

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 \$552,213.27 . 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, ON this 1 day of May, 2021


PURCHASER

VALECRAFT HOMES (2019) LIMITED


PURCHASER

PER: 

May 4, 2021
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: 18

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 Rochelle James & Samuel Idachaba
Purchaser (s).

Dated at Embrun, ON this 1 day of May, 2021


Witness

X 
Purchaser



Witness

X 
Purchaser

PROJECT: PLACE ST THOMAS 6

LOT: 18

VALECRAFT HOMES (2019) LIMITED


PER

May 4, 2021
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Rochelle James

Business Address: 320 Queen St., Ottawa ON K1A 0L5

Business Telephone Number: 613-290-4274

Home Address: 114 Walleye Pvt., Nepean ON K2J 6L3

Home Telephone Number: 613-854-0648


Occupation: Project Officer (CRA)


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: J0351-66049-65906


Purchaser


Purchaser

(2) Full Name: Samuel Idachaba

Business Address: N/A

Business Telephone Number: N/A

Home Address: 114 Walleye Pvt., Nepean ON K2J 6L3

Home Telephone Number: 613-772-0648


Occupation: Medical Student


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)

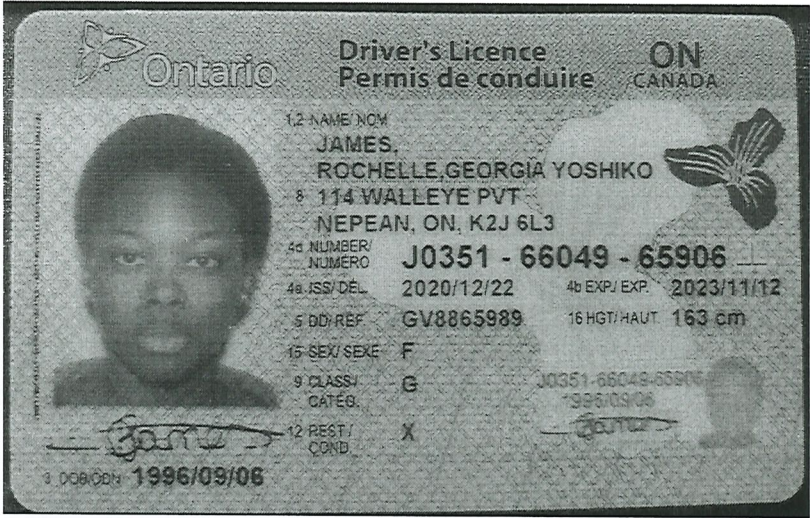
Type: Driver's Licence

Number: I1785-68879-20129


Purchaser

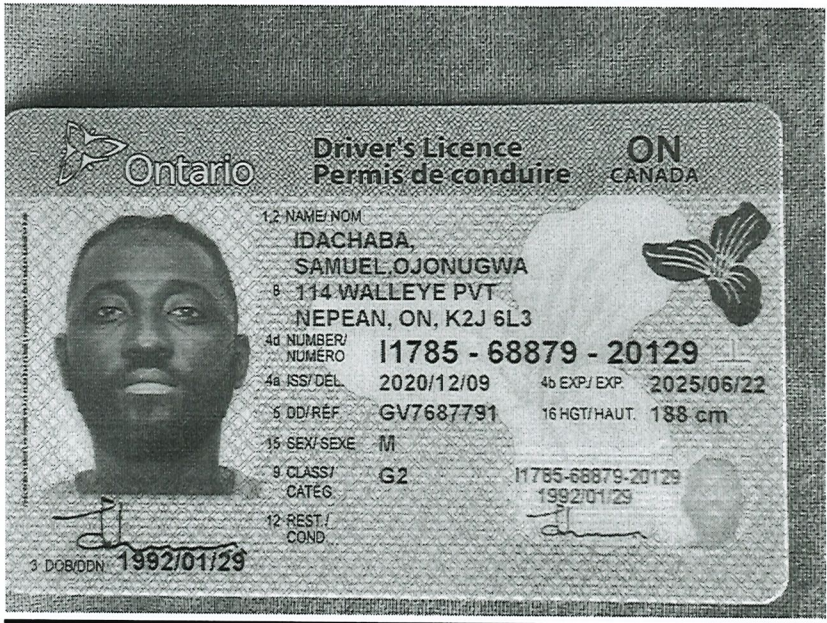

Purchaser

Schedule "T"



S.I

RJ



Plan No: 50M-352
Lot No: 18 – Phase 6
Model: #826 "C" Std Bradley 4Bed
Purchaser: Rochelle James
Purchaser: Samuel Idachaba

Date: May 1, 2021

S.I

RJ



THE BRADLEY

MODEL 826

2183 sq.ft. or 2376 sq.ft.

Site: Place St. Thomas 6

Plan No.: 50M-352

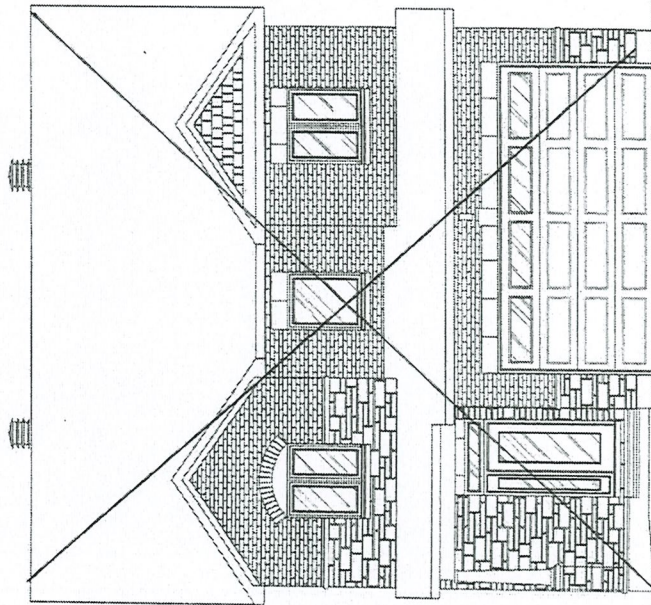
Lot: 18 - Phase 6

Date: May 1, 2021

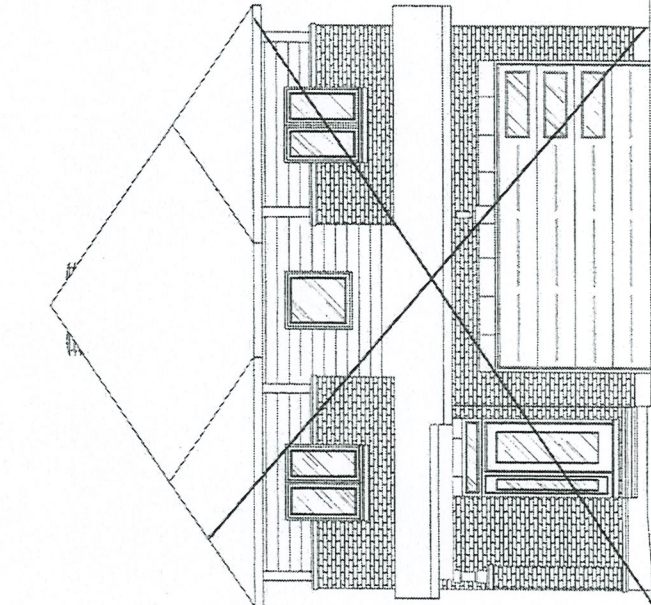
Purchaser: Rochelle James

Purchaser: Samuel Idachaba

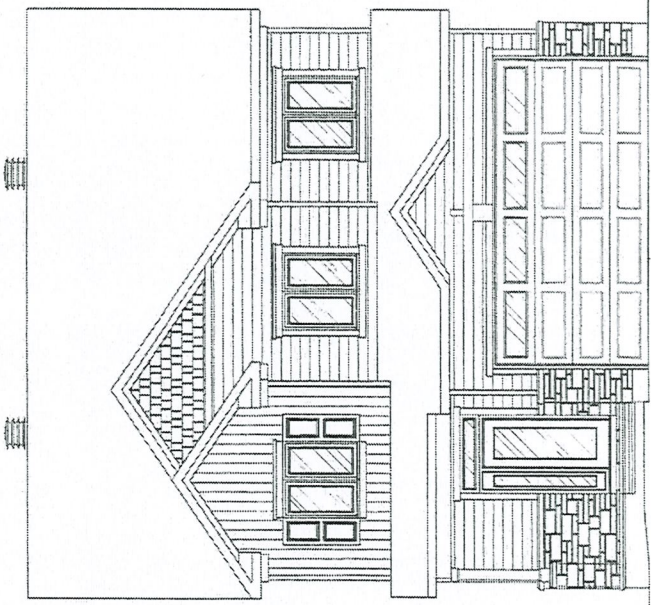
Schedule H



ELEVATION A



ELEVATION B



ELEVATION C

5.1

A

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: Place St. Thomas 6

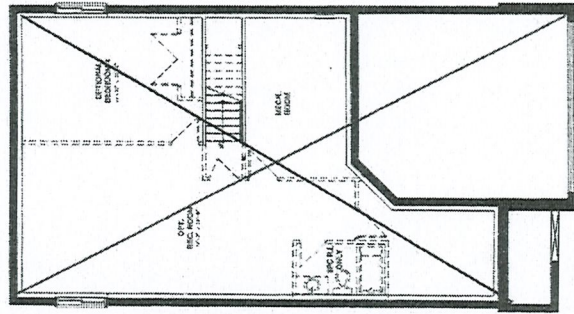
Purchaser: Rochelle James

Plan No.: 50M-352

Lot: 18 - Phase 6

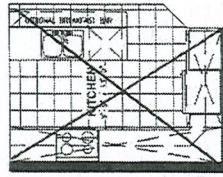
Purchaser: Samuel Idachaba

Date: May 1, 2021

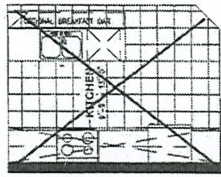


BASEMENT FLOOR

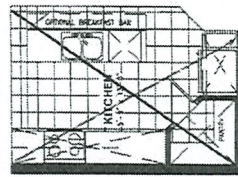
See Basement Sketch dated May 1, 2021



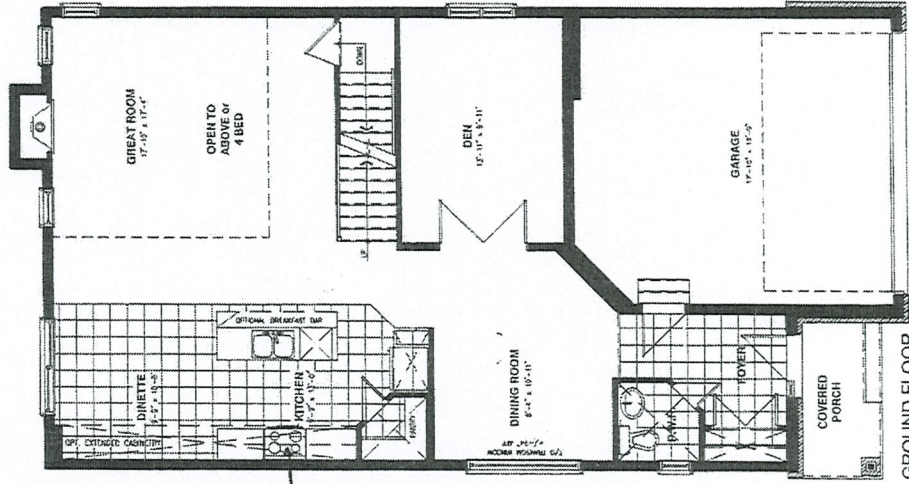
OPTIONAL KITCHEN #1



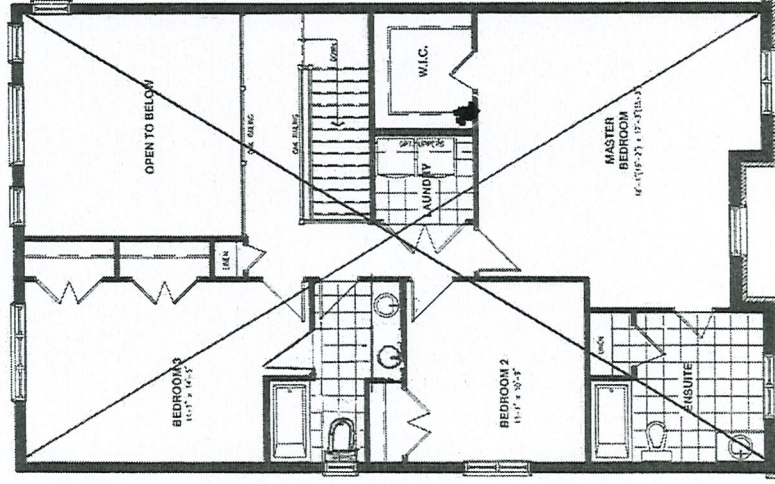
OPTIONAL KITCHEN #2



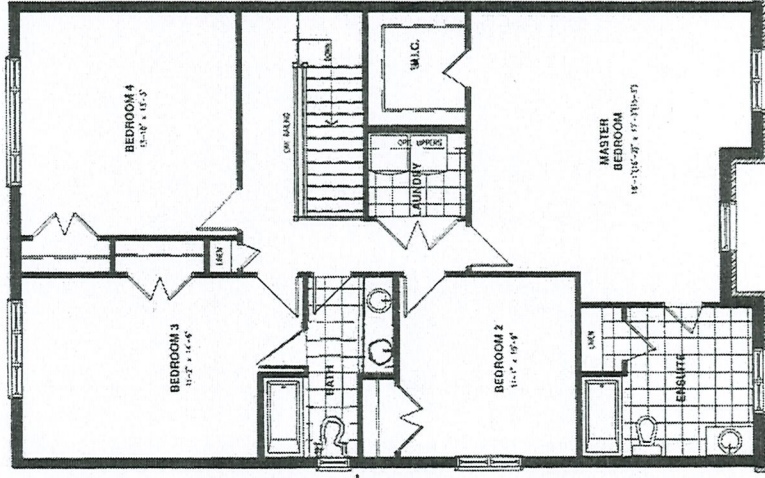
OPTIONAL KITCHEN #3



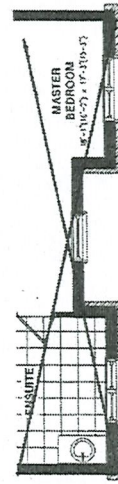
GROUND FLOOR



SECOND FLOOR - 3 BEDROOMS - ELEVATION X



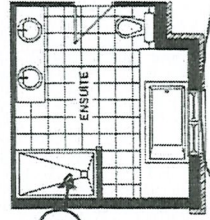
SECOND FLOOR - 4 BEDROOMS - ELEVATION X



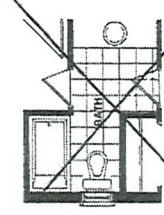
SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION X



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION C



OPTIONAL 5PC ENSUITE

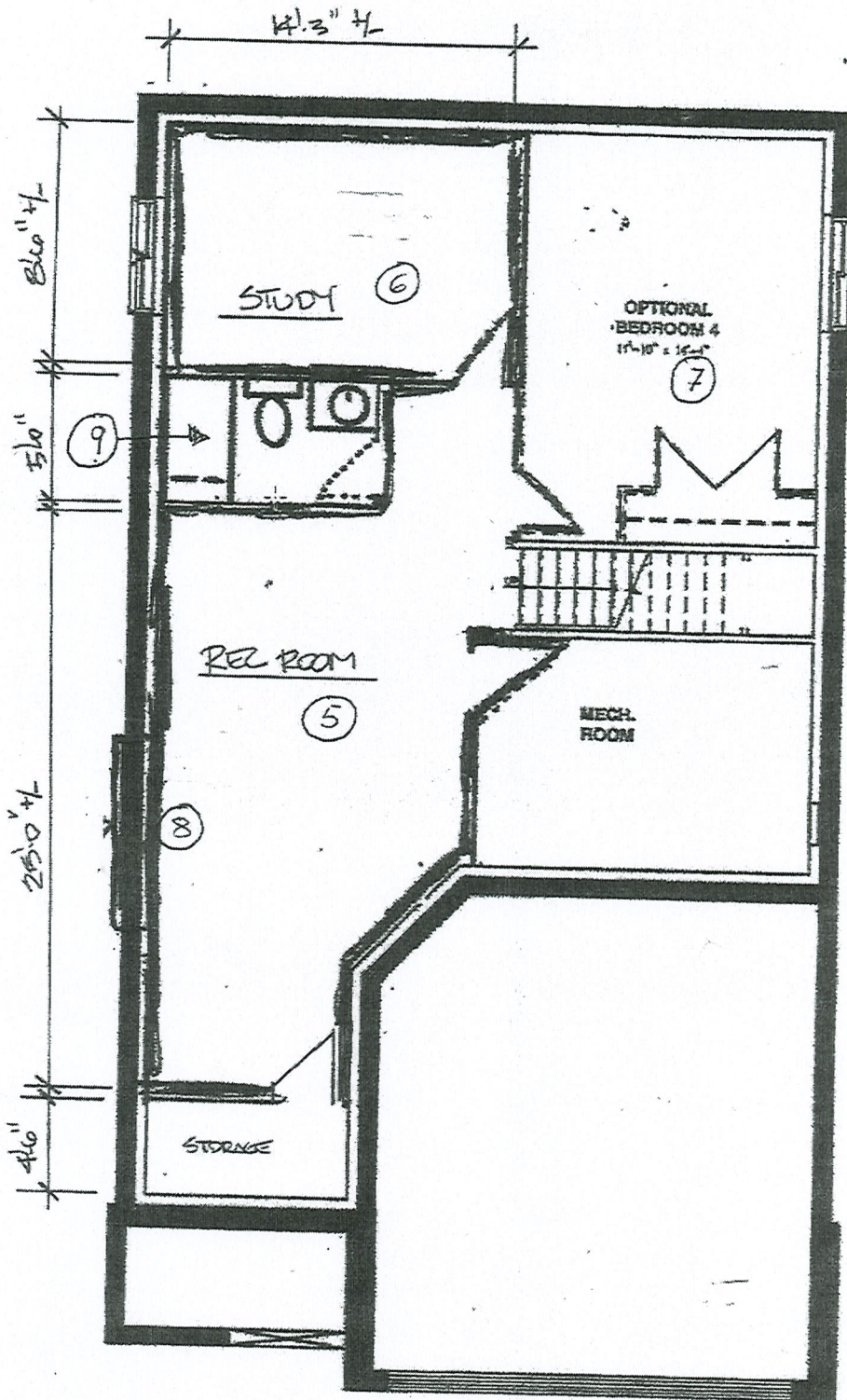


OPTIONAL JACK & JILL

Schedule H

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. & OE. 07/31/2020-5

BASEMENT SKETCH – MAY 1, 2021



Place St. Thomas 6

Plan No: 50M-352

Lot #: 18 – Phase 6

Model: #826 "C" Std Bradley 4Bed

Purchaser: Rochelle James


Purchaser: Samuel Idachaba

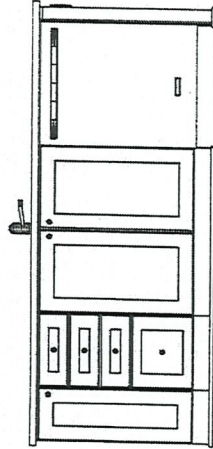
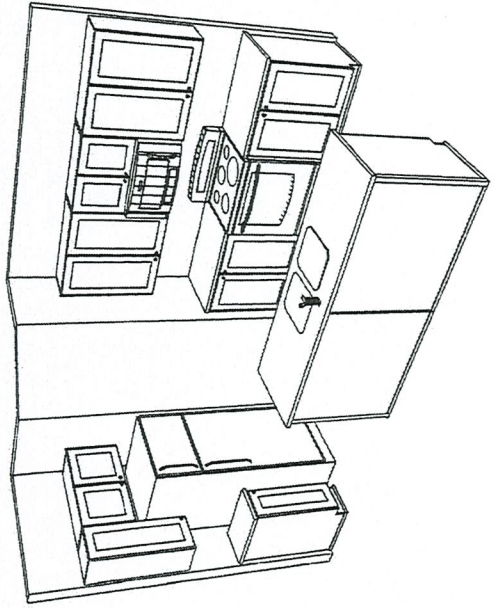
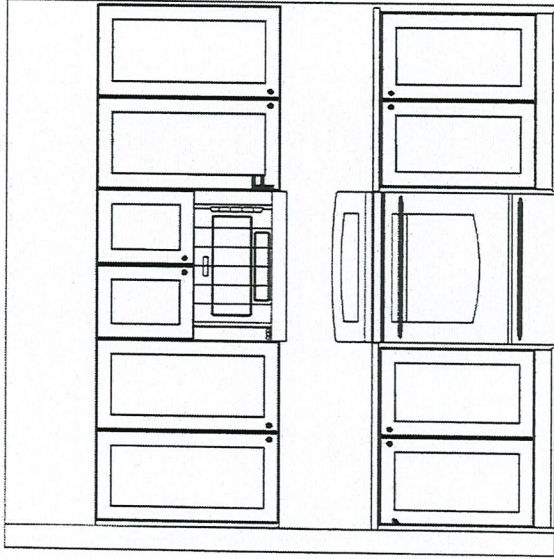
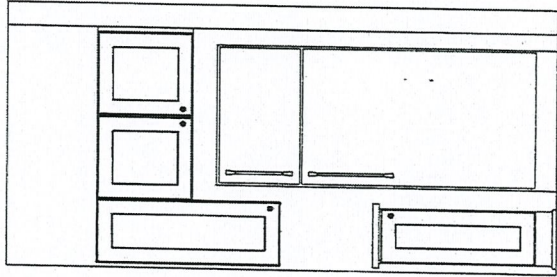
Date: May 1, 2021

S-I

R-J

[Signature]

	Place St. Thomas 6	Plan No: 50M-352
	Phase 6 - Lot 18	Lot No: 18 – Phase 6
	Date: May 1, 2021	Model: #826 "B" Std Bradley 4Bed Purchaser: Rochelle James Purchaser: Samuel Idachaba



5-1

5-2

5-3

Standard Kitchen Layout



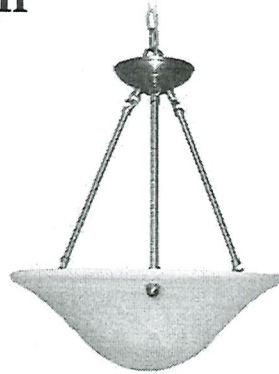
Valecraft
Homes (2019) Limited

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



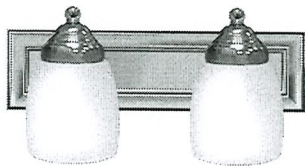
**ENTRY / HALL / LAUNDRY / BEDROOMS /
DEN / STUDY / BATH CEILING / KITCHEN SINK /
FINISHED BASEMENT AREAS**
(Plan Permitting)
A3012-11
12" dia.
Bulbs: 2 x A19 LED Bulb



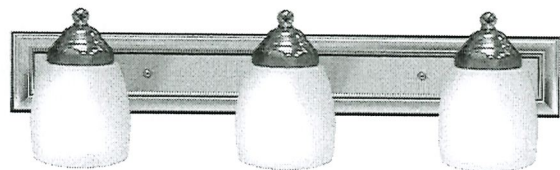
KITCHEN / MASTER BEDROOM
(Plan Permitting)
A3016-11
16" dia.
Bulbs: 3 x A19 LED Bulb



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



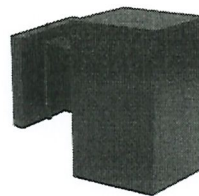
POWDER ROOM VANITY
(Plan Permitting)
A16012-7
14" Wide
Bulbs: 2 x A19 LED Bulb



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: 18 - Phase 6

Model: #826 "B" Std Bradley 4Bed

Purchaser: Rochelle James

Purchaser: Samuel Idachaba

Date: May 1, 2021

Upgrade #: Standard Light Package

5-1