



Valecraft
Homes Ltd.

Welcome to Deerfield Village 2

Dear Hutoxy F. Irani,

RE: Deerfield Village 2 Lot S17

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes Limited on **January 19, 2021**.

You now have ten (10) days from **January 19, 2021** to obtain your Lawyer's & Financing approvals.

On or before **February 2, 2021** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing.

Your Multimedia locations & all upgrades up to drywall stage must also be completed by **February 2, 2021** in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **February 16, 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

The Toronto-Dominion Bank

955 BANK STREET
OTTAWA, ON K1S 3W7

91063462

DATE

2020-10-03

YYYYMMDD

Transit-Serial No.

3248-91063462

Pay to the Order of VALECRAFT HOMES LTD.

\$ *****5,000.00

FIVE THOUSAND**00/100

Authorized signature required for amounts over CAD \$5,000.00

Canadian Dollars

Re

The Toronto-Dominion Bank
Toronto, Ontario
Canada M5K 1A2

Authorized Officer

Countersigned

122898
Number

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈91063462⑈ ⑈09612⑈004⑈

⑈3808⑈

Project: DV2

Plan No. 4m-1290

Lot: S17

Model: 5208

Purchaser: Hutox / F. Ibrani

Jan. 13. 2021

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Hutoxy F Irani ✓
STREET	172 Tom Taylor Crescent ✓
CITY	Newmarket ✓
PROVINCE	Ontario ✓
POSTAL CODE	L3X 3E9 ✓
HOME PHONE	905-836-4306 ✓
WORK PHONE	905-762-6001
Cell Phone (Purchaser # 1)	416-829-1954
Cell Phone (Purchaser # 2)	
UNIT NO:(DWELLING)	S17 ✓
LEVEL	2 ✓
BUILDER'S REF # DWELLING	S17 ✓
PARKING SPACE #	S10 ✓
SALES REPRESENTATIVE	Simon Clarke
CIVIC	725-I Dearborn Private ✓
PLAN	4M-1290 ✓
MODEL #	5208 ✓
PROJECT	DEERFIELD VILLAGE 2 ✓
SCHEDULES	
PURCHASER OFFER	\$388,604.00
Purchase Offer INVESTMENT	
OCCUPANCY/ CLOSING DAY	27 ✓
OCCUPANCY/CLOSING MONTH, YEAR	January, 2022 ✓
OCCUPANCY/CLOSING DATE (MONTH DAY, YEAR)	January 27th, 2022 ✓
DEPOSIT 1)	\$5,000.00 ✓
DEPOSIT 2)	\$10,000.00 ✓
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Louis Guertin
STREET	217-2451 St-Joseph Blvd.
CITY	Orleans ✓
PROVINCE	Ontario
POSTAL CODE	K1C 1E9
PHONE	613-830-7205 x 222
<u>SCHEDULE T</u>	
PURCHASER 1	Hutoxy F Irani ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	172 Tom Taylor Crescent, Newmarket, Ont., L3X 3E9 ✓
HOME PHONE	905-836-4306 ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	38 Leek Crescent, Richmond Hill, Ont., L4B 4N8 ✓
WORK PHONE	905-762-6001
OCCUPATION	Lead Accountant
ID TYPE	Driver's Licence ✓
ID NUMBER	17189-35136-85919 ✓
BIRTH DATE	September 19th, 1968 ✓
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
BIRTH DATE	
PLACE SIGNED	Ottawa
SIGNING DAY	13th
SIGNING MONTH	January
SIGNING YEAR	2021
SIGNING DATE (MONTH DAY, YEAR)	January 13th, 2021
EMAIL ADDRESS (1)	hutoxyirani@yahoo.com
EMAIL ADDRESS (2)	
DATE: October 20, 2020	

HO COPY

Internal B1A Deerfield 2 - Phase Condo			
PURCHASER: Hutoxy F. Irani ✓		Printed: 15-Jan-21 9:39 am	
LOT NUMBER S17 Level: 2	PHASE Condo	HOUSE TYPE 5208	CLOSING DATE 27/12/22
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 88585	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00 ✓	\$ 0.00 ✓
27906	Note:	Bonus of \$5,000.00 has been applied in Full to the purchase price.	Each ✓
2	1	- BONUS-APPLIANCES- 3 BASIC- STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN AND BASIC STACKABLE FRONT LOAD WHITE WASHER AND DRYER. SEE ITEMS #14, 34, 35. ✓	\$ 0.00 ✓
27907	Note:		Each ✓
*3 118432	1	- STANDARD - AC UNIT 13 SEER 1.5 TON ✓	\$ 0.00 ✓
27908	Note:	Location to be determined by Head Office	Each ✓
*4 90184	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00 ✓
27909	Note:	SEE ITEM #17. ✓	Each ✓
*5 90183	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00 ✓
27910	Note:	Excluding Corner Cabinetry Where Applicable	Each ✓
*6 109	*1	- FOYER - TILE - FLOOR - UPGRADE - GOLD - - FOYER - GOLD	*\$ 295.00 ✓
27911	Note:	TO BE INSTALLED IN FOYER, AS PER SCHEDULE 'H'. ✓	Each ✓ BST
7 119344	1	- HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - STANDARD AREAS	\$ 1,338.00 ✓
27912	Note:	TO BE INSTALLED IN LIVING/DINING ROOM AND BEDROOM HALLWAY, AS PER SCHEDULE 'H'. ✓	Each ✓
*8 109	*1	- KITCHEN - TILE - FLOOR - UPGRADE - GOLD - - KITCHEN - GOLD	*\$ 2,000.00 ✓
27913	Note:	TO BE INSTALLED IN KITCHEN, AS PER SCHEDULE H. ✓	Each ✓ BST
9	1	- KITCHEN - SUPPLY AND INSTALL UPGRADED CABINET HANDLES 305-96-195 IN KITCHEN INCLUDING OPTIONAL ISLAND	\$ 280.00 ✓
27914	Note:		Each ✓ Q1235-2 #9
10 119702	1	- KITCHEN - COUNTERTOP - QUARTZ - LEVEL 5 - KITCHEN C/W OPT ISLAND WITH FLUSH BREAKFAST BAR	\$ 10,778.00 ✓
27917	Note:	STANDARD LEVEL CABINETRY, PENCIL TOP WITH SQUARE BOTTOM EDGE DETAIL, AS PER EDGE DETAIL PROFILE SHEET, SEE ITEMS #10, & #13 FOR SINK AND FAUCET. ✓	Each ✓ Q1235-2 #12
11	1	- KITCHEN - SUPPLY AND INSTALL KITCHEN BACKSPLASH, DIAMOND LEVEL, EURO TILE AND STONE (2" X 6") BLISS ELEMENT ICE BRICK, GLASS # 35-037 IN LIEU OF STANDARD. TO BE INSTALLED IN STANDARD KITCHEN AREA AND BEHIND CHIMNEY STYLE HOOD FAN. ✓	\$ 1,510.00 ✓
27919	Note:	SEE ITEM #14 ✓	Each ✓ Q1235-2 #14
12 88471	1	- KITCHEN - KITCHEN FAUCET - DELTA ALLORA 989 - AR - DST (ARTIC STAINLESS) SINGLE HANDLE PULL DOWN (1 HOLE)	\$ 570.00 ✓
27920	Note:	SEE ITEM #10. ✓	Each ✓ Q1235-2 #15

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Simon Clarke
LOCKED BY:
PE 1,235-1
InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Deerfield 2 - Phase Condo

PURCHASER: Hutoxy F. Irani

Printed: 15-Jan-21 9:39 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
S17 Level: 2		Condo	5208	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 88494	1	KITCHEN - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED	\$ 428.00	Each
27923	Note:	Only available with Solid Surface Countertops. PLEASE SPECIFY COLOUR AND CODE ON COLOUR SHEETS. SEE ITEM #10.	Q1235-3 #18	
14 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
27924	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 & #11.	Q1235-3 #19	
15 90835	1	KITCHEN - CABINETS - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP	\$ 181.00	Each
27926	Note:	IN STANDARD SERIES CABINETS, AS PER KITCHEN SKETCH AND AS PER SCHEDULE 'H'.	Q1235-3 #21	
16 118212	1	KITCHEN - CABINETS - UPC9-2B - BUILDERS STANDARD CABINETS - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	\$ 1,596.00	Each
28154	Note:	As per UPC Sketch. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style	Q1235-3 #22	
17 88469	1	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 285.00	Each
27928	Note:	SEE ITEM #4.	Q1235-3 #23	
18 104289	1	KITCHEN - UPPER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DEDICATED OUTLET BUILDERS STANDARD SERIES CABINETS	\$ 664.00	Each
27929	Note:	STANDARD SERIES, AS PER SCHEDULE H AND AS PER KITCHEN SKETCH. TO BE LOCATED CLOSEST TO PANTRY. SEE ITEMS #2 & #14.	Q1235-3 #24	
19 87999	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 683.00	Each
27932	Note:	STANDARD SERIES AND TO BE LOCATED BESIDE RANGE, PANTRY SIDE. AS PER KITCHEN SKETCH AND AS PER SCHEDULE H.	Q1235-4 #27	
*20 111270	1	LAUNDRY ROOM - LAUNDRY - UPGRADE LEVEL 1 FRONT LOAD - DRYER - WHIRLPOOL 7.4 C/F ELECTRIC DRYER STEAM CHROME SHADOW IN LIEU OF STD BONUS FRONT LOAD - STACKING KIT W1029818RP INCLUDED	*\$ 240.00	Each
28164	Note:		Q1235-4 #28	
21	1	- SUPPLY AND INSTALL ONE WHITE ADDITIONAL SHELF ABOVE STANDARD, IN STORAGE ROOM, AS PER SCHEDULE 'H'.	\$ 186.00	Each
27941	Note:		Q1235-5 #36	
22 111	1	ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM - SILVER	\$ 280.00	Each
27943	Note:	AS PER SCHEDULE H.		
23 88508	1	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 75.00	Each
27946	Note:			
24 122	1	ENSUITE BATH - TILE - WALL - UPGRADE - SILVER - - ENSUITE BATHROOM - SILVER	\$ 630.00	Each
27947	Note:			

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Simon Clarke

LOCKED BY:

PE 1.235-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A				
Deerfield 2 - Phase Condo				
PURCHASER: Hutoxy F. Irani			Printed: 15-Jan-21 9:39 am	
LOT NUMBER S17 Level: 2		PHASE Condo	HOUSE TYPE 5208	CLOSING DATE
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
25 119694	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 3 - ENSUITE BATHROOM	\$ 834.00	Each
27948	Note:	TO BE INSTALLED IN ENSUITE BATHROOM, PENCIL TOP WITH SQUARE BOTTOM EDGE DETAIL, AS PER EDGE DETAIL PROFILE SHEET, AS PER SCHEDULE 'H'. SEE ITEMS #28 & #30 FOR SINK & FAUCET.		
26 116477	1	ENSUITE BATH - BATHROOMS - SHOWER DOOR - SQUARE TOWEL BAR ON 5 FOOT KAMELEON DOOR IN CHROME	\$ 285.00	Each
28162	Note:	AS PER SCHEDULE 'H'.		
27 88493	1	ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD STUDIO UNDERMOUNT 0614 - 000	\$ 494.00	Each
27950	Note:	TO BE INSTALLED IN ENSUITE, AS PER SCHEDULE 'H'. Only available with Solid Surface Countertops. SEE ITEM #26.		
28 88464	1	MAIN BATHROOM - BATHROOM SINK - AMERICAN STANDARD STUDIO CARRE UNDERMOUNT 0426 - 000	\$ 361.00	Each
27951	Note:	TO BE INSTALLED IN MAIN BATHROOM, AS PER SCHEDULE 'H'. Only available with Solid Surface Countertops. SEE ITEM #33.		
29 88274	1	ENSUITE BATH - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE	\$ 418.00	Each
27952	Note:	TO BE INSTALLED IN ENSUITE BATHROOM, AS PER SCHEDULE 'H'. SEE ITEM #26.		
30 88274	1	MAIN BATHROOM - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE	\$ 418.00	Each
27953	Note:	TO BE INSTALLED IN MAIN BATHROOM, AS PER SCHEDULE 'H'. SEE ITEM #33.		
31 1101	1	ENSUITE BATH - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)	\$ 819.00	Each
27954	Note:	STANDARD SERIES CABINETRY, TO BE INSTALLED IN ENSUITE BATHROOM, CLOSEST TO THE WINDOW SIDE, SINK MAY BE OFFSET TO ACCOMMODATE, AS PER SCHEDULE 'H'.		
32 119683	1	MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM	\$ 645.00	Each
27955	Note:	TO BE INSTALLED IN MAIN BATHROOM, AS PER SCHEDULE 'H'. PENCIL TOP WITH SQUARE BOTTOM EDGE DETAIL, AS PER EDGE DETAIL PROFILE SHEET. SEE ITEMS #29 & #31 FOR SINK AND FAUCET.		
33 88511	1	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	\$ 84.00	Each
28275	Note:	Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. SEE ITEM #2.		
34 111265	1	KITCHEN - RANGE 30IN - LEVEL 2 - CERAN SELF CLEAN AQUALIFT CONVECTION - STAINLESS IN LIEU OF BONUS STAINLESS	\$ 285.00	Each
28276	Note:	SEE ITEM #2.		
35 28277	1	LAUNDRY ROOM - LAUNDRY ROOM- LAUNDRY- ESTAR- UPGRADE TO LEVEL 1 FRONT LOAD - WASHER WHIRLPOOL 5.2 CU.FT. FRONT WASHER CHROME SHADOW IN LIEU OF STD FRONT LOAD BONUS.	\$ 368.00	Each
	Note:			

Internal B1A
Deerfield 2 - Phase Condo

PURCHASER: Hutoxy F. Irani

Printed: 15-Jan-21 9:39 am

LOT NUMBER S17 Level: 2	PHASE Condo	HOUSE TYPE 5208	CLOSING DATE
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Sub Total	\$27,704.00
HST	\$0.00
Total	\$27,704.00

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Total Payment: _____	

PURCHASER: _____
Hutoxy F. Irani

15-Jan-21
DATE

VENDOR: _____
PER: Valecraft Homes Limited

DATE: _____

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

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) 									
Irani, Hutoxy, F										 									
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									
Address of the house you purchased (Unit No. – Street No. Street name, RR) 725-I Dearborn Private																			
City Ottawa										Province or territory					Postal code 				
Home telephone number 905-836-4306					Daytime telephone number 416-829-1954					Extension 					Language preference <input checked="" type="checkbox"/> English <input type="checkbox"/> French				
Mailing address of claimant <input checked="" type="checkbox"/> As above or										Unit No – Street No Street name, PO Box, RR									
City					Province/Territory/State					Postal/ZIP code					Country				
Section B – House information																			

Section B – House information

<p>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</p> <p>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>.</p>		<p>Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):</p> <p>Year: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Month: <input type="text"/> <input type="text"/> Day: <input type="text"/> <input type="text"/> <input type="text"/></p>	
<p>Date ownership of the house or the share in the co-op was transferred to you:</p> <p>Year: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Month: <input type="text"/> <input type="text"/> Day: <input type="text"/> <input type="text"/> <input type="text"/></p>		<p>Date possession of the house was transferred to you:</p> <p>Year: <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> Month: <input type="text"/> <input type="text"/> Day: <input type="text"/> <input type="text"/> <input type="text"/></p>	
<p>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.</p>			
<p>Lot No: S17</p>		<p>Plan No: 4M-1290</p>	
<p>If a mobile home, state: Manufacturer:</p>		<p>Other: City of Ottawa</p>	
<p>Model:</p>		<p>Serial number:</p>	

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
- 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		Business number (if applicable)	
Valecraft Homes Limited		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)		City	
210-1455 Youville Dr.		Orleans	
Province/Territory/State	Postal/ZIP code	Country	Telephone number
Ontario	K1C 6Z7	Canada	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.

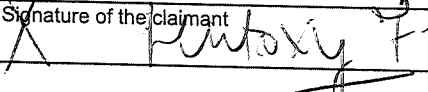
For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

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
	Hutoxy F Irani	2	0	2
		1	0	1
		1	1	3

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.)		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
<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.

