



**Welcome to Place St. Thomas**

Dear Grace Oladimeji Audu & Oyinkansola Audu

**RE: Place St. Thomas Phase 6 Unit D19**

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

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

On or before **December 8th, 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 interior colour selections & all remaining upgrades must be completed by **December 22, 2021** as stated in clause 5 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,

*Lisa Ballard*

**Valecraft 2019 Homes Sales Department**

<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Oladimeji Audu & Oyinkansola Audu
<b>STREET</b>	16 Duncanville Street
<b>CITY, PROVINCE</b>	Russell, ON
<b>POSTAL CODE</b>	K4R 0G1
<b>HOME PHONE</b>	613-261-7724
<b>WORK PHONE</b>	613-261-7724
<b>Cell Phone Purchaser (1)</b>	613-252-6277
<b>Cell Phone Purchaser (2)</b>	613-261-7724
<b>CIVIC</b>	741 Namur Street
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-352
<b>HCRA Licence Number</b>	47491
<b>LOT (BUILDER'S LOT/UNIT)</b>	D19
<b>MODEL #</b>	120
<b>ELEVATION</b>	
<b>MODEL NAME</b>	Huntley
<b>ORIENTATION</b>	Std
<b>DWELLING (MODEL#, ELEV, OPT)</b>	120 Huntley Std
<b>PHASE</b>	6
<b>PROJECT</b>	PLACE ST THOMAS 6
<b>SCHEDULES</b>	B1-A, C-1, H, O
<b>PURCHASER OFFER</b>	\$505,342.58
<b>CLOSING DAY</b>	6
<b>CLOSING MONTH, YEAR</b>	September, 2022
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	September 6, 2022
<b>DEPOSIT 1)</b>	5,000
<b>DEPOSIT 2)</b>	10,000
<b>DEPOSIT 3)</b>	15,000
<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>	Oladimeji Audu
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	16 Duncanville St., Russell ON K4R 0G1
<b>HOME PHONE</b>	613-252-6277
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	1 - 2323 Riverside Dr., Ottawa ON
<b>WORK PHONE</b>	613-252-6277
<b>OCCUPATION</b>	Government - Veteran Affairs
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	A9097-60286-80226
<b>BIRTH DATE</b>	February 26, 1968
<b>PURCHASER 2</b>	Oyinkansola Audu
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	16 Duncanville St., Russell ON K4R 0G1
<b>HOME PHONE</b>	613-261-7724
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	170 Tunney's Pasture Dr., Ottawa ON K1A0T6
<b>WORK PHONE</b>	613-261-7724
<b>OCCUPATION</b>	Government - Statistics Canada
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	A9097-61417-45609
<b>BIRTH DATE</b>	June 9, 1974
<b>PART OF LOT(S)(singles)</b>	D19
<b>PLACE SIGNED</b>	Ottawa, ON
<b>SIGNING DAY</b>	30
<b>SIGNING MONTH</b>	November
<b>SIGNING YEAR</b>	2021
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	November 30, 2021
<b>EMAIL ADDRESS (1)</b>	oladimejiandu@gmail.com
<b>EMAIL ADDRESS (2)</b>	oyinolaandu@yahoo.com
<b>DATE: September 17, 2020</b>	



# SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 6  
Reg'd Plan #: 50M-352  
Name(s): Oladimeji Audu  
Name(s): Oyinkansola Audu

LOT NO: D19  
MODEL: 120 Huntley Std

BASE PRICE: \$484,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM:

NET TOTAL COST OF UPGRADES: \$25,442.58

CREDITS: -\$5,000.00

SUBTOTAL: \$20,442.58

TOTAL: \$505,342.58

PURCHASER OFFER: \$505,342.58

DIFFERENCE:

Décor bonus of \$5,000.00 applied in full to the purchase price. -\$5,000.00

## PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST: HST Formula 4 \$468,444.76

## COMMENTS:

\*EXPECTED DATE OF CLOSING:

September 6, 2022

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



Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Oladimeji Audu and Oyinkansola Audu ✓

Printed: 28-Nov-21 1:42 pm

LOT NUMBER D19		PHASE 6	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 6-Sep-22
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87532 ✓ 35303	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00  Note: Decor bonus has been applied in full to the purchase price.	\$ 0.00	Each
2 90162  35304	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE  Note:	\$ 0.00	Each
3 90161  35305	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE  Note: Excluding Corner Cabinetry Where Applicable	\$ 0.00	Each
*4 114037  35389	*1	- STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS INCLUDING 3-1/8" STAINED ENGINEERED HARDWOOD ON BOTH LANDINGS  Note: - Main floor to 2nd level as per Schedule H dated August 9, 2021 -To ensure product stability, proper humidity levels are to be maintained	*\$ 6,243.00	Each
*5 113379  35398	1	- GREAT ROOM - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS  Note: - As per Schedule H dated August 9, 2021.	*\$ 1,576.00	Each
*6 113373  35399	1	- UPPER HALL - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY  Note: - As per Schedule H dated August 9, 2021.	*\$ 2,172.00	Each
*7 114859  35400	1	- KITCHEN - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD  Note: - As per UPC Sketch dated August 9, 2021. - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.	*\$ 487.00	Each
*8 112861  35402	1	- ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS  Note: As per Schedule H dated August 9,2021.	*\$ 5,502.00	Each
*9 999  35733	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: Orbital Estimate No#: OR6478 Rev.01 dated 08/19/2021	*\$ 688.17	Each
*10 998  35734	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: S&S Electric Estimate No#: SS5113 Rev.01 dated 08/19/2021	*\$ 4,132.41	Each
*11 113227  35967	1	- BASEMENT - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT AND SURROUND FROM BUILDERS STANDARDS, AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE  Note: As per Schedule H dated August 9, 2021	*\$ 4,253.00	Each
*12 384 ✓ 35968	*1	- BASEMENT - FIREPLACE - FIREPLACE FAN KIT  Note:	\$ 389.00	Each

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Valerie Gendron

LOCKED BY: Tricia Oliver

PE 1,654-1 ✓

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Oladimeji Audu and Oyinkansola Audu			Printed: 28-Nov-21 1:42 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
D19	6	120 THE HUNTLEY	6-Sep-22
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Sub Total	\$25,442.58
HST	\$0.00
Total	\$25,442.58

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
APS	\$25,442.58
<u>Total Payment:</u>	<u>\$25,442.58</u>

PURCHASER:

Oladimeji Audu

30-Nov-21

DATE

PURCHASER:

Oyinkansola Audu

30-Nov-21

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:





**Valecraft**  
Homes (2019) Limited



# Referral Rewards Program

**Invite a friend or family member to join a Valecraft community and you'll BOTH get a \$500 cheque.**

At Valecraft Homes, we believe that strong communities are built by great people.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Referral Reward Program gives you the opportunity to create a community that truly feels like home.

We invite you to refer a friend or family member to us. If they agree to purchase a new Valecraft home, you'll both receive a \$500 cheque as a thank you.

## HOW IT WORKS:

To qualify for the Referral Rewards Program, your friend or family member must:

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

## REFERRAL FORM

To apply for the Referral Rewards Program, fill in the form below and have your friend or family member submit it to a Valecraft Homes Sales Consultant.

REFERRING VALECRAFT HOMEOWNER		
FIRST NAME, LAST NAME Anuoluwa Adesimbo Iyaniwura		
CURRENT MAILING ADDRESS 315 Wisteria Cres., Gloucester ON K1V 0N4		
CITY Gloucester	PROVINCE Ontario	POSTAL CODE K1V 0N4
COMMUNITY PST 6	UNIT NUMBER Lot 11	CLOSING DATE Aug 11, 2022
PHONE 613-733-3549	EMAIL ADDRESS anu_wura@hotmail.com	
SIGNATURE	DATE SIGNED	

PURCHASER (s)		
FIRST NAME, LAST NAME Audu, Oyinkansola		
FIRST NAME, LAST NAME Audu, Oladimeji		
COMMUNITY Place St. Thomas	UNIT NUMBER D19	CLOSING DATE Sep 6, 2022
NEW ADDRESS 741 Namur Street, Embrun ON K0A 1W0		POSTAL CODE K0A 1W0
PHONE 613-261-7724	EMAIL ADDRESS oyinolaaudu@yahoo.com	
SIGNATURE	DATE SIGNED	

OFFICE USE ONLY	
DATE COMPLETED	SALES CONSULTANT
DATE COMPLETED	HEAD OFFICE APPROVAL

\*Terms and conditions: We believe in sharing a great experience! When an existing Valecraft homeowner refers a new customer, each will receive a \$500 cheque after closing. One per household. 1.) To be eligible as a referee, you must either currently or have previously owned a Valecraft home. You can refer a purchaser to any Valecraft Homes community. 2.) To be eligible, homeowners need to register their friend on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) If the purchaser has already registered with Valecraft Homes Ltd, the purchaser will not be eligible for a referral fee under this program. This includes early registration online. 4.) During this first visit, a guest registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential purchaser(s) must enter into an agreement of purchase and sale, and firm up, within 90 days of registration into this program. This agreement of purchase and sale must include the purchaser(s) name indicated on the registration form. 6.) Broker referrals do not apply in conjunction with the referral program. 7.) Homeowners will receive \$500 upon the referrals' closing. A cheque will be mailed to their home address provided after closing. The new closing will have a \$500 cheque mailed to their new Valecraft home address. 8.) The gift of \$500 is a flat rate, and taxes are not applicable. 9.) Valecraft Homes (2019) Limited reserves the right to alter or cancel the referral program in whole or in part, and at any time, at their sole and absolute discretion.

# 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 September 6, 2022

### Freehold Tentative - Critical Dates

First Tentative Date September 6, 2022

Second Tentative Date January 4, 2023

Firm Closing Date May 4, 2023

Outside Closing Date January 4, 2024

### Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date June 8, 2022

Notice to set Firm Closing Date October 6, 2022

### Purchaser's Termination Period

End of Purchaser's Termination Period February 5, 2024

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

What is a POTL?

Condominium Firm

Condominium Tentative

GST/HST New Housing Rebate Application for Houses Purchased from a Builder

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

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

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

Section A – Claimant information

Claimant's legal name (one name only, even if the house is purchased by several individuals)  
Last name, first name, and initial(s)  
Audu, Oladimeji, T

Business number (if applicable)

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  
Audu, Oyinkansola, A

Last name, first name, and initial(s) of other purchaser

Address of the house you purchased (Unit No. – Street No. Street name, RR)  
741 Namur Street

City  
Embrun

Province or territory  
Ontario

Postal code  
K 0 A 1 W 0

Home telephone number  
613-252-6277

Daytime telephone number  
613-261-7724

Extension

Language preference  
☒ English ☐ French

Mailing address of claimant  
☒ As above or

Unit No – Street No Street name, PO Box, RR

City

Province/Territory/State  
DS

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?  
☒ Yes ☐ 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, GST/HST New Residential Rental Property Rebate Application.

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:  
D19

Plan No:  
5015-352

Other:  
Embrun, ON

If a mobile home, state:  
Manufacturer:

Model:

Serial number:

FOR INTERNAL USE ONLY

IC  NC

GST190 E (17)

(Ce formulaire est disponible en français.)

Canada



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

Postal/ZIP code

Country

Telephone number

Extension

Ontario

K1C 6Z7

Canada

613-837-1104

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.

Year

Month

Day

From

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 claimant

DocuSigned by:

Signature of Oladimeji Audu & Oyinkansola Audu

Name (print)

Oladimeji Audu & Oyinkansola Audu

Year

Month

Day

2

0

2

1

1

1

3

0

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.)	<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		

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](https://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).