



Welcome to Place St. Thomas

Dear Analiza Reyes and Dandelo De Guzman,

RE: Place St. Thomas Phase 6 Lot 24

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **April 30, 2021**.

You now have five (5) business days from **April 30, 2021** to obtain your Lawyer's & Financing approvals.

On or before **May 8, 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 **May 22, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **June 5, 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

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT:		PLACE ST THOMAS 6		LOT NO:	
Reg'd Plan #:		50M-352		24	
Name(s):		Analiza Reyes		MODEL:	
Name(s):		Dandelo De Guzman		1086 B Steel Standard	
				BASE PRICE:	
				\$644,900.00	
				ELEVATION:	
				\$7,500.00	
				LOT PREMIUM:	
				\$33,000.00	
				END LOT PREMIUM:	
				NET TOTAL COST OF UPGRADES:	
				62,753.00 \$63,009.00	
				CREDITS:	
				-\$10,000.00	
				SUBTOTAL:	
				93,253.00 \$93,509.00	
				TOTAL:	
				153 \$738,409.00	
				PURCHASER OFFER:	
				153 \$738,409.00	
				DIFFERENCE:	
				153	
Décor bonus of \$10,000.00 applied in full to the purchase price.				-\$10,000.00	
PURCHASER OFFER HST BREAKDOWN					
OFFER PRICE EXCLUDING HST:				HST Formula 4	
				471.68 \$674,698.23	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				April 12, 2022	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Analiza Reyes and Dandelo De Guzman		Printed: 12-Apr-21 7:41 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	6	1086 THE STEEL ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
32454	Note:	Decor bonus of \$10,000.00 has been applied in full to the purchase price.	Each
*2 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
32453	Note:	- Kitchen as per Schedule H	Each
*3 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
32452	Note:	- Excluding corner cabinetry where applicable	Each
*4 120063	1	- UPGRADE TO 200 AMP SPLIT SERVICE C/W 84 CIRCUIT PANEL	*\$ 1,780.00
29449	Note:		Each
*5 28121	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 2 CABINETRY AND BUILDERS STANDARD BACKSPLASH	*\$ 6,655.00
32238	Note:	- Optional Kitchen #1 as per Schedule H - Please see Kitchen Sketch dated April 12, 2021 - Includes Kitchen Island Increased by Approximately 2 Feet - Level 2 Cabinetry	Each
*6 27538	1	- KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY - OPT. 3 AS PER PLAN - LEVEL 2	*\$ 6,223.00
32239	Note:	- Optional Extended Pantry # 3 as per Schedule H. - Please see Optional Pantry Sketch dated April 12, 2021 - Level 2 cabinetry - Does not Include backsplash, bulkhead extension or potlights.	Each
7 117452	1	- KITCHEN/DINETTE - CABINETRY - UPC9-1C - LEVEL 2 CABINETRY - STANDARD LAYOUT. INCLUDES 40IN UPPERS, FILLER DETAIL TO UPGRADED BULKHEAD AND LIGHT VALANCE	\$ 1,880.00
32240	Note:	- Includes extended optional pantry in dinette as per Schedule H. - Please see UPC sketch dated April 12, 2021 - Level 2 Cabinetry - Bulkhead is approx. 26 in D x 10 in H. Upper cabinetry to be raised 2 in to avoid setbacks, as per sketch. Does not include additional lighting or switches. Purchaser acknowledges that upper kitchen cabinetry upgraded wood doors will have center style	Each
*8 617	1	- KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	*\$ 304.00
29440	Note:	- Kitchen as per Schedule H.	Each
*9 116520	1	- KITCHEN - GAS PIPING - MAIN FLOOR - FOR COOKTOP - AS PER SKETCH	*\$ 564.00
29443	Note:	- Kitchen as per Schedule H - Locations Are Approximate & Must Be Compliant With All Applicable Codes	Each
10 32192	1	- ENSUITE BATH - ENSUITE BATHROOM - CUSTOM 5 PIECE ENSUITE BATHROOM - INCLUDES STAND ALONE TUB (BRISIO 6636), DOUBLE VANITY & WALK-IN SHOWER WITH HALO GLASS SLIDING DOORS.	\$ 11,441.00
	Note:	- Custom Ensuite Bathroom as per Schedule H. - Includes Builders Standard cabinetry, countertops & faucets.	Each

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,373-1

InvoiceSQL.rpt 28mar21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Analiza Reyes and Dandelo De Guzman		Printed: 12-Apr-21 7:41 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	6	1086 THE STEEL ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
11		1 - MAIN BATHROOM - MAIN BATHROOM - JACK & JILL - 4 PIECE ENSUITE WITH 2 SINKS AND WALK-IN SHOWER (KAMELEON GLASS DOORS) IN LIEU OF TUB/SHOWER & SINGLE SINK.	\$ 3,456.00
29455		Note: Main Bathroom as per Schedule H	Each
12		1 - FOYER - DELETE HALF WALL AT FOYER .	\$ 75.00
29458		Note: Foyer as per Schedule H.	Each
*13		1 - OFFICE - DOOR - INTERIOR - PAINTED FRENCH DOOR CLEAR GLASS - 15 LITE - PRICE PER DOOR IN LIEU OF STANDARD SWING DOOR	*\$ 630.00
270			Each
29461		Note: - Office as per Schedule H.	
*14		6 - DOOR - INTERIOR - UPGRADE - 96 INCH HIGH DOOR - PRICE PER DOOR	*\$ 2,052.00
245			Each
32226		Note: - Includes all main floor interior doors - Includes upgraded main floor office french door - Cambridge Smooth Face Interior Door	6x
15		1 - GARAGE - SUPPLY & INSTALL HOT WATER TAP IN GARAGE	\$ 380.00
29464		Note: - Garage as per Schedule H.	Each
16		1 - GARAGE - UPGRADE STD INSULATION IN GARAGE TO THE FOLLOWING, WALLS FROM R-12 TO R-20 CEILING FROM R020 TO R-40	\$ 819.00
29466		Note: - Garage as per Schedule H.	Each
17		1 - BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP LOCATION AS PER SCHEDULE H.	\$ 485.00
849			Each
29474		Note: - Basement as per Schedule H. - Subject to limiting distance at side yard as per Current Building Code - Non-Egress window to be upgraded. *All basement windows to be the same size	
*18		1 - BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.	*\$ 1,246.00
850			Each
29475		Note: - Basement as per Schedule H. - Subject to limiting distance at side yard as per Current Building Code	
19		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 1,050.00
1000			Each
32197		Note:	
*20		*1 - FOYER - TILE - FLOOR - UPGRADE - GOLD - - FOYER (1) - GOLD	*\$ 475.00
9			Each
32212		Note: - Foyer as per Schedule H.	
*21		*1 - POWDER ROOM - TILE - FLOOR - UPGRADE - GOLD - - POWDER ROOM (3) - GOLD	*\$ 315.00
9			Each
32213		Note: - Powder Room as per Schedule H.	
22		1 - KITCHEN/DINETTE - FLOOR TILE - UPGRADE - GOLD - KITCHEN / DINETTE	\$ 2,672.00
32302		Note: Kitchen & Dinette as per Schedule H.	Each

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,373-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Analiza Reyes and Dandelo De Guzman		Printed: 12-Apr-21 7:41 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	6	1086 THE STEEL ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE
*23 11		*1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM OPTIONAL - SILVER	*\$ 759.00
32206		Note: - Custom Ensuite Bathroom as per Schedule H.	Each
*24 11		*1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - SILVER - - MAIN BATHROOM (18) - SILVER	*\$ 426.00
32207		Note: - Main Bathroom (Jack & Jill) as per Schedule H.	Each
*25 11		*1 - BEDROOM 2 - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM 3 - SILVER	*\$ 240.00
32208		Note: - Bedroom #2 Ensuite Bathroom as per Schedule H.	Each
26 178		1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - DIAMOND - - KITCHEN - DIAMOND	\$ 665.00
32209		Note: - Optional Kitchen #1 as per Schedule H.	Each
27		1 - ENSUITE BATH - - UPGRADE LAMINATE COUNTERTOP IN 5 PIECE ENSUITE (DOUBLE VANITY)	\$ 105.00
32210		Note: - Custom 5 Piece Ensuite Bathroom as per Schedule H.	Each
28		1 - MAIN BATHROOM - UPGRADE LAMINATE COUNTERTOP IN CUSTOM MAIN BATHROOM - JACK & JILL	\$ 105.00
32211		Note: - Main Bathroom (Jack & Jill) as per Schedule H.	Each
29		1 - GARAGE - SUPPLY & INSTALL ELECTRIC CAR PLUG/CHARGING STATION IN GARAGE (ONLY AVAILABLE IF 200AMP SERVICE IS TAKEN)	\$ 663.00
32444		Note: - Location to be confirmed at electrical appointment.	Each
*30 62196		1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 4,907.00
32445		Note: - Standard areas include living room, dining room, great room, main floor hallway & upper hallway as per Schedule H.	Each
*31 62194		1 - OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STUDY (10B)	*\$ 3,586.00
32446		Note: - Main floor office as per Schedule H.	Each
*32 9443		1 - - STAIRS - MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS, PER STAIRCASE	*\$ 6,332.00
32451		Note: - Main floor to 2nd level staircase as per Schedule H.	Each
33		1 - BEDROOM 2 - BEDROOM #2 ENSUITE BATHROOM - UPGRADE STANDARD TUB & SHOWER COMBINATION TO APPROX. 5FT X 30IN SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES.	\$ 1,389.00
32455		Note: - Bedroom #2 Ensuite Shower as per Schedule H.	Each

30 - 34 Lot 25 Quote

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,373-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Analiza Reyes and Dandelo De Guzman			Printed: 12-Apr-21 7:41 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
24	6	1086 THE STEEL ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
34	1	BEDROOM 2 - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR	\$ 1,330.00 Each
561		WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS	
32475		Note: - Bedroom #2 ensuite bathroom walk-in shower as per Schedule H. <i>dated</i> . - Shower Base is approx. 30" x 5'	<i>1479 - 8 + 59</i>

Sub Total	\$63,009.00
HST	\$0.00
Total	\$63,009.00

62,753.⁰⁰

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: Analiza Reyes

12-Apr-21
DATE

VENDOR: PER: Valecraft Homes (2019) Limited

DATE: _____

PURCHASER: Dandelo De Guzman

12-Apr-21
DATE

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Analiza Reyes & Dandelo De Guzman ✓
STREET	1208 Salmers Drive ✓
CITY, PROVINCE	Oshawa, Ontario ✓
POSTAL CODE	L1K 0B4 ✓
HOME PHONE	647-478-7321 ✓
WORK PHONE	416-987-3279 ✓
Cell Phone Purchaser (1)	416-803-2396 ✓
Cell Phone Purchaser (2)	647-302-5521 ✓
CIVIC	792 Namur Street ✓ KDAIWO ✓
AGREEMENT BLOCK#	
PLAN	50M-352 ✓
HCRA Licence Number	47491 ✓
LOT (BUILDER'S LOT/UNIT)	24 ✓
MODEL #	1086 ✓
ELEVATION	B ✓
MODEL NAME	Steel ✓
ORIENTATION	Standard ✓
DWELLING (MODEL#, ELEV, OPT)	1086 B Steel Standard ✓
PHASE	6 ✓
PROJECT	PLACE ST THOMAS 6 ✓
SCHEDULES	B1-A, C-1, H, O ✓
PURCHASER OFFER	\$738,409.00 ✓
Purchaser Offer INVESTMENT	
CLOSING DAY	12 ✓
CLOSING MONTH, YEAR	April, 2022 ✓
CLOSING DATE (MONTH DAY, YEAR)	April 12, 2022 ✓
DEPOSIT 1)	1,000 ✓
DEPOSIT 2)	19,000 ✓
DEPOSIT 3)	20,000 ✓
SALES REPRESENTATIVE	Adam Bowman ✓
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE 1</u>	
PURCHASER 1	Analiza Reyes ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1208 Salmers Dr., Oshawa ON L1K0B4 ✓
HOME PHONE	416-803-2396 ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	200 Whitehall Dr., Markham ON L3R 0T5 ✓
WORK PHONE	866-483-6170 ✓
OCCUPATION	Senior Credit Analyst ✓
ID TYPE	Driver's Licence ✓
ID NUMBER	R2982-04107-65425 ✓
BIRTH DATE	April 25, 1976 ✓
PURCHASER 2	Dandelo De Guzman ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1208 Salmers Dr., Oshawa ON L1K0B4 ✓
HOME PHONE	647-302-5521 ✓
WORK ADDRESS (STREET, CITY, POSTAL CODE)	302 Carlaw Ave., Toronto ON M4M3L1 ✓
WORK PHONE	416-987-3279 ✓
OCCUPATION	Senior IT Technician ✓
ID TYPE	Driver's Licence ✓
ID NUMBER	D2235-15307-71003 ✓
BIRTH DATE	October 3, 1977 ✓
PART OF LOT(S)(singles)	24 ✓
PLACE SIGNED	Oshawa, ON ✓
SIGNING DAY	12 ✓
SIGNING MONTH	April ✓
SIGNING YEAR	2021 ✓
SIGNING DATE (MONTH DAY, YEAR)	April 12, 2021 ✓
EMAIL ADDRESS (1)	analizareyes25@yahoo.ca ✓
EMAIL ADDRESS (2)	dan.deguzman@gmail.com ✓
DATE: September 17, 2020	

Protected B when completed

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.

DocuSigned by:

Signature of the claimant

DocuSigned by:

Name (print)

Year

Month

Day

Protected B when completed

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

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:
• 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
• 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
• 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.