



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
 owner base over max



 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 \$884,070.80. 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 this 6th day of December, 2021


PURCHASER

VALECRAFT HOMES LIMITED


PURCHASER

PER: 

December 8, 2021
DATE:

PROJECT: Rathwell Landing LOT: 277

SCHEDULE "M-2"
Completed Inventory Home

LOT: 277 PLAN: 4M-1589 SITE: Rathwell Landing

MODEL: 825 Bradley B 4 Bed CLOSING DATE: February 15th, 2022

SCHEDULE "M-2" to the Agreement of Purchase and Sale between Valecraft Homes Limited,
Vendor and Nikita Rogul and Anna Rogul Purchaser (s).

The Purchaser(s) acknowledge and understand that they are purchasing a completed Inventory Home and agree that all finishings will remain as selected and installed by the Vendor.

As such the Purchaser(s) agree that no repair or remediation shall be carried out by the Vendor in regards to normal wear and tear and/or minor scratches and blemishes to interior finishes including, but not limited to, hardwood flooring, ceramic floor tiles, countertops, and all painting finishes.

Vendor Agrees to install the upgraded pantry door stained similar to cabinetry and Oak Modern type 1 fireplace mantle stained similar to hardwood flooring installed.

Dated at Ottawa this 9th day of December, 2021

Witness

Witness

DocuSigned by:
Nikita Rogul
Purchaser

DocuSigned by:
Anna Rogul
Purchaser

VALECRAFT HOMES LIMITED

DocuSigned by:
Vivian Oliver
PER

December 9, 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 Nikita Rogul and Anna Rogul

Purchaser (s).

Dated at Ottawa **this** 6th **day of** December , 2021

Nikita Rogul
Witness

Anna Rogul
Witness

Nikita Rogul
Purchaser

Anna Rogul
Purchaser

PROJECT: Rathwell Landing

LOT: 277

VALECRAFT HOMES LIMITED

[Signature]
PER

December 8, 2021
DATE:

SCHEDULE "T"

Personal Information of Each Purchaser - Individuals

(1) Full Name: Nikita Rogul

Business Address: 525 Coventry Rd., Ottawa, ON., K1K 2C5

Business Telephone Number: 1-866-964-6931

Home Address: 230 Badgeley Ave., Kanata, ON, K2T 0A4

Home Telephone Number: N/A

Occupation: Senior Quality Assurance Analyst

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: R6158-59207-50124

AR

Purchaser

JP

Purchaser

(2) Full Name: Anna Rogul

Business Address: 447 Portage Ave., Winnipeg, MB., R3B 3H5

Business Telephone Number: 1-888-746-6344

Home Address: 230 Badgeley Ave., Kanata, ON., K2T 0A4

Home Telephone Number: N/A

Occupation: Quality Assurance Program Manager

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: R6158-04707-95602

AR

Purchaser

JP

Purchaser

Ontario

Driver's Licence
Permis de conduire

ON
CANADA



1,2 NAME/NOM

ROGUL,
NIKITA

8 230 BADGELEY AVE
KANATA, ON, K2T 0A4

4d NUMBER/
NUMÉRO

R6158 - 59207 - 50124

4a ISS/DÉL

2019/09/18

4b EXP/EXP. 2024/09/17

5 DD/REF

GN2882869

16 HGT/HAUT. 185 cm

15 SEX/SEXE

M

9 CLASS/
CATÉG.

G

R6158-59207-50124
1975/01/24

12 REST./
COND.

DOB/DBN 1975/01/24

AR ND

Ontario

Driver's Licence
Permis de conduire

ON
CANADA



1,2 NAME/NOM

ROGUL,
ANNA

8 230 BADGELEY AVE
KANATA, ON, K2T 0A4

4d NUMBER/
NUMÉRO

R6158 - 04707 - 95602

4a ISS/DÉL

2019/09/18

4b EXP/EXP. 2024/09/17

5 DD/RÉF

GN2868186

16 HGT/HAUT. 157 cm

15 SEX/SEXE

F

9 CLASS/
CATÉG.

G

R6158-04707-95602
1979/06/02

12 REST./
COND.

DOB/DBN 1979/06/02

AR ND

Project: Bathwell Landing

Plan No. 4M-1589

Lot: 277

Model: 825 Bradley B'4 Bedroom

Purchaser: Nikita Rogul & ANNA Rogul

DATE: December 6th, 2021

AR

ND



THE BRADLEY

MODEL 825
2161 sq.ft. or 2354 sq.ft.

Site: Rathwell Landing

Plan No.: 4M-1589

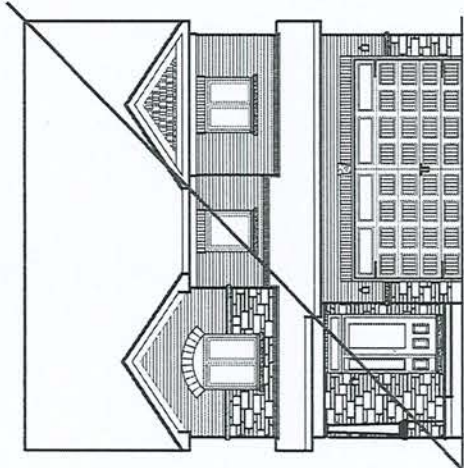
Lot: PH2 LOT 277

Date: December 6th, 2021

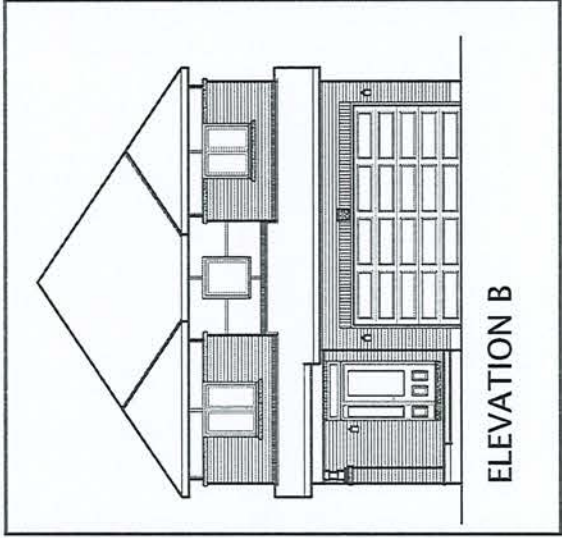
Purchaser: Nikita Rogul

Purchaser: Anna Rogul

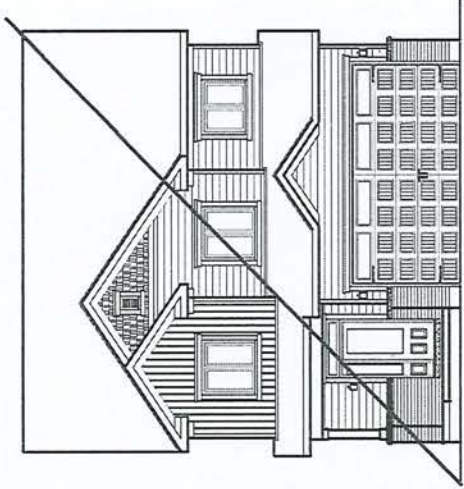
SCHEDULE H



ELEVATION A



ELEVATION B

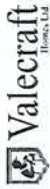


ELEVATION C



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. 02/20/2019-N

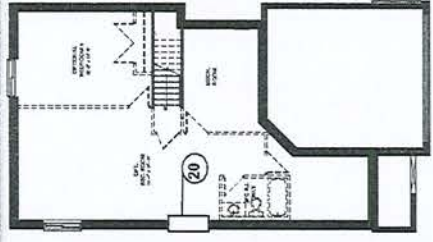


THE BRADLEY

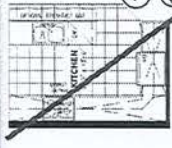
MODEL 825

2161 sq.ft. or 2354 sq.ft.

Site: Rathwell Landing Purchaser: Nikita Rogul
Plan No.: 4M-1589
Lot: PH2 LOT 277 Purchaser: Anna Rogul
Date: December 6th, 2021



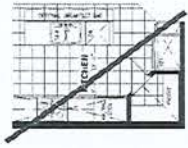
BASEMENT FLOOR



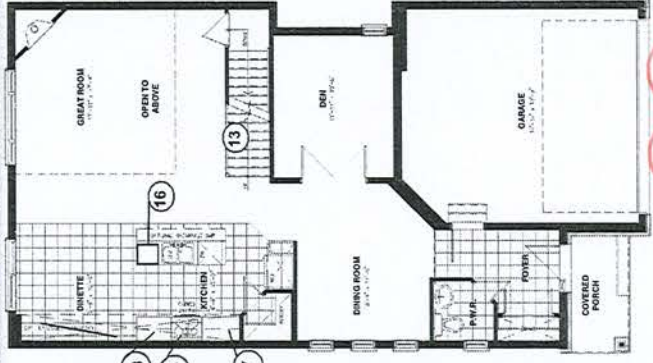
OPTIONAL KITCHEN #1



OPTIONAL KITCHEN #2



OPTIONAL KITCHEN #3



GROUND FLOOR

SCHEDULE H



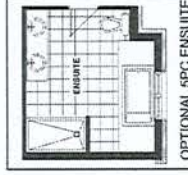
SECOND FLOOR - 3 BEDROOMS - ELEVATION A



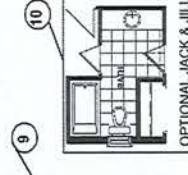
SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



SECOND FLOOR - 4 BEDROOMS - ELEVATION A



OPTIONAL 5PC ENSUITE



OPTIONAL JACK & JILL

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 06/27/2020.7

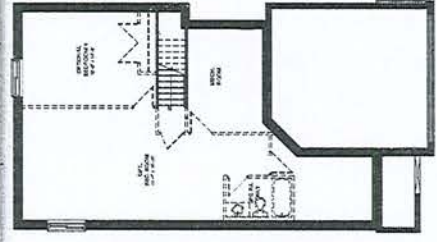


THE BRADLEY

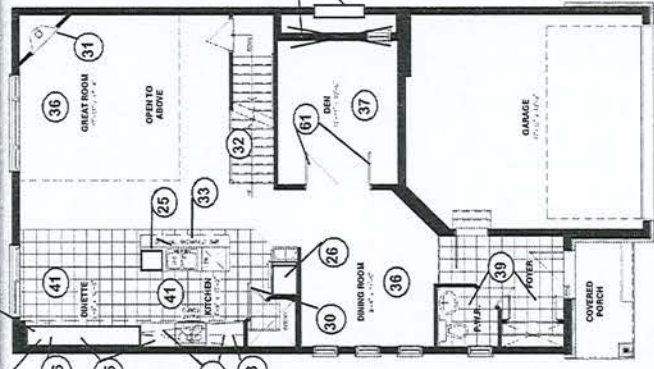
MODEL 825

2161 sq. ft. or 2354 sq. ft.

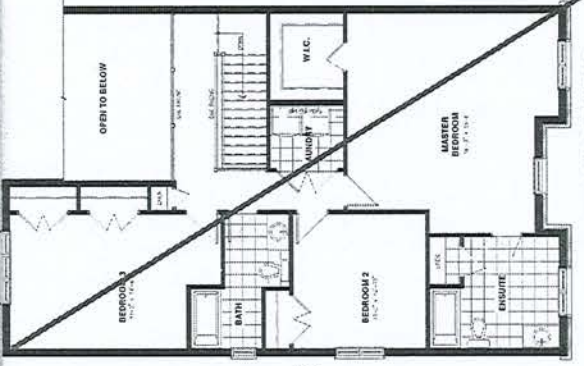
Site: Rathwell Landing Purchaser: Nikita Rogul
Plan No.: 4M-1589
Lot: PH2 LOT 277 Purchaser: Anna Rogul
Date: December 6th, 2021



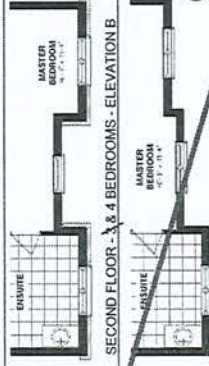
BASEMENT FLOOR



GROUND FLOOR



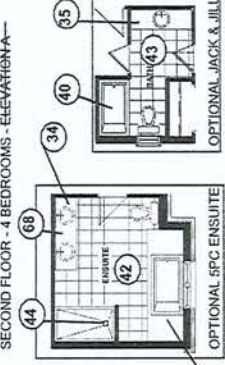
SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



SECOND FLOOR - 4 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION C

Floor Plan Sketch

All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, plan and dimensions 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. 06/23/2020.7