



## **Welcome to Place St. Thomas**

Dear Rebecca and Philippe Boulerice,

**RE: Place St. Thomas Phase 6 Lot A05**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **February 24, 2021**.

You now have five (5) business days from **February 24, 2021** to obtain your Lawyer's & Financing approvals.

On or before **March 4, 2021** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multimedia locations & all upgrades up to drywall stage must be completed by **March 18, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **April 1, 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 613-370-0288.

Sincerely,

**Valecraft 2019 Homes Sales Department**

<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Rebecca Boulerice & Philippe Boulerice
<b>STREET</b>	303 Citrine Street
<b>CITY, PROVINCE</b>	Orleans, ON
<b>POSTAL CODE</b>	K4A 1A9
<b>HOME PHONE</b>	613-797-6868
<b>WORK PHONE</b>	613-797-6868
<b>Cell Phone Purchaser (1)</b>	613-797-6868
<b>Cell Phone Purchaser (2)</b>	613-406-7891
<b>CIVIC</b>	777 Namur Street
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-352
<b>HCRA Licence Number</b>	47491
<b>LOT (BUILDER'S LOT/UNIT)</b>	A05
<b>MODEL #</b>	#130
<b>ELEVATION</b>	
<b>MODEL NAME</b>	Lewis
<b>ORIENTATION</b>	Standard
<b>DWELLING (MODEL#, ELEV, OPT)</b>	#130 Lewis Standard
<b>PHASE</b>	6
<b>PROJECT</b>	PLACE ST THOMAS 6
<b>SCHEDULES</b>	B1-A, C-1, H, O
<b>PURCHASER OFFER</b>	\$443,470.00
<b>Purchaser Offer INVESTMENT</b>	
<b>CLOSING DAY</b>	24
<b>CLOSING MONTH, YEAR</b>	February, 2022
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	February 24, 2022
<b>DEPOSIT 1)</b>	1,000
<b>DEPOSIT 2)</b>	9,000
<b>DEPOSIT 3)</b>	10,000
<b>SALES REPRESENTATIVE</b>	Adam Bowman
<b><u>SOLICITORS INFO</u></b>	
<b>SOLICITOR NAME</b>	
<b>STREET</b>	
<b>CITY, PROVINCE</b>	
<b>POSTAL CODE</b>	
<b>PHONE</b>	
<b><u>SCHEDULE T</u></b>	
<b>PURCHASER 1</b>	Rebecca Boulerice
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	303 Citrine St., Orleans ON K4A 1A9
<b>HOME PHONE</b>	613-797-6868
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	303 Citrine St., Orleans ON K4A 1A9
<b>WORK PHONE</b>	613-797-6868
<b>OCCUPATION</b>	Rogers Communications
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	B6804-64509-16008
<b>BIRTH DATE</b>	October 8, 1991
<b>PURCHASER 2</b>	Philippe Boulerice
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	303 Citrine St., Orleans ON K4A 1A9
<b>HOME PHONE</b>	613-406-7891
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	3330 Hawthorne Rd., Ottawa ON K1G 3W9
<b>WORK PHONE</b>	613-406-7891
<b>OCCUPATION</b>	Purolator
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	B6804-62678-91205
<b>BIRTH DATE</b>	December 5, 1989
<b>PART OF LOT(S)(singles)</b>	
<b>PLACE SIGNED</b>	Orleans, ON
<b>SIGNING DAY</b>	8
<b>SIGNING MONTH</b>	February
<b>SIGNING YEAR</b>	2021
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	February 8, 2021
<b>EMAIL ADDRESS (1)</b>	Rebecca.boulerice8@outlook.com
<b>EMAIL ADDRESS (2)</b>	Philboulerice@live.ca



## SUMMARY OF PRICING - VH2019

DATE:

**PROJECT: PLACE ST THOMAS 6**

LOT NO: A05 ✓

Reg'd Plan #: 50M-352

**MODEL:** #130 Lewis Standard

**Name(s):** Rebecca Boulerice

**Name(s):** **Philippe Boulerice**

**BASE PRICE:** \$409,900.00

**ELEVATION:**

**LOT PREMIUM:**

**END LOT PREMIUM:** \$15,000.00

**NET TOTAL COST OF UPGRADES:** **\$23,570.00**

**CREDITS:** -\$5,000.00

**SUBTOTAL:** \$33,570.00

<b>TOTAL:</b>	<b>\$443,470.00</b>
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<b>PURCHASER OFFER:</b>	<b>\$443,470.00</b>
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**DIFFERENCE:**

**Décor bonus of \$5000.00 applied in full to the purchase price.**

-\$5,000.00

### PURCHASER OFFER HST BREAKDOWN

**OFFER PRICE EXCLUDING HST:**

### HST Formula 3

**\$415,607.71**

**COMMENTS:**

*Ed. Klein*



**\*EXPECTED DATE OF CLOSING:**

February 24, 2022



MR PHILIPPE BOULERICE  
303 CITRINE ST  
ORLEANS, ON K4A 1A9

016

DATE 2021-02-08  
Y Y Y Y M M D D

PAY TO THE  
ORDER OF

Valecraft Homes (2019) Limited \$ 1,000.00  
One Thousand /100 DOLLARS

Security features  
included.  
Details on back.

TD CANADA TRUST  
181 PRINCIPALE STREET  
AYLMER, QUEBEC J9H 6A6

MEMO

Deposit

*Phil Boulrice*

⑈016⑈ ⑆40281⑈004⑆ 0135⑈6355706⑈

Project: Place St. Thomas 6  
Plan No: 50M-352 Lot No: 405  
Model: 130, Lewis, Std Date: 2021-02-08  
Purchaser: \_\_\_\_\_  
Purchaser: \_\_\_\_\_



## 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](https://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](https://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](https://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.

<b>Section A – Claimant information</b>			
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)	
Boulerice, Rebecca		R T	
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	
Boulerice, Philippe			
Address of the house you purchased (Unit No. – Street No. Street name, RR)			
777 Namur Street			
City		Province or territory	Postal code
Embrun		Ontario	K 0 A 1 W 0
Home telephone number	Daytime telephone number	Extension	Language preference
613-797-6868	613-406-7891		<input checked="" type="checkbox"/> English <input 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
	W AB		
<b>Section B – House information</b>			
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, <i>GST/HST New Residential Rental Property Rebate Application</i> .			
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:	
A05	50M-352	Embrun, ON	
If a mobile home, state:			
Manufacturer:	Model:	Serial number:	

<b>FOR INTERNAL USE ONLY</b>									
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 (2019) Limited

Business number (if applicable)

721010718RT0001

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)

Rebecca Boulerice & Philippe Boulerice

Year

Month

Day

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 ( <b>do not include</b> 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 ( <b>do not include</b> 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		
<div></div>		

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](http://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"><li>• an <b>individual</b>, and the property is located in one of the areas indicated below; OR</li><li>• a <b>builder</b> located in one of the areas indicated below, and you have filed your GST/HST return online.</li></ul> <b>Areas:</b> 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"><li>• an <b>individual</b>, and the property is located anywhere in Canada, other than the areas mentioned above; OR</li><li>• a <b>builder</b> located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.</li></ul>	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none"><li>• a <b>builder</b> 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.)</li></ul>	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](https://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](https://canada.ca/gst-hst-pub).



**Lisa Ballard**

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**To:** purchaserinfo@tarion.com  
**Cc:** Tricia Oliver  
**Subject:** Place St. Thomas - Lot C15, A03, A05  
**Attachments:** PST6 LOT C15 - HCRA.pdf; PST6 LotA03 - HCRA.pdf; PST6 Lot A05 - HCRA.pdf

Hello,

Please find the attached info sheet including the HCRA license number for the homes that signed DEALS below;

PST6 A03  
PST6 A05  
PST6 C15

Thanks!

Lisa Ballard



1455 Youville Drive, Suite 210  
Orleans, On K1C 6Z7  
Tel (613) 837-1104 x 223 | Fax (613) 837-5901  
[website](#)



Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error, please delete and notify sender.

# Critical Dates Calculator

To complete the first page of the Addendum, which is a Statement of Critical Dates, the first step is to select the appropriate type of sales transaction:

Freehold Firm; Freehold Tentative; Condominium Firm; or Condominium Tentative.

Once you have made this selection, in the table below, a new field will appear where you will enter the first Critical Date. Depending on the type of sales transaction, this Critical Date will be one of the following: the First Tentative Closing Date; the Firm Closing Date; the First Tentative Occupancy Date; or the Firm Occupancy Date. For condominiums, you will also enter the Outside Occupancy Date.

Please note that all Closing or Occupancy Dates must be on a business day.

Enter the first Critical Date by clicking on the calendar icon once it has appeared below. After you have selected this date, all of the remaining Critical Dates needed to complete the Statement of Critical Dates document will automatically be determined.

## Critical Dates Calculator

Type of Transaction

Freehold Firm



Freehold Tentative



Enter Tentative Closing Date

February 24, 2022



### Freehold Tentative - Critical Dates

First Tentative Date

February 24, 2022

Second Tentative Date

June 24, 2022

Firm Closing Date

October 24, 2022

Outside Closing Date

June 26, 2023

### Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date

November 26, 2021

Notice to set Firm Closing Date

March 25, 2022

### Purchaser's Termination Period

End of Purchaser's Termination Period

July 26, 2023

To generate and print a Statement of Critical Dates, choose one of the following:

What is a POTL?

PST PH6 – Lot A05

Lawyer Info:

Marc Nadon

3009 St. Joseph Blvd.

Orleans, ON

K1E 1E1

Tel. 613-837-4437



**TD Canada Trust**  
CENTRAL MO MMS (MKM)  
3500 STEELES AVE E 4TH FLR TWR 3  
MARKHAM, ON L3R0X1  
www.tdcanadatrust.com

PHILIPPE BOULERICE  
303 CITRINE ST  
ORLEANS, ON K4A 1A9

January 8, 2021

Dear PHILIPPE BOULERICE and REBECCA BOULERICE:

**Re: Confirmation of mortgage loan pre-approval**

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD") with the following terms and on the following conditions:

Applicants:	PHILIPPE BOULERICE REBECCA BOULERICE
Principal amount:	\$225,000.00
Fixed annual interest rate:	1.84000% per year. This rate is fixed and will not change during the term of your mortgage loan. This rate is expressed as if calculated semi-annually not in advance. Interest on the outstanding principal and accrued interest amounts is calculated and charged daily.
Interest rate expiry date:	We will hold this interest rate for you until May 7, 2021.
Prepayment option:	Closed – prepayments may be subject to charges as set out in your mortgage loan agreement.
Term:	5 years
Amortization period:	25 years
Anticipated closing date:	May 7, 2021
Other charges may be payable to TD on closing.	

**This pre-approval confirmation is valid until May 8, 2021.** Please note that an approval for the mortgage loan is still required and will need to meet the following requirements:

**Conditions**

- DEBTS EXCLUDED FROM TDS CALCULATIONS MUST BE PAID OUT AND CLOSED
- SUBMIT FOR MANUAL REVIEW IF CUSTOMER IS ON PAYMENT DEFERRAL

Any confirmation of mortgage loan pre-approval previously issued for this property is no longer valid.

Additional terms and conditions will be set out in the mortgage loan agreement.

**Standard conditions**

- confirmation of credit application details
- confirmation of down payment from non-borrowed sources



- satisfactory credit investigation
- no change in, and the accuracy of, the information provided
- execution of TD documentation
- the property meeting TD's normal lending requirements, a satisfactory appraisal may be required
- the property meeting the mortgage default insurer's requirements, if applicable
- valid first priority collateral charge to be provided on the property.

*6/28/18*

Per: \_\_\_\_\_  
The Toronto-Dominion Bank

Fwd: Pre approval TD Follow up February 2 2021

phil boulerice <philboulerice@live.ca>  
Sat 2021-02-06 11:56 AM  
To: philboulerice@hotmail.com <philboulerice@hotmail.com>

Sent from my iPhone  
Begin forwarded message:

From: Rebecca Boulerice <rebecca.boulerice8@outlook.com>  
Date: February 5, 2021 at 8:22:46 PM EST  
To: philboulerice@live.ca  
Subject: Fwd: Pre approval TD Follow up February 2 2021

Get Outlook for iOS

From: Fawcett, Glen <Glen.Fawcett@td.com>  
Sent: Tuesday, February 2, 2021 7:32 PM  
To: Rebecca Boulerice  
Cc: Fawcett, Glen  
Subject: RE: Pre approval TD Follow up February 2 2021

Hi Rebecca,

The Pre-approval letter shows the mortgage amount, after taking into consideration down payment, as per your family pre-approval application.

Purchase Price \$445,000.00  
Down Payment \$220,000.00  
Mortgage Amount \$225,000

Please use this email provide /show the builder sales person, , that I'm confirming to you and your husband, you have been pre-approved for a purchase price 445K, or higher TBA . / and Mortgage amount showing on your pre-approval letter is the mortgage after down payment applied.

- Please advise your builder person, that your pre-approval letter shows the mortgage after down payment has been applied.

Thanks  
Glen

**Glen R. Fawcett | Mobile Mortgage Specialist Ottawa area**TD Canada Trust  
Greater Ottawa Area  
2325 St. Joseph Blvd. Orleans, ON K1C1E7  
T: 613-837-7588 ext. 323  
F: 844-347-4243  
C: 613-864-9969  
[glen.fawcett@td.com](mailto:glen.fawcett@td.com)

Confidential  
From: Rebecca Boulerice <rebecca.boulerice8@outlook.com>  
Sent: Tuesday, February 2, 2021 5:20 PM  
To: Fawcett, Glen <Glen.Fawcett@td.com>  
Subject: Pre approval

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ATTENTION : COURRIEL EXTERNE. NE CLIQUEZ PAS SUR DES LIENS ET N'OUVREZ PAS DE PIÈCES JOINTES AUXQUELS VOUS NE FAITES PAS CONFIANCE

Hi Glen,

2/6/2021

Mail - phil boulerice - Outlook

I just wanted to message you I need the pre approval to reflect the 445 price it says we're only approved for like 225

Thanks,

Rebecca Boulerice

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**Fwd: Td Follow up Jan 8 2021**

phil boulerice <philboulerice@live.ca>

Sat 2021-01-09 10:51 AM

**To:** philboulerice@hotmail.com <philboulerice@hotmail.com>

 1 attachments (432 KB)

Rebecca B and Philippe B Pre-approval letter Jan 8 2021.pdf;

Sent from my iPhone

Begin forwarded message:

**From:** "Fawcett, Glen" <Glen.Fawcett@td.com>

**Date:** January 8, 2021 at 8:08:09 PM EST

**To:** Rebecca Boulerice <rebecca.boulerice8@outlook.com>, philboulerice@live.ca

**Cc:** "Fawcett, Glen" <Glen.Fawcett@td.com>

**Subject:** Td Follow up Jan 8 2021

Hi Rebecca and Phil,

As per our call yesterday evening, I'm to send out to you as soon as possible, your pre-approval letter that is needed, so that you can move forward with your builder offer of purchase.

Purchase price use don this pre-approval application is 445K with a est. 220K down payment a,

Have a nice evening,

Best,

Glen

**Glen R. Fawcett | Mobile Mortgage Specialist Ottawa area|TD Canada Trust**

Greater Ottawa Area

2325 St. Joseph Blvd. Orleans, ON K1C1E7

T: 613-837-7588 ext. 323

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C: 613-864-9969

[glen.fawcett@td.com](mailto:glen.fawcett@td.com)

Confidential



Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Rebecca Boulерice and Philippe Boulерice		Printed: 17-Feb-21 1:07 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A05	6	130 THE LEWIS	Feb 24.22
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87532	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00
30019	Note: Decor bonus of \$5000.00 has been applied in full to the purchase price.		Each
*2 90162	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
30020	Note:		Each
*3 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
30021	Note: Excluding Corner Cabinetry Where Applicable		Each
*4 115544	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 2 - BUILDERS STANDARD FINISHES	* \$ 906.00
30032	Note: Kitchen as per Schedule H - See Item 10 & 11		Each
5 115521	1	- ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH 2 SINKS AND SHOWER IN LIEU OF TUB IN BUILDERS STANDARD SELECTIONS	\$ 5,768.00
30033	Note: Ensuite Bathroom as per Schedule H		Each
*6 113228	1	- BASEMENT - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT WITH SURROUND FROM BUILDERS STANDARDS, AND SHELF TOP PAINTED WHITE	* \$ 3,864.00
30037	Note: Basement as per Schedule H		Each
*7 114471	1	- HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - STANDARD AREAS	* \$ 2,635.00
30034	Note: Includes Great Room, Dining Room, Main Floor Hallway & Upper Hallway as per Schedule H		Each
8 113366	1	- GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	\$ 878.00
30035	Note: - Not available through retail outlets/professionally installed to MNF Specs - Garage as per Schedule H		Each
9 1013	1	- GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	\$ 90.00
30036	Note: Garage as per Schedule H		Each
10 120115	1	- KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPTION #2 C/W FLUSH BREAKFAST BAR	\$ 6,468.00
30038	Note: - Optional Kitchen # 2 as per Schedule H. - See Item 4 - Includes Island with Flush Breakfast Bar		Each
11 104291	1	- KITCHEN - UPPER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DEDICATED OUTLET BUILDERS STANDARD SERIES CABINETRY	\$ 664.00
30039	Note: - Kitchen as per Kitchen sketch dated February 8, 2021 - Located in upper cabinetry between fridge & corner walk-in pantry - See Optional Kitchen #2 - Item 4		Each
12 117137	1	- ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)	\$ 819.00
30040	Note: Ensuite Bathroom as per Schedule H To be located centered between double sinks See Item 5 - 4pc Ensuite		Each

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Rebecca Boulerice and Philippe Boulerice

Printed: 17-Feb-21 1:07 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A05	6	130 THE LEWIS	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
13 676	1	KITCHEN - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED	\$ 428.00 ✓	Each
30041	Note:	- Only available with Solid Surface Countertops. PLEASE SPECIFY COLOUR AND CODE ON COLOUR SHEETS - Kitchen as per Schedule H	Remove from SctH . 1348-3	
14 1000	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 1,050.00 ✓	Each
30042	Note:		1348-4	

Sub Total

\$23,570.00

HST

\$0.00

Total

\$23,570.00 ✓

Payment Summary

Paid By	Amount
Total Payment:	

PURCHASER:

Rebecca Boulerice

17-Feb-21

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Philippe Boulerice

17-Feb-21

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_