

Welcome to Deerfield Village 2

Dear Thierry P. Joseph and Rachelle Etienne,

RE: Deerfield Village 2 Lot R03

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on January 6, 2021.

You now have ten (10) days from **January 18, 2021** to obtain your Lawyer's & Financing approvals.

On or before **January 18, 2021** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your interior colour selections & all remaining upgrades must be completed by **February 3, 2021** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-421-8142

Sincerely,



Valecraft Homes Sales Department

Reviewed
Copy.

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Thierry P. Joseph and Rachelle Etienne ✓
STREET	4 Flatfield Way ✓
CITY	Brampton ✓
PROVINCE	Ontario ✓
POSTAL CODE	L6P 1N7 ✓
HOME PHONE	905-794-9181 ✓
WORK PHONE	855-328-3342 ext.8880452 ✓
Cell Phone (Purchaser # 1)	647-923-7853 ✓
Cell Phone (Purchaser # 2)	416-843-9181 ✓
UNIT NO:(DWELLING)	R03 ✓
LEVEL	3 ✓
BUILDER'S REF # DWELLING	R03 ✓
PARKING SPACE #	R8 ✓
SALES REPRESENTATIVE	Simon Clarke ✓
CIVIC	735-G Dearborn Private ✓
PLAN	4M-1290 ✓
MODEL #	5309 ✓
PROJECT	DEERFIELD VILLAGE 2 ✓
SCHEDULES	
PURCHASER OFFER	\$355,838.03
Purchase Offer INVESTMENT	
OCCUPANCY/ CLOSING DAY	7th ✓
OCCUPANCY/CLOSING MONTH, YEAR	December, 2021 ✓
OCCUPANCY/CLOSING DATE (MONTH DAY, YEAR)	December 7th, 2021 ✓
DEPOSIT 1)	\$5,000.00 ✓
DEPOSIT 2)	\$10,000.00 ✓
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Jerry Hiscock
STREET	1581 Greenbank Road
CITY	Ottawa
PROVINCE	Ontario
POSTAL CODE	K2J 4Y6
PHONE	613-747-2472
<u>SCHEDULE T</u>	
PURCHASER 1	Thierry P. Joseph ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	4 FlatField Way, Brampton, Ont., L6P 1N7 ✓
HOME PHONE	905-794-9181 ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	4567 Dixie Rd., Mississauga, Ont., L4W 1S2
WORK PHONE	855-328-3342 ext.8880452
OCCUPATION	Claims Agent Canada Post
ID TYPE	Driver's Licence ✓
ID NUMBER	J6697-74076-70607 ✓
BIRTH DATE	June 7th, 1967 ✓
PURCHASER 2	Rachelle Etienne ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	4 FlatField Way, Brampton, Ont., L6P 1N7 ✓
HOME PHONE	905-794-9181
WORK ADDRESS (STREET, CITY, POSTAL CODE)	24 Spadina Rd., Toronto, Ont., M5R 2S7
WORK PHONE	416-922-2014 ✓
OCCUPATION	Manager (Registration) Alliance Francaise de Toronto ✓
ID TYPE	Driver's Licence ✓
ID NUMBER	E8245-63706-65817 ✓
BIRTH DATE	August 17th, 1966 ✓
PLACE SIGNED	Brampton
SIGNING DAY	6th
SIGNING MONTH	December
SIGNING YEAR	2020
SIGNING DATE (MONTH DAY, YEAR)	December 6th, 2020
EMAIL ADDRESS (1)	thior_evariste@yahoo.ca
EMAIL ADDRESS (2)	rachelle02joseph@gmail.com
DATE: October 20, 2020	

Project: DV2
Plan No. 4M-1290
Lot: R03
Model: 5309
Purchaser: Thierry P. Joseph & Rachel Etienne
December 6th, 2020.

MRS LYSBERTHE TRICHET
169 DESTINY PRIVATE
ORLEANS, ON K4A 0K6

032

DATE 2020-09-22
Y Y Y Y M M D D

PAY TO THE ORDER OF Valecraft Homes Limited \$5000
Five thousand dollars 100 DOLLARS

TD Canada Trust
910 WATERS RD.
ORLEANS, ON K4A 3R1

MEMO #R03-5309 Lysberthe Trichet

Security features included. Details on back.

032 29166 004 2916 6063480

SUMMARY OF PRICING		DATE:
PROJECT:	DEERFIELD VILLAGE 2	LOT NO: R03
Reg'd Plan #:	4M-1290	MODEL: 5309
Name(s):	Thierry P. Joseph	
Name(s):	Rachelle Etienne	
BASE PRICE DWELLING:		\$349,900.00
PRICE OF ADDITIONAL PARKING:		
NET TOTAL COST OF UPGRADES:		3134.50 \$10,938.03
CREDITS:		-\$5,000.00
SUBTOTAL:		3134.50 \$5,938.03
TOTAL:		353,094.50
PURCHASER OFFER		353,054.50
DIFFERENCE:		
Refferal Client		
\$5,000.00 Décor Bonus has been applied to the purchase price		
Basic Appliance Package Bonus		
PURCHASER OFFER HST BREAKDOWN		
	OFFER PRICE EXCLUDING HST:	HST Formula 1 335,584.13
		\$338,249.08
COMMENTS:		
*EXPECTED DATE OF OCCUPANCY/ CLOSING:		December 7th. 2021
1455 YOUNVILLE DRIVE, #216, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901		

Internal B1A

Deerfield 2 - Phase Condo

PURCHASERS: Rachelle Etienne and Thierry P. Joseph

Printed: 18-Dec-20 11:35 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
R03 Level: 3		Condo	5309	DEC 7/21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 88585	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00	Each
27367	Note:	Bonus of \$5,000.00 has been applied in Full to the purchase price		
*2 118432	1	- STANDARD - AC UNIT 13 SEER 1.5 TON	\$ 0.00	Each
27368	Note:	Location to be determined by Head Office		
*3 90184	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
27369	Note:			
*4 90183	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
27370	Note:	Excluding Corner Cabinetry Where Applicable		
5 27371	1	- APPLIANCES- 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN AND BASIC WHITE STACKABLE FRONT LOAD WASHER AND DRYER.	\$ 0.00	Each
	Note:			
*6 88287	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 2,887.15	Each
27372	Note:	QUOTE #SS3675 REV. 01 DATED 10/07/20	\$897.22	
*7 88294	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 1,102.88	Each
27373	Note:	QUOTE # OR4491 REV. 03 DATED 10/23/20	\$289.20	
*8 118213	*1	- KITCHEN - CABINETRY - UPC9-2B - BUILDER'S STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	\$ 1,227.00	Each
27374	Note:	As per UPC Sketch. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style		
9 27375	1	- KITCHEN - KITCHEN- SUPPLY AND INSTALL QUARTZ LEVEL 2 COUNTERTOPS IN KITCHEN, NO BREAKFAST BAR, EDGE PROFILE DETAIL TO BE SELECTED AT COLOUR APPOINTMENT, AS PER SCHEDULE 'H'. SEE ITEM #10 & #11 RE: SINK AND FAUCET.	\$ 4,856.00	Each
	Note:		Q1226-4	#29
10 88494	1	- KITCHEN - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED	\$ 428.00	Each
27376	Note:	RE ITEM #9, AS PER SCHEDULE 'H'. Only available with Solid Surface Countertops. PLEASE SPECIFY COLOUR AND CODE ON COLOUR SHEETS	Q1226-10	+78
11 88433	1	- KITCHEN - KITCHEN FAUCET - DELTA ESSA 9113 - AR - DST ARCTIC STAINLESS SINGLE HANDLE PULL-DOWN	\$ 437.00	Each
27377	Note:	RE: ITEM #9, AS PER SCHEDULE 'H'.	Q1226-10	+79

Sub Total\$10,938.03

HST\$0.00

Total\$10,938.03

\$8134.50

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,278-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

GST/HST New Housing Rebate Application for Houses Purchased from a Builder

Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). Do not use this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, GST/HST New Housing Rebate Application for Owner-Built Houses, or Form GST524, GST/HST New Residential Rental Property Rebate Application.

Note

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at canada.ca/gst-hst-netfile or by using the "File a return" online service in My Business Account at canada.ca/my-cra-business-account. The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at canada.ca/taxes-representatives. If you choose to file your application online, do not send us this form.

For more information, including instructions, required documentation for rebate application Types 2, 3, and 5, and the definition of a house, see "General information" on page 4 of this form. Your claim may be delayed or denied if this form is not completed in full, the rebate calculation is not correct, or the required documentation is not submitted with your application.

Section A – Claimant information			
Claimant's legal name (one name only, even if the house is purchased by several individuals)		Business number (if applicable)	
Last name, first name, and initial(s)		R T	
Joseph, Thierry, P			
If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space.			
Last name, first name, and initial(s) of other purchaser		Last name, first name, and initial(s) of other purchaser	
Etienne, Rachelle			
Address of the house you purchased (Unit No. – Street No. Street name, RR)			
735-G Dearborn Private			
City		Province or territory	Postal code
Ottawa		Ontario	K 1 T 0 W 3
Home telephone number	Daytime telephone number	Extension	Language preference
905-794-9181	855-328-3342	8850452	<input type="checkbox"/> English <input checked="" type="checkbox"/> French
Mailing address of claimant		Unit No. – Street No. Street name, PO Box, RR	
<input checked="" type="checkbox"/> As above or			
City	Province/Territory/State	Postal/ZIP code	Country
Section B – House information			
Did you purchase the house for use as your, or your relation's, primary place of residence?		Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Year Month Day	
If you purchased this house as a rental property, you do not qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, GST/HST New Residential Rental Property Rebate Application.			
Date ownership of the house or the share in the co-op was transferred to you:		Date possession of the house was transferred to you:	
Year Month Day		Year Month Day	
Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.			
Lot No:	Plan No:	Other:	
R03	4M-1290	City of Ottawa	
If a mobile home, state Manufacturer:	Model:	Serial number:	

FOR INTERNAL USE ONLY									
IC					NC				

Section C – Housing and application Type	
Type of housing (tick one box)	
<input checked="" type="checkbox"/> House (including condominium unit)	<input type="checkbox"/> Mobile home (including modular home) <input type="checkbox"/> Floating home <input type="checkbox"/> Bed and breakfast <input type="checkbox"/> Duplex
Application Type (tick one box). See Guide RC4028, GST/HST New Housing Rebate, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.	
Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.	
1A <input type="checkbox"/>	When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.
1B <input type="checkbox"/>	When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.
Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).	
2 <input type="checkbox"/>	When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
3 <input type="checkbox"/>	When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
5 <input type="checkbox"/>	When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).
Section D – Builder or co-op information	
Builder's or co-op's legal name Valecraft Homes Limited	
Business number (if applicable) 8 8 8 8 7 6 2 7 3 R T 0 0 1	
Address (Unit No. – Street No. Street name, PO Box, RR) 210-1455 Youville Dr.	
City Orleans	
Province/Territory/State Ontario	Postal/ZIP code K1C 6Z7
Country Canada	Telephone number 613-837-1104
Extension	
Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.	
For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.	
From Year Month Day to Year Month Day	
Signature of builder or authorized official	
Name (print)	
Year Month Day	
Section E – Claimant's Certification	
I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.	
Signature of the claimant	
Name (print)	
Year Month Day	

Thierry P. Joseph

Thierry P. Joseph / Rachelle Etienne

TS RE

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are not entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you do not complete Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations do not apply and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST/HST Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

Note
If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)

A

Enter the purchase price of the house (do not include GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)

B

GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).

C

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.

D

Total rebate amount including any provincial rebate (line C plus line D).

E

Part II – Rebate calculation for Application Type 1B or 5

Total purchase price for the house (do not include amounts for the lease of the land or the option to purchase the land).

F

Fair market value of the house (including the land and the building) when possession was transferred to you.

G

GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).

H

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.

I

Total rebate amount including any provincial rebate (line H plus line I).

J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)

K

GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).

L

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.

M

Total rebate amount including any provincial rebate (line L plus line M).

N

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below or attach a blank cheque with the information encoded on it and "VOID" written across the front.

Branch number

Institution number

Account number

Name of the account holder

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at canada.ca/privacy-info-source. Personal Information Bank CRA PPU 241.

TPS RB

Page 3

General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

Do not use this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use Form GST524, *GST/HST New Residential Rental Property Rebate Application*.

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

Note

If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

Note

You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

Do not send us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

Note

If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose not to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:
<ul style="list-style-type: none">• an individual, and the property is located in one of the areas indicated below; OR• a builder located in one of the areas indicated below, and you have filed your GST/HST return online. Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
<ul style="list-style-type: none">• an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR• a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none">• a builder who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)	The tax centre indicated on your return.

Note

If you are a builder and choose to file your application online, do not send us this form.

Definition

House – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to canada.ca/gst-hst, or call 1-800-959-5525.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.

TPS RT