


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.

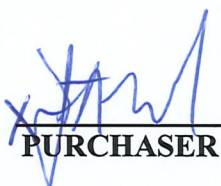
  
 Purchaser

  
 Purchaser

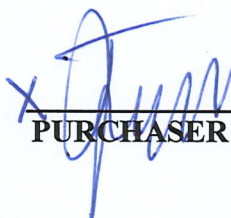
  
 Vendor

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 \$631,769.91. 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 14 day of August, 2021

  
PURCHASER

VALECRAFT HOMES (2019) LIMITED

  
PURCHASER

PER: 

August 19, 2021  
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: 14

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 Joshua Owusu Ababio & Joyce Owusu Ababio  
Purchaser (s).

Dated at Embrun, ON this 14 day of August, 2021

[Signature]  
Witness

x [Signature]  
Purchaser

[Signature]  
Witness

x [Signature]  
Purchaser

PROJECT: PLACE ST THOMAS 6

LOT: 14

VALECRAFT HOMES (2019) LIMITED

[Signature]  
PER

August 19, 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.

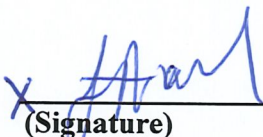
It is for this reason that VALECRAFT HOMES (2019) LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

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.

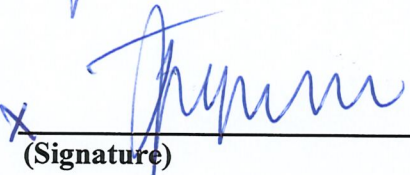
I/we, Joshua Owusu Ababio & Joyce Owusu Ababio have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or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

Project: PLACE ST THOMAS 6

LOT NO: 14

x   
(Signature)

August 14, 2021  
(Date)

x   
(Signature)

August 14, 2021  
(Date)

**SCHEDULE "T"**

**Personal Information of Each Purchaser - Individuals**

(1) Full Name: Joshua Owusu Ababio

Business Address: 1006 Plains Rd E, Burlington ON L7T 4K2

Business Telephone Number: 613-857-8051

Home Address: 13 Upminster Way, Nepean ON K2J 5H2

Home Telephone Number: 613-864-3267


Occupation: Behaviour Support


**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: O9616-41108-71215

  
Purchaser

  
Purchaser

(2) Full Name: Joyce Owusu Ababio

Business Address: 400 - 1145 Hunt Club Rd., Ottawa ON K1V 0Y3

Business Telephone Number: 613-297-5361

Home Address: 13 Upminster Way, Nepean ON K2J 5H2

Home Telephone Number: 647-864-5587

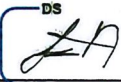
Occupation: Onboarding/Engagement Partner

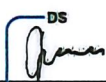
**Identity Verification (Original of one of the following seen by Vendor)**

- Birth Certificate
- Driver's Licence
- Passport
- Record of Landing
- Permanent Resident Card
- Other (if permitted by Government)

Type: Driver's Licence

Number: O9616-41418-85826

  
Purchaser

  
Purchaser

Schedule "T"



Project: Place St. Thomas 6  
Plan No: 50M-352  
Lot No: 14 - Phase 6  
Model: #815 "C" Std Hartin  
Date: August 14, 2021

Purchaser: Joshua Owusu Ababio  
Purchaser: Joyce Owusu Ababio



THE HARTIN

MODEL 815  
2130 sq.ft

Site: Place St. Thomas 6 Purchaser: Joshua Owusu Ababio  
Plan No.: 50M-352  
Lot: 14 - Phase 6 Purchaser: Joyce Owusu Ababio  
Date: August 14, 2021

DS  
FN JA DS

Schedule H



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



THE HARTIN

MODEL 815  
2130 sq.ft

Site: Place St. Thomas 6

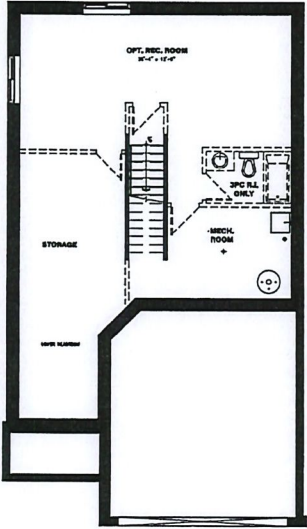
Purchaser: Joshua Owusu Ababio

Plan No.: 50M-352

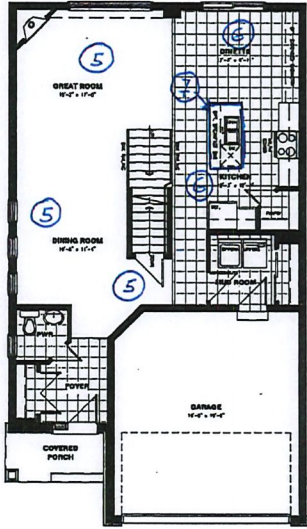
Lot: 14 - Phase 6

Purchaser: Joyce Owusu Ababio

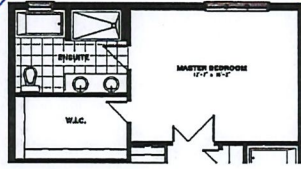
Date: August 14, 2021



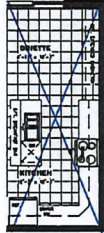
BASEMENT FLOOR



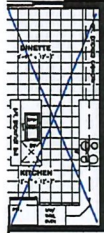
GROUND FLOOR



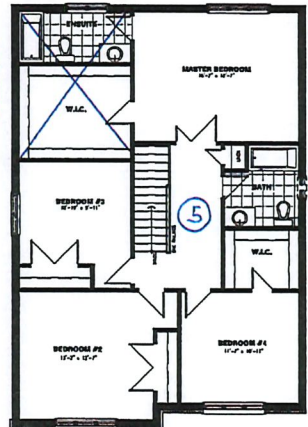
OPTIONAL 5 PC ENSUITE



OPTIONAL KITCHEN #1



OPTIONAL KITCHEN #2



SECOND FLOOR ELEVATION X



SECOND FLOOR ELEVATION Y



SECOND FLOOR ELEVATION Z

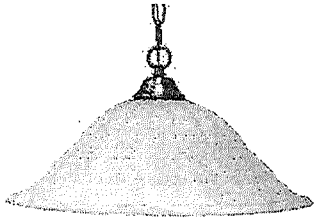
Schedule H



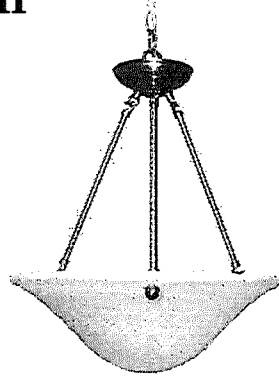
**Valecraft**  
Homes (2019) Limited

## Roma Collection

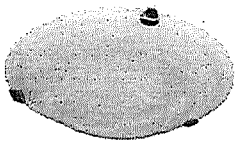
All Models  
STANDARD



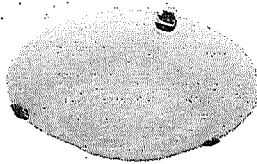
**BREAKFAST / DINETTE**  
A3016P-11  
Bulb: 1 x A19 LED Bulb



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



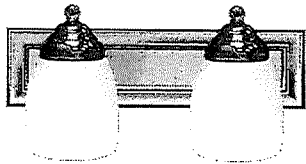
**ENTRY / HALL / LAUNDRY / BEDROOMS /  
DEN / STUDY / BATH CEILING / KITCHEN SINK /  
FINISHED BASEMENT AREAS**  
(Plan Permitting)  
A3012-11  
12" dia.  
Bulbs: 2 x A19 LED Bulb



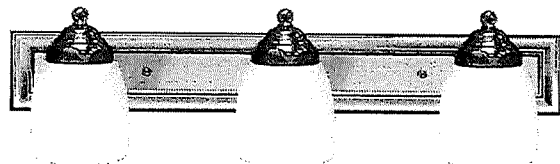
**KITCHEN / MASTER BEDROOM**  
(Plan Permitting)  
A3016-11  
16" dia.  
Bulbs: 3 x A19 LED Bulb



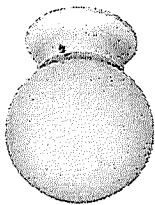
**BASEMENT STAIRS / SOFFIT**  
AFR4-0930-WH  
LED Recessed Light  
5" dia.



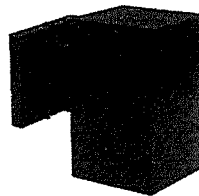
**POWDER ROOM VANITY**  
(Plan Permitting)  
A16012-7  
14" Wide  
Bulbs: 2 x A19 LED Bulb



**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: 14 - Phase 6

Model: #815 "C" Std Hartin

Purchaser: Joshua Owusu Ababio

Purchaser: Joyce Owusu Ababio

Date: August 14, 2021

Upgrade #: Standard





Valecraft Homes (2019) Ltd.

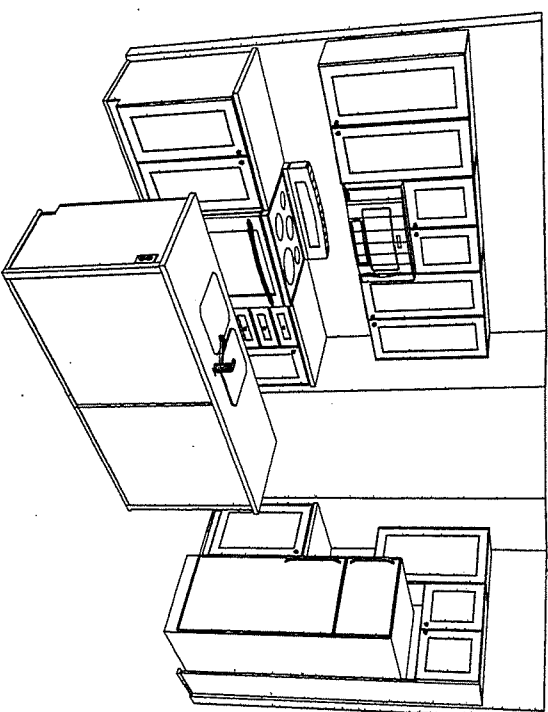
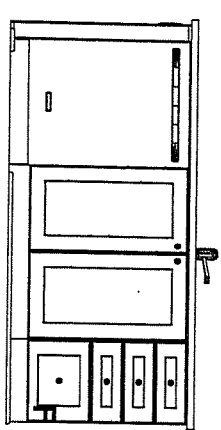
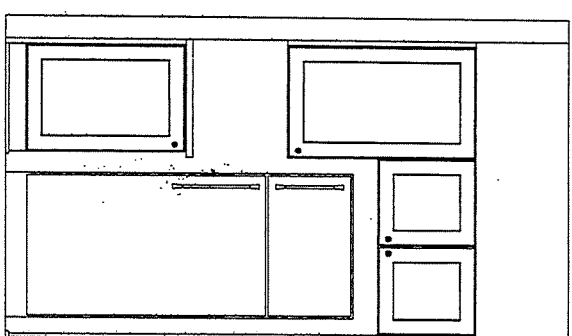
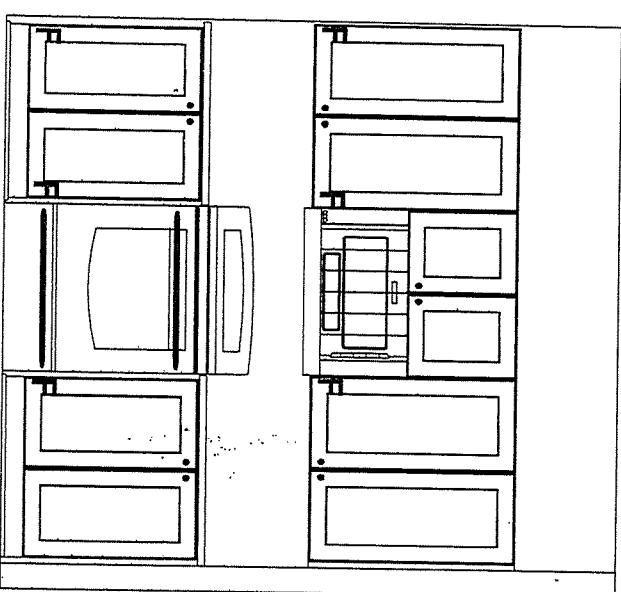
Place St. Thomas 6

Model: #815 "C" Std Hartin

Lot #14 - Phase 6

Date: August 14, 2021

Purchaser: Joshua Owusu Ababio  
Purchaser: Joyce Owusu Ababio



Standard Kitchen Layout

Handwritten notes and signatures at the bottom of the page