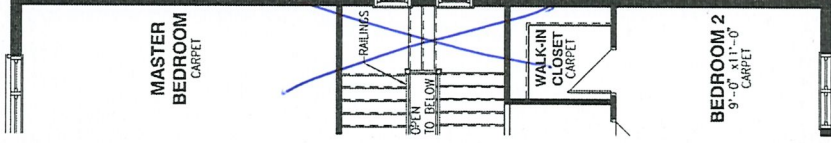
GROUND FLOOR



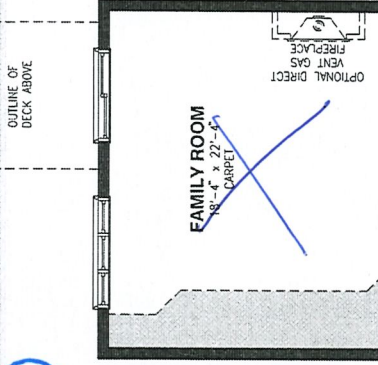
OPTIONAL KITCHEN #1



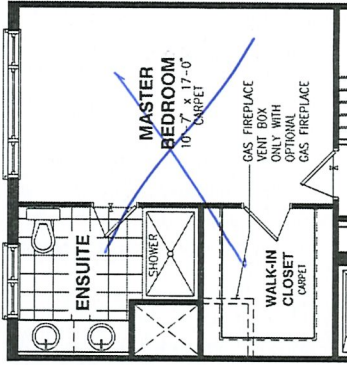
SECOND FLOOR



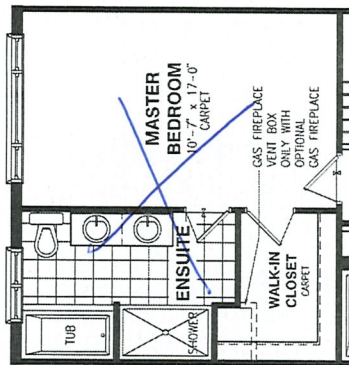
END UNIT  
SECOND  
FLOOR



WALKOUT BASEMENT  
WHERE APPLICABLE



OPTIONAL 4PC ENSUITE



OPTIONAL 5PC ENSUITE

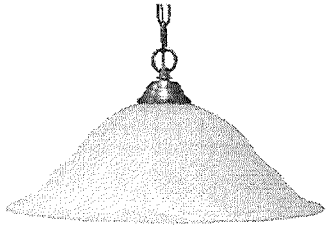
Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in gray areas. All dimensions are approximate. F & O E plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. \*Note: Number of stairs varies due to site grading.



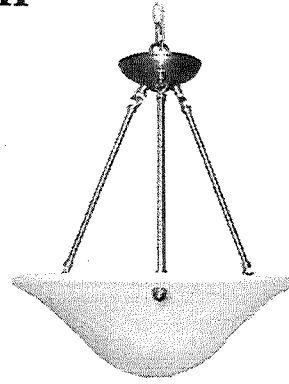
**Valecraft**  
Homes (2019) Limited

## Roma Collection

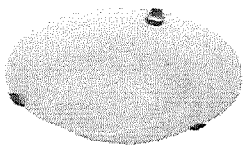
All Models  
STANDARD



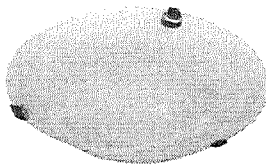
**BREAKFAST / DINETTE**  
A3016P-11  
Bulb: 1 x A19 LED Bulb



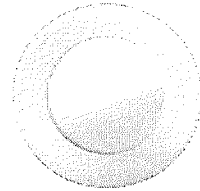
**DINING ROOM / STAIRWELL / HIGH CEILINGS**  
A3016ch-11  
Bulbs: 3 x A19 LED Bulb



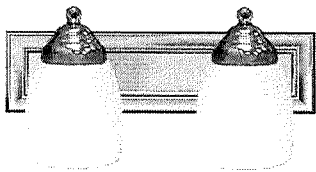
**ENTRY / HALL / LAUNDRY / BEDROOMS /  
DEN / STUDY / BATH CEILING / KITCHEN SINK /  
FINISHED BASEMENT AREAS**  
(Plan Permitting)  
A3012-11  
12" dia.  
Bulbs: 2 x A19 LED Bulb



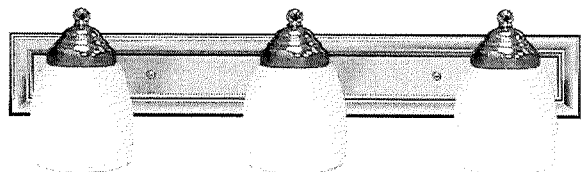
**KITCHEN / MASTER BEDROOM**  
(Plan Permitting)  
A3016-11  
16" dia.  
Bulbs: 3 x A19 LED Bulb



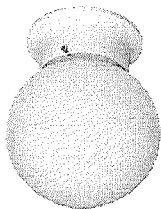
**BASEMENT STAIRS / SOFFIT**  
AFR4-0930-WH  
LED Recessed Light  
5" dia.



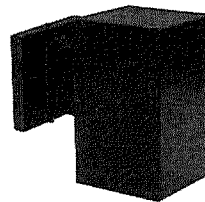
**POWDER ROOM VANITY**  
(Plan Permitting)  
A16012-7  
14" Wide  
Bulbs: 2 x A19 LED Bulb



**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 6

Plan #: 50M-352

Lot: C11 - Phase 6

Model: #140, Green, Std

Purchaser: Genevieve Besner

Purchaser: Patrick Ryan

Date: February 14, 2021

Upgrade #: Standard



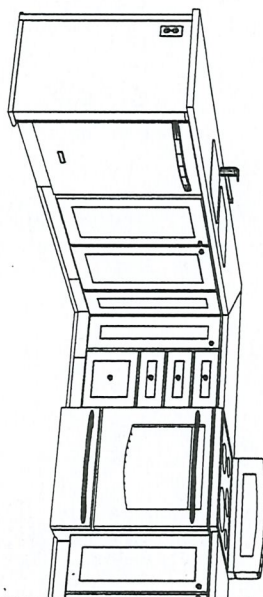
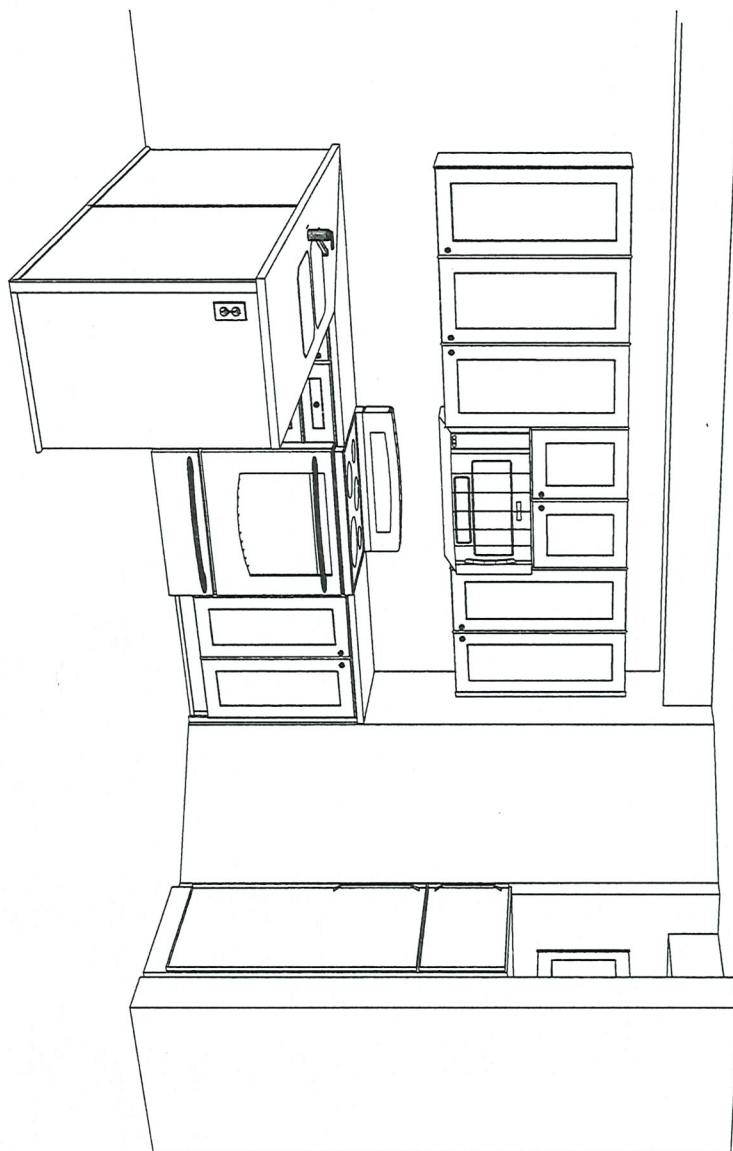


BUILDER: VALECRAFT

PROJECT:

MODEL: 140 GREEN STND

**\*\*DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS\*\***



*[Handwritten signature]*

*[Handwritten initials]*

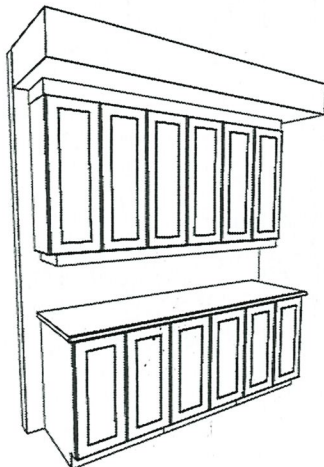
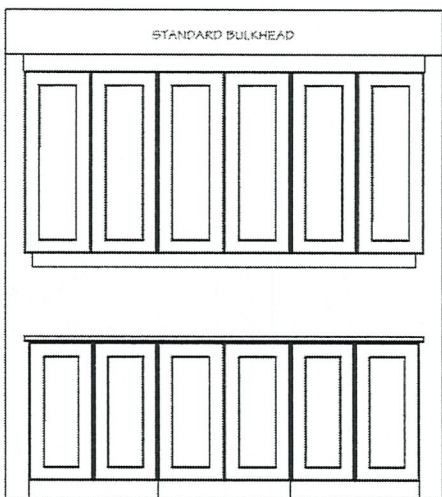
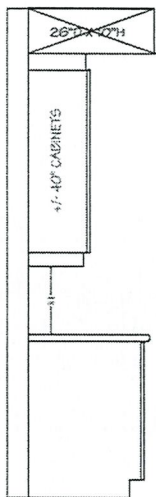
*[Handwritten initials]*

Project: Place St. Thomas 6  
Plan No: 50M-352 Lot No: C11  
Model: 140 Green Stnd Date: Feb 14, 2021  
Purchaser: Genevieve Besner  
Purchaser: Patrick Ryan

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

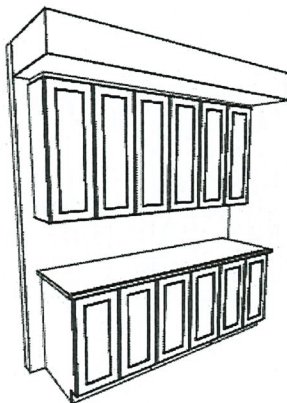
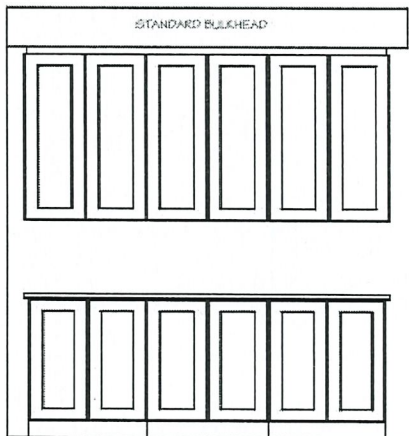
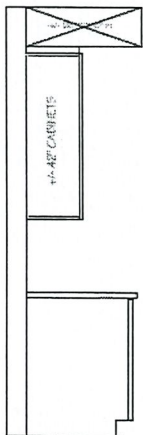
**UPC9-1B** Upgrade #: 5

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



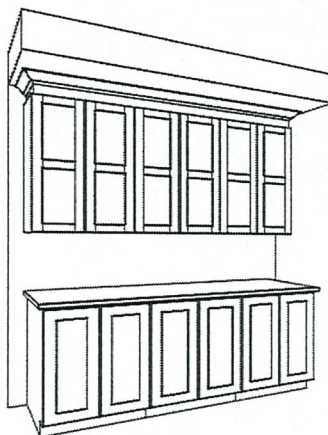
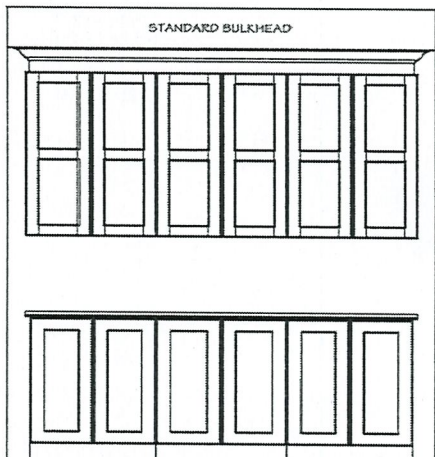
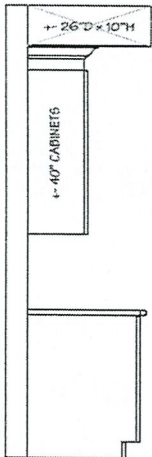
**UPC9-2A** Upgrade #: \_\_\_\_\_

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



**UPC9-3B** Upgrade #: \_\_\_\_\_

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



Site: Place St. Thomas 6

Purchaser: Genevieve Besner

Plan No: 50M-352

Lot: C11

Date: February 14, 2021

Purchaser: Patrick Ryan