



Welcome to Place St. Thomas

Dear Gabriel Oten and Aminatu Seid,

RE: Place St. Thomas Phase 6 Lot 15

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **November 9, 2021**.

You now have five (5) business days from **November 9, 2021** to obtain your Lawyer's & Financing approvals.

On or before **November 17, 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 **December 1, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **December 15, 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,

Tricia Oliver

Valecraft 2019 Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Gabriel Oteng & Aminatu Seid
STREET	1440 Queensdale Ave
CITY, PROVINCE	Ottawa, ON
POSTAL CODE	K1T 4G2
HOME PHONE	613-249-9964
WORK PHONE	613-722-6521 x6048
Cell Phone Purchaser (1)	613-884-9962
Cell Phone Purchaser (2)	613-277-3217
CIVIC	756 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	15
MODEL #	815
ELEVATION	"B"
MODEL NAME	Hartin
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	815 "B" Hartin Rev
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$721,900.00
CLOSING DAY	27
CLOSING MONTH, YEAR	October, 2022
CLOSING DATE (MONTH DAY, YEAR)	October 27, 2022
DEPOSIT 1)	20,000
DEPOSIT 2)	20,000
DEPOSIT 3)	10,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Gabriel Oteng
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1440 Queensdale Ave., Gloucester ON K1T 4G2
HOME PHONE	613-249-9964
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1141 Carling Ave., Ottawa ON K1Z 7K4
WORK PHONE	613-722-6521 ext 6048
OCCUPATION	Nutrition & Food Service - Ottawa Hospital
ID TYPE	Driver's Licence
ID NUMBER	O8213-27007-40416
BIRTH DATE	April 16, 1974
PURCHASER 2	Aminatu Seid
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1440 Queensdale Ave., Ottawa ON K1T 4G2
HOME PHONE	613-249-9964
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1750 Russell Rd., Ottawa ON K1G 5Z6
WORK PHONE	613-526-7171
OCCUPATION	Perley Health - Clerk
ID TYPE	Driver's Licence
ID NUMBER	S2256-03987-65421
BIRTH DATE	April 21, 1976
PART OF LOT(S)(singles)	15
PLACE SIGNED	Ottawa, ON
SIGNING DAY	38
SIGNING MONTH	November
SIGNING YEAR	2021
SIGNING DATE (MONTH DAY, YEAR)	November 3, 2021
EMAIL ADDRESS (1)	fugie04s@yahoo.ca
EMAIL ADDRESS (2)	ritzzgirl@msn.com
DATE: September 17, 2020	

Does this change to
\$25,000 (1st)
\$25,000 (2nd)
See Email
No, see
Follow
up.

VH2019

DATE: _____

PROJECT:	PLACE ST THOMAS 6	LOT NO:	15
Reg'd Plan #:	50M-352	MODEL:	815 "B" Hartin Rev
Name(s):	Gabriel Oteng		
Name(s):	Aminatu Seid		
		BASE PRICE:	\$697,900.00
		ELEVATION:	
		LOT PREMIUM:	
		END LOT PREMIUM:	
		NET TOTAL COST OF UPGRADES:	\$6,054.00
		CREDITS:	-\$6,054.00
		SUBTOTAL:	
		TOTAL:	\$697,900.00
		NO TAXES OR REBATE:	\$638,849.56
		TOTAL INCLUDING ALL APPLICABLE HST (No Rebate):	\$721,900.00
		PURCHASER OFFER:	\$721,900.00
		DIFFERENCE:	

Décor bonus of \$6054.00 applied to purchase price.	-\$6,054.00
Remaining décor bonus of \$3946.00 to be used at design appointment.	\$3,946.00
Total décor bonus of \$10,000.00	

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:			\$638,849.56
	TOTAL INCLUDING ALL APPLICABLE HST:			\$721,900.00

COMMENTS:

*EXPECTED DATE OF CLOSING:	October 27, 2022

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

GABRIEL OTENG
AMINATU SEID
1440 QUEENSDALE AVE
GLOUCESTER ON K1T 4G2

Vip

044

DATE 2021-11-12
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Home 2019 LTD
Twenty Thousand Dollars \$20,000.00



ROYAL BANK OF CANADA
OTTAWA ON-SOUTH KEYS SHOPPING CENTRE BR.
2212 BANK ST., UNIT A
OTTAWA, ON K1V 1J6

MEMO

Deposit

[Signature]

Security features
included.
Details on back.

⑈044⑈ ⑆00226⑈003⑆503⑈570⑈4⑈

GABRIEL OTENG
AMINATU SEID
1440 QUEENSDALE AVE
GLOUCESTER ON K1T 4G2

Vip

045

DATE 2022-01-01
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Home 2019 LTD
Twenty Thousand Dollars \$20,000.00



ROYAL BANK OF CANADA
OTTAWA ON-SOUTH KEYS SHOPPING CENTRE BR.
2212 BANK ST., UNIT A
OTTAWA, ON K1V 1J6

MEMO

[Signature]

Security features
included.
Details on back.

⑈045⑈ ⑆00226⑈003⑆503⑈570⑈4⑈

GABRIEL OTENG
AMINATU SEID
1440 QUEENSDALE AVE
GLOUCESTER ON K1T 4G2

Vip

046

DATE 2022-02-01
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Home 2019 LTD
Ten Thousand Dollars \$10,000.00



ROYAL BANK OF CANADA
OTTAWA ON-SOUTH KEYS SHOPPING CENTRE BR.
2212 BANK ST., UNIT A
OTTAWA, ON K1V 1J6

MEMO

[Signature]

Security features
included.
Details on back.

⑈046⑈ ⑆00226⑈003⑆503⑈570⑈4⑈

Project: PLACE ST. THOMAS 6
Plan No: 50M-352 Lot No: 15-Phase 6
Model: 815 "B" Rev. Date: Nov 7, 2021
Purchaser: Gabriel Oteng
Purchaser: Aminatu Seid

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

Note

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

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

Section A – Claimant information									
Claimant's legal name (one name only , even if the house is purchased by several individuals) Last name, first name, and initial(s) Oteng, Gabriel						Business number (if applicable) 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 Seid, Aminatu									
Address of the house you purchased (Unit No. – Street No. Street name, RR) 756 Namur Street									
City Embrun						Province or territory Ontario		Postal code K 0 A 1 W 0	
Home telephone number 613-249-9964		Daytime telephone number 613-884-9962		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									
Did you purchase the house for use as your, or your relation's, primary place of residence? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
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 purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): Year Month Day				
Date ownership of the house or the share in the co-op was transferred to you: Year Month Day					Date possession of the house was transferred to you: 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: 15			Plan No: 50M-352			Other: Embrun, ON			
If a mobile home, state: Manufacturer:			Model:			Serial number:			

FOR INTERNAL USE ONLY

IC NC

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

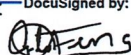
Month

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.

Signature of the claimant

DocuSigned by:

E92159BFD1B549D...

Name (print)

Gabriel Oteng & Aminatu Seid

Year

Month

Day

2

0

2

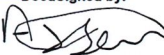
1

1

1

0

3

DocuSigned by:

C6F00C6210DB4FD...

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.

Lisa Ballard

From: Place St Thomas
Sent: Tuesday, November 2, 2021 1:00 PM
To: Lisa Ballard; Tricia Oliver
Cc: Frank Nieuwkoop
Subject: PST PH6 Lot 15 - APS (DocuSign)

Hi Lisa & Tricia,

The Purchase Agreement is ready to be sent to the purchasers of PST PH6 Lot 15. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST6 15 - APS (Nov 3-21)"

Custom deposit structure approved by Frank in the email below. All 3 cheques will be at head office by Monday.

Purchasers:

Gabriel Oteng: fugie04s@yahoo.ca
Aminatu Seid: ritzzgirl@msn.com

Let me know if you need anything else.

Thanks
Adam

Adam Bowman
New Home Sales Consultant



605 Bruxelles St., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com

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

From: Frank Nieuwkoop <frank@valecraft.com>
Sent: Monday, November 1, 2021 4:52 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Subject: RE: Deposit - Lot 13 & Lot 15

20 k now with offer 20 K January 1st and 10 k Feb 1

Frank Nieuwkoop
Owner, Vice President



Valecraft
Homes (2019) Limited

210-1455 Youville Drive,
Ottawa, On K1C 6Z7
tel (613) 837-1104 x 219 | cell (613) 290-3343 | fax (613) 837-5901
[email](#) | [website](#)

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

From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: November 1, 2021 4:24 PM
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: Deposit - Lot 13 & Lot 15

Hey Frank,

The clients at Lot 13 & Lot 15 are asking if they can give us the first half of the deposit now & the 2nd half in January instead of December? \$25,000 now + \$25,000 January.

Adam Bowman
New Home Sales Consultant



Valecraft
Homes (2019) Limited

605 Bruxelles St., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com

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

Internal B1A				
Place St. Thomas - Phase 6				
PURCHASERS: Gabriel Oteng and Aminatu Seid ✓			Printed: 1-Nov-21 5:46 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
15	6	815 THE HARTIN ELEV B ✓	27-Oct-22	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87529	1 -	BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each ✓
37666	Note:	Decor bonus of \$6,054.00 has been applied to the purchase price. Remaining decor bonus of \$3,946.00 to be used at design appointment. ✓		
*2 120313	1 -	STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE	\$ 0.00	Each ✓
37667	Note:	Location to be determined by Head Office ✓		
*3 90162	1 -	STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each ✓
37668	Note:			
4 850	1 -	BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	\$ 1,460.00	Each ✓
37320	Note:	On Garage Side As per Schedule H dated November 3, 2021 ✓ Subject to limiting distance at side yard as per Current Building Code. ✓		
5 850	1 -	BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	\$ 1,460.00	Each ✓
37321	Note:	On Porch Side As per Schedule H dated November 3, 2021 ✓ Subject to limiting distance at side yard as per Current Building Code. ✓		
6 849	1 -	BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP	\$ 242.00	Each ✓
37322	Note:	On Porch Side As per Schedule H dated November 3, 2021 ✓ Subject to limiting distance at side yard as per Current Building Code. ✓ ** ALL BASEMENT WINDOWS TO BE EGRESS 56" x 30" ** ✓		
7 117581	1 -	KITCHEN - CABINETRY - UPC9-2B - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	\$ 939.00	Each ✓
37605	Note:	Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. \$Kitchlee ✓ As per UPC Sketch dated November 3, 2021 ✓		
8 37606	1 -	ENSUITE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY. INCLUDES 2 MIRRORS & TWO VANITY LIGHTS APPROXIMATELY CENTERED ABOVE SINKS. VANITY LIGHTS TO BE ON THE SAME SWITCH.	\$ 1,105.00	Each ✓
	Note:	See Notes 5 & 6 As per Schedule H dated November 3, 2021 ✓ Does not include extension of vanity. ✓		Q1679-1 #7 ✓
9 872	2 -	ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN STD CABINETRY, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK	\$ 848.00	✓
37615	Note:	As per Schedule H dated November 3, 2021 ✓ Approximately 2 foot extension to accomodate double sinks (Notes 8) ✓		

Sub Total	\$6,054.00
HST	\$0.00
Total	\$6,054.00

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,679-1

InvoiceSQL.rpt 01sept21

Vendor Initials: _____

Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Gabriel Oteng and Aminatu Seid			Printed: 1-Nov-21 5:46 pm
LOT NUMBER 15	PHASE 6	HOUSE TYPE 815 THE HARTIN ELEV B	CLOSING DATE 27-Oct-22
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Payment Summary

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

PURCHASER:	_____	<u>3-Nov-21</u> DATE	VENDOR:	_____	PER: Valecraft Homes (2019) Limited
PURCHASER:	_____	<u>3-Nov-21</u> DATE	DATE:	_____	
	Gabriel Oteng				
	Aminatu Seid				

CONSTRUCTION SCHEDULING APPROVAL

PER:	_____
DATE:	_____

QUOTE			
Place St. Thomas - Phase 6			
PURCHASER: Gabriel Oteng		Printed: 25-Oct-21 1:04 pm	

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
15	6	815 THE HARTIN ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

1 850	1 - <i>BASEMENT</i> - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	\$ 1,460.00	Each
37320	Note: - As per Sketch 002 - Oteng - Subject to limiting distance at side yard as per Current Building Code.		

2 850	1 - <i>BASEMENT</i> - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	\$ 1,460.00	Each
37321	Note: - As per Sketch 002 - Oteng - Subject to limiting distance at side yard as per Current Building Code.		

3 849	1 - <i>BASEMENT</i> - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP	\$ 242.00	Each
37322	Note: - As per Sketch 002 - Oteng - Subject to limiting distance at side yard as per Current Building Code. ** ALL BASEMENT WINDOWS TO BE EGRESS 56" x 30" **		

4 117581	1 - <i>KITCHEN</i> - CABINETRY - UPC9-2B - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	\$ 939.00	Each
37605	Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - As per UPC Sketch		

*5 120767	1 - <i>KITCHEN</i> - COUNTERTOP - LAMINATE - STD LEVEL - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 876.00	Each
37613	Note: - As per Sketch 002 - Oteng - Does not include undermount sink or upgraded faucet		

*6 120768	1 - - HARDWOOD - MAPLE - LAUZON - 3 - 1/8"STAINED - STANDARD AREAS	*\$ 2,989.00	Each
37614	Note: - Standard areas include Flex Room, Great Room, Main Floor Hallway & Upper Hallway.		

Quote Line			
7	1 - <i>ENSUITE BATH</i> - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY. INCLUDES 2 MIRRORS & TWO VANITY LIGHTS APPROXIMATELY CENTERED ABOVE SINKS. VANITY LIGHTS TO BE ON THE SAME SWITCH.	\$ 1,105.00	Each
37606	Note: - Does not include extension of vanity.		


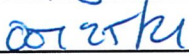
QUOTE			
Place St. Thomas - Phase 6			
PURCHASER: Gabriel Oteng		Printed: 25-Oct-21 1:04 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
15	6	815 THE HARTIN ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

8	2 - - EXTEND VANITY AND MIRROR ABOVE IN STD CABINETRY, PER FOOT. LIGHT	\$ 848.00	
872	FIXTURE TO BE APPROX. CENTERED ON SINK		
37615	Note: - As per Sketch 002 - Oteng - Approximately 2 foot extension to accomodate double sinks		

Sub Total	\$9,919.00
HST	\$0.00
Total	\$9,919.00

Payment Summary	
Paid By	Amount
Total Payment:	

NOTE: Quotes are only valid for 60 days from the issue date

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

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

October 27, 2022



Freehold Tentative - Critical Dates

First Tentative Date

October 27, 2022

Second Tentative Date

February 24, 2023

Firm Closing Date

June 26, 2023

Outside Closing Date

February 26, 2024

Notice Period for a Closing Delay

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

July 29, 2022

Notice to set Firm Closing Date


November 25, 2022

Purchaser's Termination Period

End of Purchaser's Termination Period

March 27, 2024

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

 What is a POTL?

Condominium Firm

+

Condominium Tentative

+