



Valecraft
Homes Ltd.

Welcome to Deerfield Village 2

Dear Akoua Ines Komoe and Zogbo Charles Serele,

RE: Deerfield Village 2 Lot S24

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **January 14, 2021**.

You now have ten (10) days from **January 14, 2021** to obtain your Lawyer's & Financing approvals.

On or before **January 26, 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 25, 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

40 copy
\$364,900

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Akoua Ines Komoe and Zogbo Charles Serele ✓
STREET	1111 Apolune Street ✓
CITY	Nepean ✓
PROVINCE	Ontario ✓
POSTAL CODE	K2H 6N8 ✓
HOME PHONE	Cell: 613-818-9833 ✓
WORK PHONE	819-568-5368 ext. 7031056 ✓
Cell Phone (Purchaser # 1)	613-818-9833 ✓
Cell Phone (Purchaser # 2)	613-296-3450 ✓
UNIT NO:(DWELLING)	S24 ✓
LEVEL	1 ✓
BUILDER'S REF # DWELLING	S24 ✓
PARKING SPACE #	S6 ✓
SALES REPRESENTATIVE	Simon Clarke ✓
CIVIC	725-D Dearborn Private ✓
PLAN	4M-1290 ✓
MODEL #	5102 ✓
PROJECT	DEERFIELD VILLAGE 2 ✓
SCHEDULES	
PURCHASER OFFER	\$367,396.00
Purchase Offer INVESTMENT	
OCCUPANCY/ CLOSING DAY	18th ✓
OCCUPANCY/CLOSING MONTH, YEAR	January, 2022 ✓
OCCUPANCY/CLOSING DATE (MONTH DAY, YEAR)	January 18th, 2022 ✓
DEPOSIT 1)	\$5,000.00 ✓
DEPOSIT 2)	\$10,000.00 ✓
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Nancy-Anne Heaphy
STREET	2323 Riverside Drive, Suite B0001
CITY	Ottawa,
PROVINCE	Ontario
POSTAL CODE	K1H 8L5 K1H 1A1 ✓
PHONE	613-733-3000 Ext. 121
<u>SCHEDULE 1</u>	
PURCHASER 1	Akoua Ines Komoe ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1111 Apolune Street, Nepean, Ont., K2H 6H8 ✓
HOME PHONE	Cell: 613-818-9833 ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	655 Boul. Saint-Rene Ouest, Gatineau, Qc., J8T 8M4
WORK PHONE	819-568-5368 ext. 7031056
OCCUPATION	Wealth Management Advisor
ID TYPE	Driver's Licence ✓
ID NUMBER	K6358-01547-76209 ✓
BIRTH DATE	December 9th, 1977 ✓
PURCHASER 2	Zogbo Charles Serele ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	205 Boul. Du Plateau, 11005, Gat., P.Q. J9A 0N4 ✓
HOME PHONE	Cell: 613-296-3450 ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1 Eglin Rd., Sunninghill, South Africa, 2157
WORK PHONE	+27 78 153-2479 ✓
OCCUPATION	Project Manager ✓
ID TYPE	Driver's Licence ✓
ID NUMBER	S6409-311268-00 ✓
BIRTH DATE	Dec. 31st, 1968 ✓
PLACE SIGNED	Ottawa ✓
SIGNING DAY	5th
SIGNING MONTH	January
SIGNING YEAR	2021
SIGNING DATE (MONTH DAY, YEAR)	January 5th, 2021
EMAIL ADDRESS (1)	komoeines@yahoo.fr ✓
EMAIL ADDRESS (2)	charles.serele@gmail.com ✓
DATE: October 20, 2020	

(corrected)

SUMMARY OF PRICING

DATE:

PROJECT: DEERFIELD VILLAGE 2

Reg'd Plan #: 4M-1290

Name(s): Akoua Ines Komoe

Name(s): Zogbo Charles Serele

LOT NO: S24

MODEL: 5102

BASE PRICE DWELLING: \$364,900.00

PRICE OF ADDITIONAL PARKING:

NET TOTAL COST OF UPGRADES: \$10,496.00

CREDITS: -\$8,000.00

SUBTOTAL: \$2,496.00

TOTAL: \$367,396.00

PURCHASER OFFER: \$367,396.00

DIFFERENCE:

Basic Appliance Package Bonus	
\$5,000.00 Décor Bonus	
Additional \$3,000.00 Credit RE: Loyalty Program (Charles Serele DV2 R11)	

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:	HST Formula 1	\$349,235.74
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COMMENTS:

*EXPECTED DATE OF OCCUPANCY/ CLOSING: January 18th, 2022

HO COPY

Internal B1A
Deerfield 2 - Phase Condo

PURCHASERS: Akoua Ines Komoe and Zogbo Charles Serele

Printed: 4-Jan-21 6:25 pm

LOT NUMBER S24 Level: 1	PHASE Condo	HOUSE TYPE 5102	CLOSING DATE 18-Jan-22
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 88585	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00	Each
27696		Note: Decor Bonus of \$5,000.00 has been applied in Full to the purchase price.		
2 27699	1	- BONUS- APPLIANCES- 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN AND BASIC STACKABLE FRONT LOAD WHITE WASHER AND DRYER. SEE ITEMS # 9, 14, 15, 16.	\$ 0.00	Each
		Note:		
*3 118432	1	- STANDARD - AC UNIT 13 SEER 1.5 TON	\$ 0.00	Each
27700		Note: Location to be determined by Head Office		
*4 90184	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
27701		Note: SEE ITEMS #9		
*5 90183	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETY THROUGHOUT HOUSE	\$ 0.00	Each
27702		Note: Excluding Corner Cabinetry Where Applicable		
6 90835	1	- KITCHEN - CABINETY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP	\$ 181.00	Each
27703		Note: LEVEL 1 SERIES CABINETY, AS PER SCHEDULE 'H' AND AS PER KITCHEN SKETCH.		
7 119919	1	- KITCHEN - CABINETY - UPGRADE - LEVEL 1 - KITCHEN	\$ 1,956.00	Each
27704		Note:		
8 27706	1	- KITCHEN - KITCHEN CABINETY UPC9-2B LEVEL 1 SERIES CABINETY, INCLUDES UPGRADE TO 42" INCH HIGH UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETY TO UPGRADED BULKHEAD - APPROX. 26" INCH DEEP X APPROX. 6" INCH HIGH, AS PER UPC SKETCH.	\$ 1,527.00	Each
		Note:		
9 88469	1	- KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 285.00	Each
27708		Note: SEE ITEMS #2, 4, 14.		
10 119923	1	- MAIN BATHROOM - CABINETY - UPGRADE - LEVEL 1 - MAIN BATHROOM	\$ 213.00	Each
27709		Note:		
11 119925	1	- ENSUITE BATH - CABINETY - UPGRADE - LEVEL 1 - ENSUITE BATHROOM	\$ 213.00	Each
27710		Note:		
12 104297	1	- KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 1 SERIES CABINETS)	\$ 752.00	Each
27711		Note: TO BE LOCATED BESIDE RANGE CLOSEST TO WALL, OPPOSITE SIDE OF REFRIGERATOR, AS PER SCHEDULE 'H' AND KITCHEN SKETCH. SEE ITEM #13		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,304-1

InvisionSOI mnt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Deerfield 2 - Phase Condo

PURCHASERS: Akoua Ines Komoe and Zogbo Charles Serele

Printed: 4-Jan-21 6:25 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
S24 Level: 1		Condo	5102	18-Jan-22
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 111208	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF BONUS STAINLESS. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 674.00	Each
27713		Note: Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department. AS PER KITCHEN SKETCH. SEE ITEMS #2, 12, 22.		
14 111246	1	KITCHEN - REFRIDGERATOR - ESTAR - LEVEL 3 - 30" 19.6 C/F FRENCH DOOR - W/ EXT. WATER DISPENSER STAINLESS IN LIEU OF BONUS STAINLESS STEEL	\$ 1,200.00	Each
27718		Note: Does not include waterline rough-in or connection. SEE ITEMS #2, 4, 9.		
15 111263	1	KITCHEN - DISHWASHER - ESTAR - LEVEL 2 - 24IN BUILT IN W/ TARGET CLEAN OPTION - STAINLESS IN LIEU OF BONUS STAINLESS	\$ 465.00	Each
27723		Note: SEE ITEM #2		
16 111266	1	KITCHEN - RANGE 30IN - LEVEL 1 - CERAN SELF CLEAN SLIDE IN - STAINLESS IN LIEU OF BONUS STAINLESS	\$ 330.00	Each
27726		Note: SEE ITEM #2		
17 108	1	FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER - BRONZE	\$ 165.00	Each
27731		Note: AS PER SCHEDULE 'H'.		
18 108	1	KITCHEN - TILE - FLOOR - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 475.00	Each
27732		Note: AS PER SCHEDULE 'H'.		
19 108	1	LAUNDRY ROOM - TILE - FLOOR - UPGRADE - BRONZE - - LAUNDRY ROOM - BRONZE	\$ 90.00	Each
27733		Note: AS PER SCHEDULE 'H'.		
20 108	1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE - - MAIN BATHROOM - BRONZE	\$ 150.00	Each
27734		Note: AS PER SCHEDULE 'H'.		
21 127	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 60.00	Each
27737		Note: SEE ITEM #22		
22 127	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN CHIMNEY HOOD FAN - BRONZE	\$ 55.00	Each
27738		Note: SEE ITEM #2, 13, 21.		
23 119230	1	- - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	\$ 1,705.00	Each
27779		Note: IN LIVING ROOM, DINING ROOM AND BEDROOM HALLWAY, AS PER SCHEDULE 'H'.		

24. Loyalty Reward Bonus has been applied in full to the purchase price
N/C

Sub Total	\$10,496.00
HST	\$0.00
Total	\$10,496.00

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 1,304-2

InvoiceSOI mt 16May20

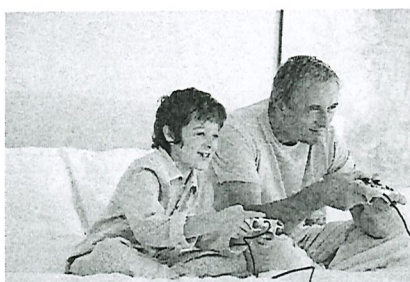
CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Valecraft
Homes Ltd.



Loyalty Rewards Program



Enjoy a \$3,000 décor bonus if you've already lived in and loved a new Valecraft home.

At Valecraft Homes, we believe in showing our appreciation to our repeat customers. As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Loyalty Reward Program gives you the opportunity to upgrade your next new Valecraft home.

If you purchase a new Valecraft home, you'll receive a \$3,000 décor bonus as a thank you.

HOW IT WORKS:

To qualify for the Loyalty Rewards Program, you must:

- Register your intent to purchase a new Valecraft home.
- Sign an agreement to purchase your new Valecraft home within 90 days of registering.

LOYALTY FORM

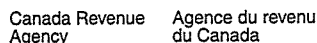
To apply for the Loyalty Rewards Program, fill in the form below and submit it to a Valecraft Homes Sales Consultant.

PURCHASER (s)		
FIRST NAME, LAST NAME Akoua Ines Komoe		
FIRST NAME, LAST NAME Zogbo Charles Serele		
CURRENT MAILING ADDRESS 725-D Dearborn Private		
CITY Ottawa	PROVINCE Ontario	POSTAL CODE K1T 0W4
UNIT NUMBER S24	COMMUNITY Deerfield Village 2	
PHONE 613-296-3450	EMAIL ADDRESS charles.serele@gmail.com	
SIGNATURE 	DATE SIGNED January 5 th , 2021	

PREVIOUS VALECRAFT ADDRESS	
CIVIC ADDRESS 735-C Dearborn Private	
UNIT NUMBER R11	COMMUNITY Deerfield Village 2

OFFICE USE ONLY	
DATE COMPLETED	SALES CONSULTANT
DATE COMPLETED January 14, 2021	HEAD OFFICE APPROVAL

*Terms and conditions: Welcome back! We appreciate your loyalty to Valecraft Homes Ltd. Please enjoy a \$3,000 design centre bonus to enhance your next experience. 1) To be eligible, you must currently own and reside in a new Valecraft home. That includes any Valecraft home community, not only the one you are interested in. 2) Homeowners need to register on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3) During the first visit, a guest registration card and a loyalty program form must be filled out in its entirety. 4) Following registration, the purchaser(s) must enter into an agreement of purchase and sale, and firm up within 90 days of registration into this program. This agreement of purchase and sale must include the purchaser(s) name indicated on the registration form. 5) Broker referrals do not apply in conjunction with the loyalty program. 6) Homeowners would receive an additional \$3,000 décor bonus, to be indicated on the original agreement of purchase and sale, and applied to the final total of the home including taxes. 7) The loyalty program includes all applicable taxes at a rate of 5.2%. 8) Valecraft Homes Ltd. reserves the right to alter or cancel the loyalty program in whole or in part, and at any time, at their sole and absolute discretion.



Protected B
when completed

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

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) Last name, first name, and initial(s)						Business number (if applicable) <div style="border-bottom: 1px solid black; width: 100%;"></div>			
Komoe, Akoua, I						<div style="border-bottom: 1px solid black; width: 100%;"></div>			
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 Serele, Zogbo, C					Last name, first name, and initial(s) of other purchaser <div style="border-bottom: 1px solid black; width: 100%;"></div>				
Address of the house you purchased (Unit No. – Street No. Street name, RR) 725-D Dearborn Private									
City Ottawa						Province or territory Ontario		Postal code K 1 T 0 W 4	
Home telephone number 613-818-9833			Daytime telephone number <div style="border-bottom: 1px solid black; width: 100%;"></div>		Extension <div style="border-bottom: 1px solid black; width: 100%;"></div>		Language preference <input type="checkbox"/> English <input checked="" type="checkbox"/> French		
Mailing address of claimant <input checked="" type="checkbox"/> As above or Unit No – Street No Street name, PO Box, RR									
City <div style="border-bottom: 1px solid black; width: 100%;"></div>			Province/Territory/State <div style="border-bottom: 1px solid black; width: 100%;"></div>			Postal/ZIP code <div style="border-bottom: 1px solid black; width: 100%;"></div>		Country <div style="border-bottom: 1px solid black; width: 100%;"></div>	
Section B – House information									
Did you purchase the house for use as your, or your relation's, primary place of residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): <div style="border-bottom: 1px solid black; width: 100%;"></div>				
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, <i>GST/HST New Residential Rental Property Rebate Application</i> .					<div style="border-bottom: 1px solid black; width: 100%;"></div>				
Date ownership of the house or the share in the co-op was transferred to you: <div style="border-bottom: 1px solid black; width: 100%;"></div>					Date possession of the house was transferred to you: <div style="border-bottom: 1px solid black; width: 100%;"></div>				
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: S24			Plan No: 4M-1290			Other: City of Ottawa			
If a mobile home, state: Manufacturer: <div style="border-bottom: 1px solid black; width: 100%;"></div> Model: <div style="border-bottom: 1px solid black; width: 100%;"></div> Serial number: <div style="border-bottom: 1px solid black; width: 100%;"></div>									

FOR INTERNAL USE ONLY

IC NC

Section C – Housing and application Type

Type of housing (tick one box)

- ☒ House (including condominium unit) ☐ Mobile home (including modular home) ☐ Floating home ☐ Bed and breakfast ☐ 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 ☒ 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 ☐ 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 ☐ 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 from the vendor of the home. 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 ☐ 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 ☐ 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 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? ☐ Yes ☐ 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
	Akoua Ines Komoe	2	0	2

Zogbo Charles Serole **2021/02/05**

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, *GST190 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.)	<div></div>	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.)	<div></div>	B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<div></div>	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.	<div></div>	D
Total rebate amount including any provincial rebate (line C plus line D).	<div></div>	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).	<div></div>	F
Fair market value of the house (including the land and the building) when possession was transferred to you.	<div></div>	G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	<div></div>	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.	<div></div>	I
Total rebate amount including any provincial rebate (line H plus line I).	<div></div>	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.)	<div></div>	K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).	<div></div>	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.	<div></div>	M
Total rebate amount including any provincial rebate (line L plus line M).	<div></div>	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
<div></div>	<div></div>	<div></div>
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/cra-info-source. Personal Information Bank CRA PPU 241.



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.

