

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 Residential Rental 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, \$574,336.28. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

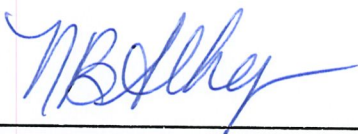
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Dated at Ottawa this 27th day of June, 2021

X 

PURCHASER

VALECRAFT HOMES LIMITED

X 

PURCHASER

PER: 

DATE: June 29, 2021


PROJECT: DEERFIELD VILLAGE 2 LOT: N80

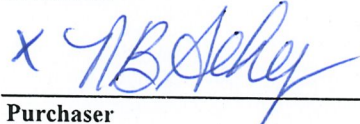
**VALECRAFT HOMES LIMITED
DEERFIELD VILLAGE 2
SCHEDULE "K"**

Common Elements Condominium (Purchase of An Interest in)

Attached to and forming part of this Agreement of Purchase and Sale for Block/Unit N80 . Part of Lot 10, Concession 4, (RF), being Part 1 on Plan 4R-31065, Block 147 on Plan 4M-1290, Part of Block 144 on Plan 4M-1290, being Part 2 on Plan 4R-31012 and Part of Block 150 on Plan 4M-1290; City of Ottawa designated as Parts on Plan 4R- on Schedule "D-1", Subdivision **DEERFIELD VILLAGE 2**
Municipal Address 626 Tranquil Stream Private , City of Ottawa.

1. The meaning of words and phrases used in this Schedule shall have the meaning ascribed to them in the *Condominium Act, 1998, S.O. 1998, C. 19*, the regulations thereunder and any amendments thereto (the "Act") and other terms used herein shall have ascribed to them the definitions in the Condominium Documents unless otherwise provided for as follows:
 - (a) **"Agreement"** shall mean the Agreement of Purchase and Sale to which this Schedule is attached including all other Schedules attached hereto and made a part hereof;
 - (b) **"Condominium Documents"** shall mean the Creating Documents (as hereinafter defined), the by-laws and rules of the Condominium Corporation, the disclosure statement and budget statement, as may be amended from time to time;
 - (c) **"Condominium Corporation"** shall mean the Common Element Condominium Corporation created upon registration by the Vendor of the Creating Documents;
 - (d) **"Creating Documents"** means the declaration and description (as such terms are defined in the Act), which are intended to be registered against title to the lands comprising the Condominium Corporation, and which will serve to create the Condominium Corporation, as may be amended from time to time.
2. In addition to purchasing the Real Property, the Purchaser hereby agrees to purchase a common interest in the Condominium Corporation as more particularly described in the Condominium Documents on the terms and conditions set out in this Schedule "K".
3. The Purchase Price for the common interest in the Condominium Corporation is Two (\$2.00) Dollars which is payable on the Closing Date.
4. There is no deposit payable by the Purchaser for the purchase of the common interest in the Common Corporation.
5. The Purchaser agrees to accept title subject to the Condominium Documents notwithstanding that same may be amended or varied from the proposed condominium documents provided to the Purchaser and acknowledges that upon receipt of a Transfer/Deed of Land to the Real Property, the common interest in the Condominium Corporation cannot be severed from the Real Property upon any subsequent sale of the Real Property.
6. The Vendor's proportionate amount of the common expenses attributable to the Real Property shall be apportioned and allowed to the closing date.
7. The Purchase acknowledges that the Condominium Corporation and the purchase of a common interest in the Condominium Corporation is not warranted by the *Ontario New Home Warranties Plan Act* or any other warranty.
8. The Purchaser acknowledges that the Common Elements of the Condominium Corporation will be constructed to standards and/or the requirements of the Municipality. The Purchaser covenants and agrees that the Purchaser shall have no claims against the Vendor for any higher or better standards of workmanship or materials. The Purchaser agrees that the foregoing may be pleaded by the Vendor as an estoppel in any action brought by the Purchaser or his successors in title against the Vendor. The Vendor may, from time to time, change, vary or modify in its sole discretion or at the instance of any governmental authority or mortgagee, any part of the Condominium to conform with any municipal requirements related to official plan or official plan amendments, zoning by-laws, committee of adjustment and/or land division committee decisions, municipal site plan approval. Such changes may be to the plans and specifications existing at inception of the Condominium Corporation or as they existed at the time the Purchaser entered into this Agreement, or as illustrated on any sales brochure, marketing drawings, artists' renderings or otherwise. The Purchaser shall have no claim against the Vendor for any such changes, variances or modifications nor shall the Vendor be required to give notice thereof. The Purchaser hereby consents to any such alternations and agrees to complete the sale notwithstanding any such modifications.
9. Purchaser acknowledges that he will be required to provide post-dated cheques upon closing as payment for the monthly common area expenses.

X 
 Purchaser

X 
 Purchaser

June 27th, 2021
 Date

VALECRAFT HOMES LIMITED


 Per:

June 29, 2021
 Date

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 Ryan Brodie DeBruyn and Nancy B Schepers Purchaser (s).

Dated at Ottawa this 27th day of June, 2021

Nicole Staal
Witness

X BDeB
Purchaser

Nicole Staal
Witness

X NBelley
Purchaser

PROJECT: DEERFIELD VILLAGE 2

LOT: N80

VALECRAFT HOMES LIMITED

[Signature]
PER

June 29, 2021
DATE:

Re: #9 Kitchen
Breakfast Bar

BS NBS

Schedule "W4"

Granite & Variegated Quartz Colour Variation

Purchaser's name: Ryan Brodie DeBruyn Lot no: N80 Plan #: 4M-1290
Purchaser's name: Nancy B Schepers Project: DEERFIELD VILLAGE 2
Home Phone: N/A Model: 110 Thomas Std. End Unit
Work Phone: N/A Closing Date: February 16th, 2022
E-Mail (1): ryan.debruyn@outlook.com E-Mail (2): nancy.schepers@sympatico.ca

Valecraft Homes Ltd. continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Ryan Brodie DeBruyn and Nancy B Schepers

have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/variegated quartz countertops.

☒ We accept this opportunity

☐ We decline this opportunity

BS NBS

Project: DEERFIELD VILLAGE 2

LOT NO: N80

Purchaser

June 27th, 2021

Date:

Purchaser

June 27th, 2021

Date:

Valecraft Homes Limited

June 29, 2021
Date:

Appointment date given: _____

Spoke with/left message: _____

Time scheduled: _____

Date & Time: _____

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Ryan Brodie DeBruyn

Business Address: Same as home address

Business Telephone Number: N/A

Home Address: 8 Grayson Street, Nepean, On., K2G 0L4

Home Telephone Number: N/A

Occupation: Writer

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: D2087-68218-60926



Purchaser



Purchaser

(2) Full Name: Nancy B Schepers

Business Address: Retired

Business Telephone Number: N/A

Home Address: 8 Grayson Ave., Nepean, On., K2G 0L4

Home Telephone Number: N/A

Occupation: Retired

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: S1366-57715-86118



Purchaser



Purchaser

Ontario Driver's Licence Permis de conduire ON CANADA

1.2 NAME/NOM
DEBRUYN,
RYAN, BRODIE
8. 8 GRAYSON ST
NEPEAN, ON, K2G 0L4

4d. NUMBER/
NUMERO D2087 - 68218 - 60926

4a. ISS/DEL 2019/09/10 4b. EXP/EXP. 2024/09/26

5. DD/REF. GN1634560 16 HGT/HAUT. 196 cm

15. SEX/SEXE M

9. CLASS/
CATÉG. G

12. REST/
COND.

3. DOB/DBN 1986/09/26

Signature: B.D. De Bruyn

BD

NB

Ontario Driver's Licence Permis de conduire ON CANADA

1.2 NAME/NOM
SCHEPERS,
NANCY, B
8. 8 GRAYSON AVE
NEPEAN, ON, K2G 0L4

4d. NUMBER/
NUMERO S1366 - 57715 - 86118

4a. ISS/DEL 2017/09/22 4b. EXP/EXP. 2022/11/18

5. DD/REF. DX5728914 16 HGT/HAUT. 173 cm

15. SEX/SEXE F

9. CLASS/
CATÉG. GM

12. REST/
COND.

3. DOB/DBN 1958/11/18

Signature: N. B. Schepers

BS

NB

Project: Deerfield Village 2
Plan No. 4M-1290
Lot: N80
Model: 110 Thomas Std End Unit
Purchaser: Ryan Brodie De Bruyn &
Nancy B Schepers
June 27th, 2021

BD

NB



THE THOMAS

MODEL 110

2098 sq.ft
(365 sq.ft. Basement)

Site: DV2

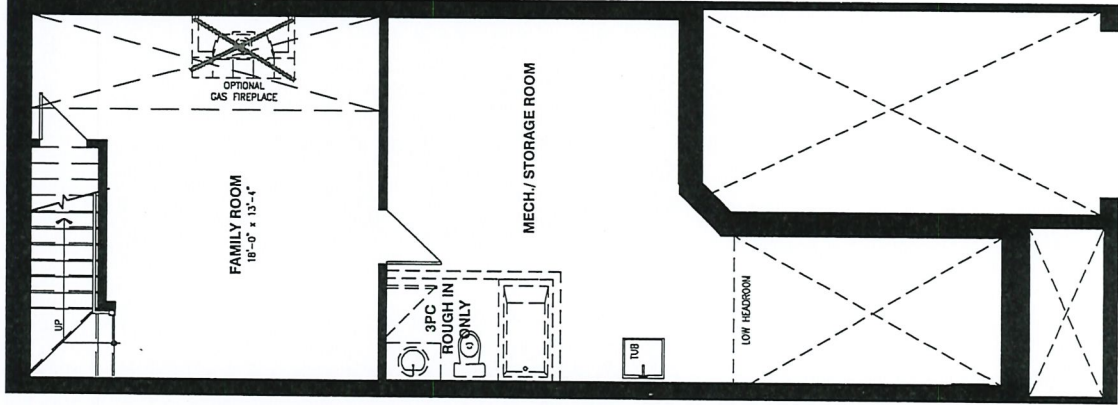
Plan No.: 4M-1290

Lot: N80

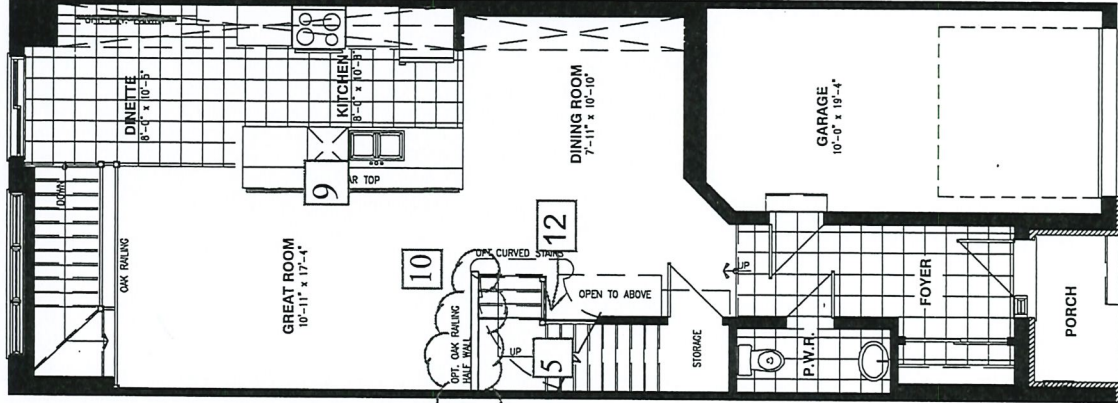
Date: April 22nd, 2021

Purchaser: Ryan Brodie DeBruyn

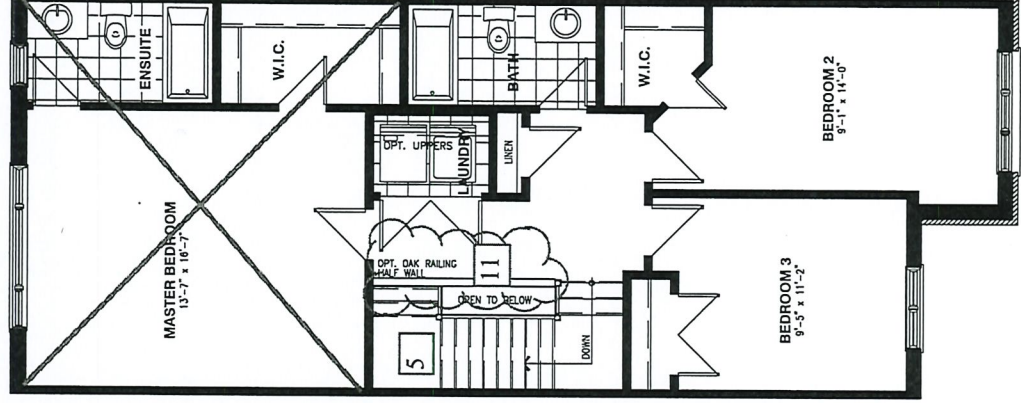
Purchaser: Nancy B Schepers



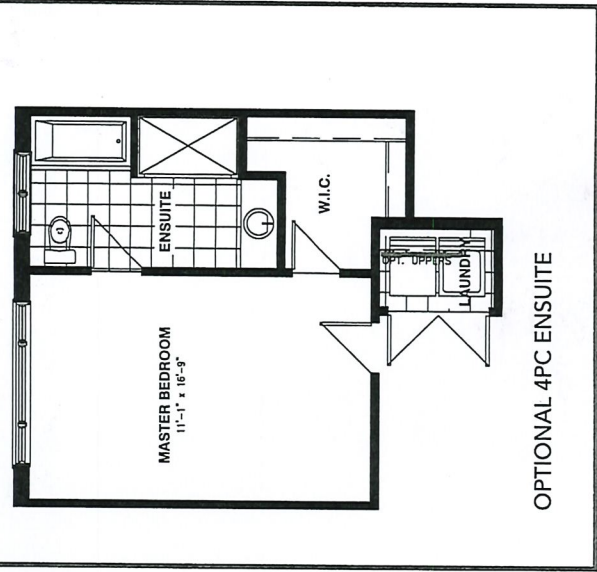
BASEMENT FLOOR



GROUND FLOOR



SECOND FLOOR



OPTIONAL 4PC ENSUITE

SCHEDULE H



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.
All dimensions are approximate. E. & 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 steps varies due to site grading.