

SCHEDULE "G"**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

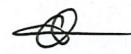
1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation 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

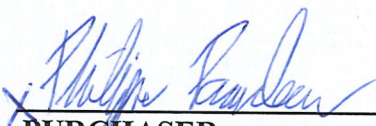
REV: September 16, 2020

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.

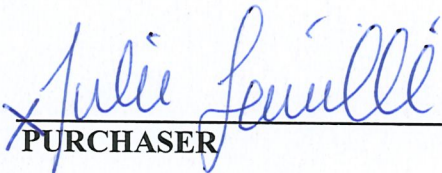
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely \$599,059.29. The Purchaser is responsible for 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 Orleans, ON this 15 day of March, 2021


PURCHASER

VALECRAFT HOMES (2019) LIMITED


PURCHASER

PER: 

April 1, 2021
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: 23

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 Philippe Pamerleau & Julie Leveille

Purchaser (s).

Dated at Orleans, ON this 15 day of March, 2021


Witness


Purchaser


Witness


Purchaser

PROJECT: PLACE ST THOMAS 6

LOT: 23

VALECRAFT HOMES (2019) LIMITED


PER

April 1, 2021
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Philippe Pamerleau

Business Address: 101 Colonel By Dr., Ottawa ON K1A 0K2

Business Telephone Number: 343-550-0769

Home Address: 6117 Buttonfield Pl., Orleans ON K1W 1C2

Home Telephone Number: 613-608-5575

Occupation: Senior Tech Officer - DND

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: P0350-62609-00324



Purchaser



Purchaser

(2) Full Name: Julie Leveille

Business Address: 415 Smyth Rd., Ottawa ON K1H 8M8

Business Telephone Number: 613-738-3289

Home Address: 6117 Buttonfield Pl., Orleans ON K1W 1C2

Home Telephone Number: 613-277-0765

Occupation: Accounts Payable - CHEO Foundation

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: L2917-42038-96108

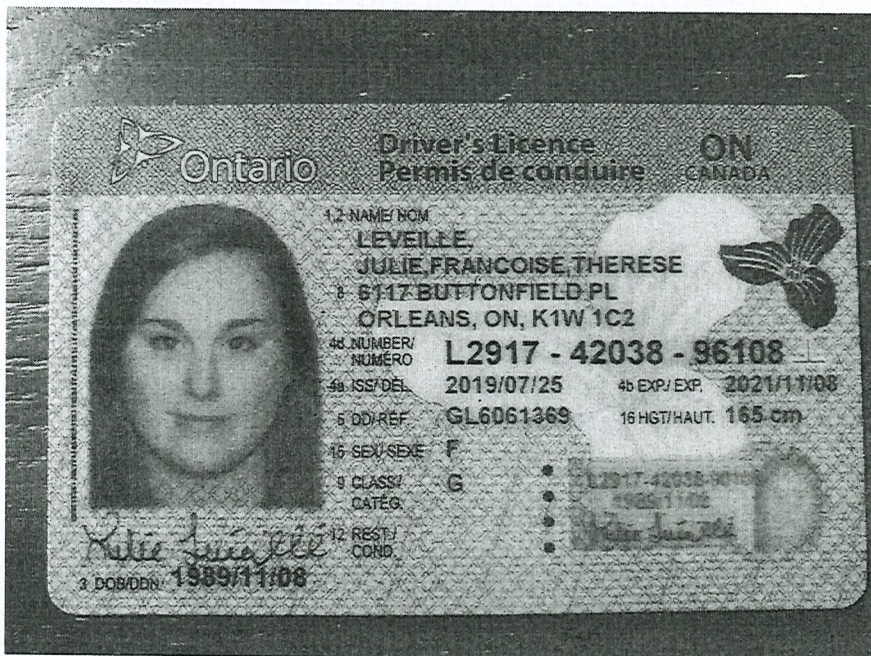
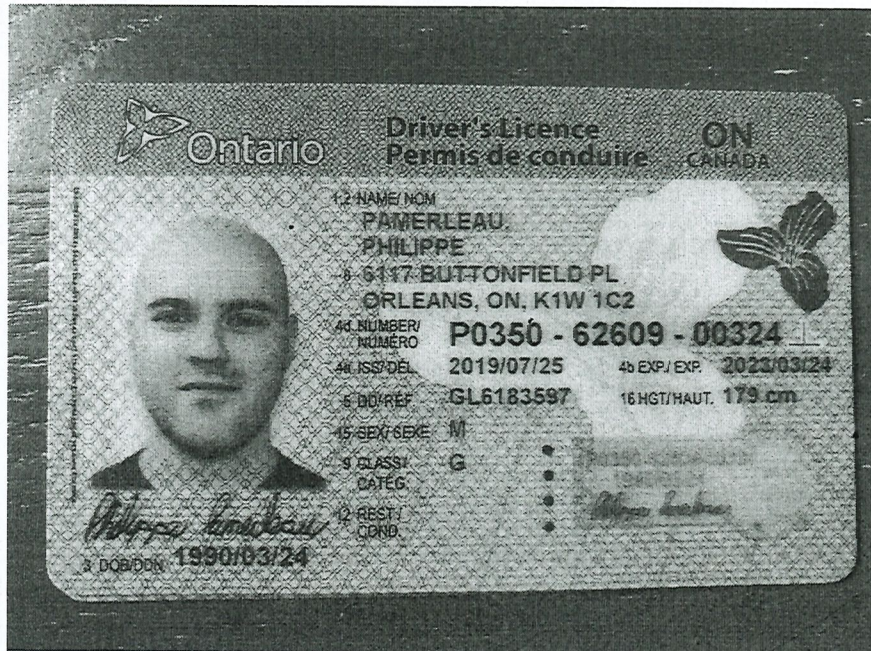


Purchaser



Purchaser

SCHEDULE "T"



Plan No: 50M-352

Lot No: 23 – Phase 6

Model: #826 "B" Std Bradley 3Bed

Purchaser: Philippe Pamerleau

Purchaser: Julie Leveille

Date: March 15, 2021

Two blue circular stamps, each containing a signature.



THE BRADLEY

MODEL 826

2183 sq.ft. or 2376 sq.ft.

Site: PST 6

Plan No.: 50M-352

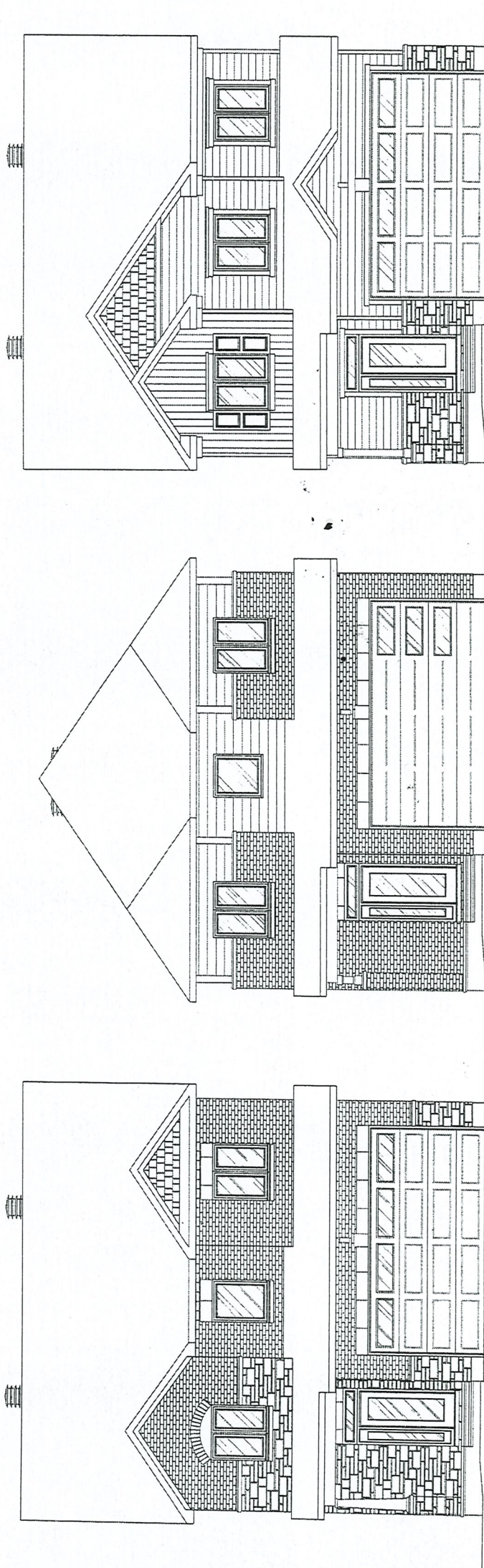
Lot: 23 - Phase 6

Date: March 15, 2021

Purchaser: Philippe Pamerleau

Purchaser: Julie Leveille

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 01/20/2021-2



THE BRADLEY

MODEL 826

2183 sq.ft. or 2376 sq.ft.

Site: PST 6

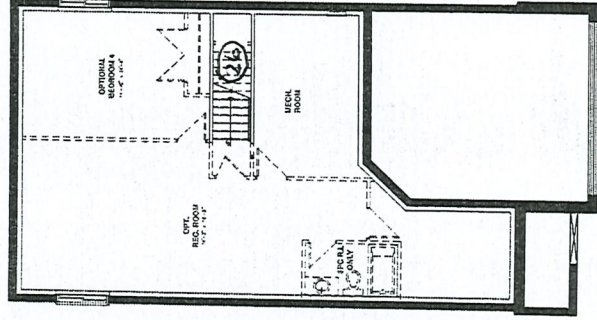
Purchaser: Philippe Pamerleau

Plan No.: 50M-352

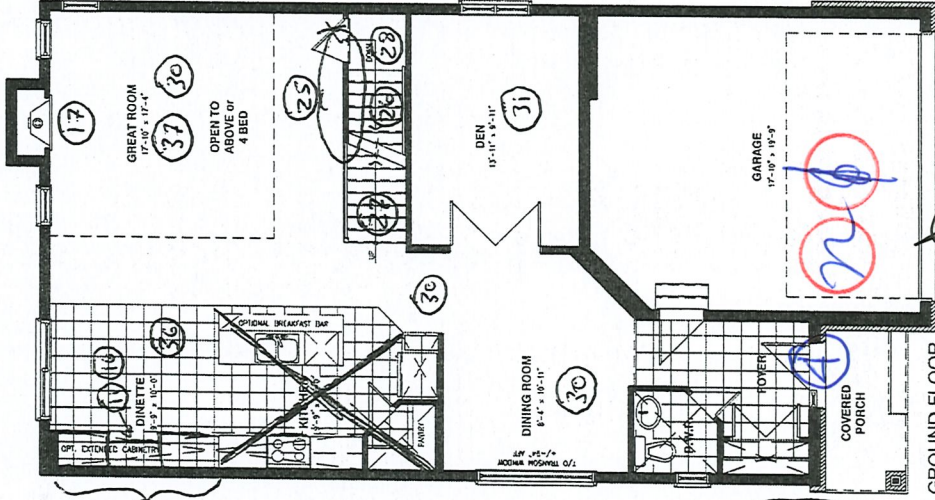
Lot: 23 - Phase 6

Purchaser: Julie Leveille

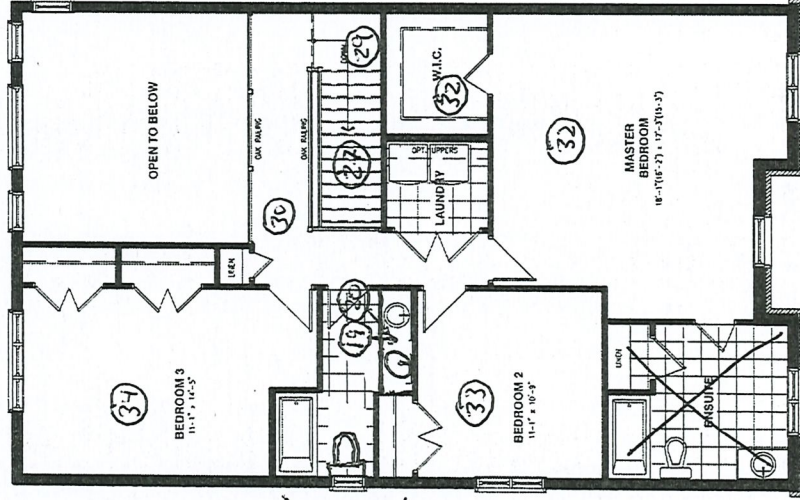
Date: March 15, 2021



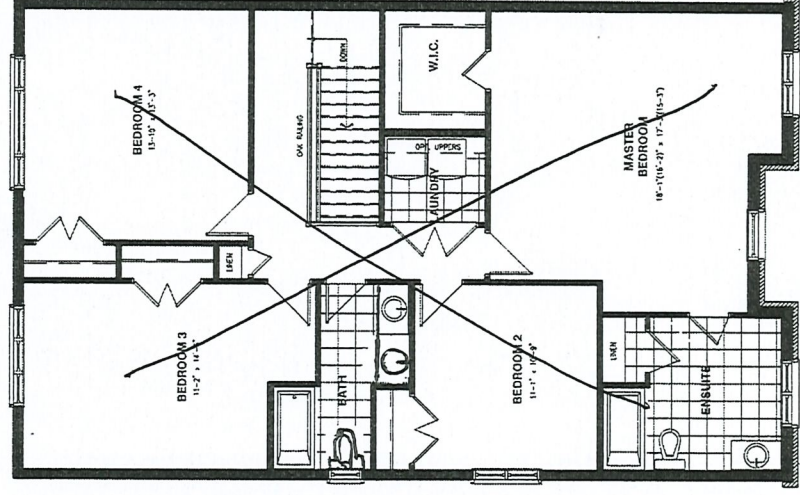
BASEMENT FLOOR



GROUND FLOOR



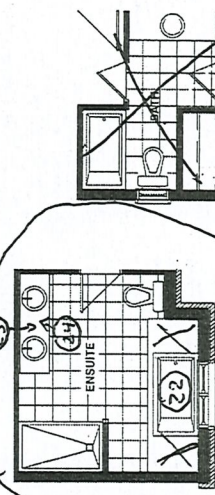
SECOND FLOOR - 3 BEDROOMS - ELEVATION X



SECOND FLOOR - 4 BEDROOMS - ELEVATION X


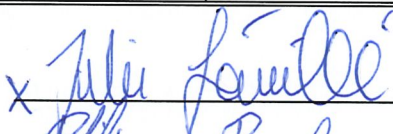
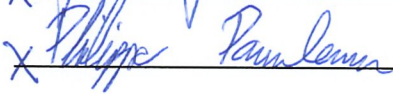


SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION X



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION X

Schedule H

	EXTERIOR COLOUR CHART					
	Community:	PLACE ST THOMAS 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	23 - Phase 6	Civic Address:	788 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Philippe Pamerleau			Model Name/#:	Bradley 3Bed #826
	Purchaser(s):	Julie Leveille			Elevation:	"B"
				Closing Date:	29-Mar-22	
EXTERIOR PACKAGE NUMBER: 321						
STONE: (IF APPLICABLE)		Permacon Range Newport Grey				
STONE DOOR & WINDOW HEADER & SILL:		Permacon Block SMOOTH FACE Bestway White				
BRICK: (IF APPLICABLE)		Permacon Range Newport Grey				
SIDING: (KAYCAN)		Flagstone CORNERS: Flagstone				
NOVI SHAKE: (IF APPLICABLE)		Canyon Blend 208				
FACIA: (MITTEN - ALUMINIUM)		Black 125				
SOFFIT & BEAM WRAPS: (MITTEN - ALUMINIUM)		Black 125				
ALUMINIUM ROOF/WINDOW TRIM: (MITTEN - IF APPLICABLE)		Flagstone 023				
ACCENT SIDING: (KPW ENGINEERED WOOD - IF APPLICABLE)		Pearl Gray				
ROOFING SHINGLES: (IKO)		Dual Black				
EXTERIOR POSTS: (PAINT)		SW 6258 Tricorn Black				
EXTERIOR ROOF DETAILS: (PAINT- IF APPLICABLE)		SW 6258 Tricorn Black				
EXTERIOR FRONT DOOR: (PAINT)		SW 6258 Tricorn Black				
GARAGE DOOR TRIM: (PAINT)		SW 6258 Tricorn Black				
EXTERIOR WINDOWS:		Black				
GARAGE DOOR: (DOOR COMPANY)		Black (Garaga)				
EXTERIOR VENT/PIPE:		White				
ALUMINIUM RAILING: (IF APPLICABLE)		Black				
WINDOW SHUTTERS: (RAISED PANEL - IF APPLICABLE)		N/A				
NOTES:						
Purchaser's Signature(s) : 		Date: 21-Mar-21				
Purchaser's Signature(s) : 		Date: 21-Mar-21				
Approved By :		Date:				