



Welcome to Place St. Thomas

Dear Scott Fowler & Lysa Brisson

RE: Place St. Thomas Phase 6 Lot C12

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **January 31, 2022.**

You now have five (5) business days from **January 31, 2022** to obtain your Lawyer's & Financing approvals.

On or before **February 8, 2022** 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.

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

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST THOMAS 6		LOT NO: C12			
Reg'd Plan #: 50M-352		MODEL: 120 Huntley Rev			
Name(s): Scott Fowler					
Name(s): Lysa Brisson					
		BASE PRICE:		\$524,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$67,482.22	
		CREDITS:		- \$5,000.00	
		SUBTOTAL:		\$62,482.22	
		TOTAL:		\$587,382.22	
		PURCHASER OFFER:		\$587,382.22	
		DIFFERENCE:			
Décor bonus of \$5,000.00 applied in full to the purchase price.				- \$5,000.00	
B1A #1 dated May 9, 2021				\$15,256.22	
B1A #2 dated June 17, 2021				\$46,986.00	
B1A #3 dated November 3, 2021				\$5,240.00	
PURCHASER OFFER HST BREAKDOWN					
OFFER PRICE EXCLUDING HST:		HST Formula 4		\$541,046.21	
COMMENTS:					
*EXPECTED DATE OF CLOSING:		May 11, 2022			
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 6LOT NO: C12Reg'd Plan #: 50M-352MODEL: 120 Huntley Reverse

Name(s): _____

Name(s): _____

BASE PRICE: \$524,900.00

ELEVATION: _____

LOT PREMIUM: _____

END LOT PREMIUM: _____

NET TOTAL COST OF UPGRADES: \$67,482.22CREDITS: -\$5,000.00SUBTOTAL: \$62,482.22TOTAL: \$587,382.22PURCHASER OFFER: \$587,382.22

DIFFERENCE: _____

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

-\$5,000.00

B1A #1 dated May 9, 2021

\$15,256.22

B1A #2 dated June 17, 2021

\$46,986.00

B1A #3 dated November 3, 2021

\$5,240.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:

HST Formula 4

\$541,046.21

COMMENTS:

EXPECTED DATE OF CLOSING:

March 22, 2022

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

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Scott Fowler & Lysa Brisson
STREET	921 North River Road
CITY, PROVINCE	Ottawa, ON
POSTAL CODE	K1K 3V2
HOME PHONE	613-407-1569
WORK PHONE	613-236-1393 x2338
Cell Phone Purchaser (1)	613-407-1569
Cell Phone Purchaser (2)	819-918-2564
CIVIC	755 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	C12
MODEL #	120
ELEVATION	
MODEL NAME	Huntley
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	120 Huntley Rev
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O, M-1
PURCHASER OFFER	\$587,382.22
CLOSING DAY	11
CLOSING MONTH, YEAR	May, 2022
CLOSING DATE (MONTH DAY, YEAR)	May 11, 2022
DEPOSIT 1)	5,000
DEPOSIT 2)	10,000
DEPOSIT 3)	15,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Scott Fowler
HOME ADDRESS (STREET, CITY, POSTAL CODE)	921 North River Rd, Ottawa, ON K1K 3V2
HOME PHONE	613-407-1569
WORK ADDRESS (STREET, CITY, POSTAL CODE)	223 Main St., Ottawa ON K1S 1C4
WORK PHONE	613-236-1393 x2338
OCCUPATION	Coordinator, St-Paul University
ID TYPE	Driver's Licence
ID NUMBER	F6887-69459-20416
BIRTH DATE	April 16, 1992
PURCHASER 2	Lysa Brisson
HOME ADDRESS (STREET, CITY, POSTAL CODE)	921 North River Rd, Ottawa ON K1K 3V2
HOME PHONE	819-918-2564
WORK ADDRESS (STREET, CITY, POSTAL CODE)	11 Laurier St., Gatineau, QC K1A 0S5
WORK PHONE	819-918-2564
OCCUPATION	Financial/Administration Advisor
ID TYPE	Driver's Licence
ID NUMBER	B7452-50169-26101
BIRTH DATE	November 1, 1992
PART OF LOT(S)(singles)	C12
PLACE SIGNED	Ottawa, ON
SIGNING DAY	25
SIGNING MONTH	January
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	January 25, 2022
EMAIL ADDRESS (1)	scott.jr.fowler@gmail.com
EMAIL ADDRESS (2)	lysabrisson25@gmail.com
DATE: September 17, 2020	

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

May 11, 2022



Freehold Tentative - Critical Dates

First Tentative Date

May 11, 2022

Second Tentative Date

September 8, 2022

Firm Closing Date

January 6, 2023

Outside Closing Date

September 8, 2023

Notice Period for a Closing Delay

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

February 10, 2022

Notice to set Firm Closing Date


June 10, 2022

Purchaser's Termination Period

End of Purchaser's Termination Period

October 10, 2023

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

 What is a POTL?

Condominium Firm

+

Condominium Tentative

+

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Scott Fowler and Lysa Brisson



Printed: 22-Jan-22 2:45 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C12	6	120 THE HUNTLEY	11-May-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87532	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00	Each
32653		Note: Decor bonus has been applied in full to the purchase price		
2 90162	1	- STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
32651		Note:		
3 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
32652		Note: Excluding Corner Cabinetry Where Applicable		
*4 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 821.51	Each
32660		Note: Orbital Estimate No#: OR5862 rev.02 dated 05/10/2021		
*5 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 4,143.71	Each
32659		Note: S&S Electric Estimate No#: SS4601 Rev.01 dated 05/07/2021		
6 120166	1	- KITCHEN - CABINETRY - FLUSH BREAKFAST BAR - KITCHEN STD LAYOUT - STD LAMINATE COUNTERTOP	\$ 876.00	Each
32879		Note: Kitchen as per Schedule H and Kitchen Sketch dated May 9, 2021		
*7 112861	1	- ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS	*\$ 5,742.00	Each
32881		Note: Ensuite Bathroom as per Schedule H dated May 9, 2021		
*8 113379	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	*\$ 1,575.00	Each
32885		Note: Great Room as per Schedule H dated May 9, 2021		
*9 113373	1	- UPPER HALL - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY	*\$ 2,098.00	Each
32886		Note: Upper Hallway as per Schedule H dated May 9, 2021		

Sub Total	\$15,256.22
HST	\$0.00
Total	\$15,256.22

Vendor Initials: _____

Purchaser Initials:  

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,511-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Scott Fowler and Lysa Brisson

Printed: 22-Jan-22 2:45 pm

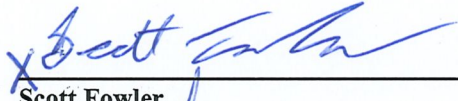
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C12	6	120 THE HUNTLEY	11-May-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

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

PURCHASER:

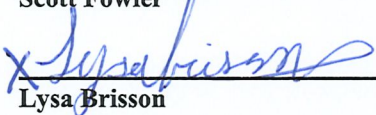


25-Jan-22

DATE

Scott Fowler

PURCHASER:



25-Jan-22

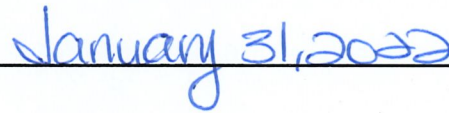
DATE

Lysa Brisson

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:



CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Scott Fowler and Lysa Brisson

Printed: 22-Jan-22 2:45 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C12	6	120 THE HUNTLEY	11-May-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*10 114037		*1 - - STAIRS - OAK MAIN STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS, INCLUDING 3-1/8" STAINED ENGINEERED HARDWOOD ON BOTH LANDINGS	*\$ 6,089.00	Each
33378		Note: -To ensure product stability, proper humidity levels are to be maintained -Stairs from main floor to second floor -As per floor plan sketch dated June 17, 2021		
11 33379		1 - - SILVER PACKAGE #3 - RHYTHM LIGHT FIXTURES	\$ 2,196.00	Each
		Note: - Includes 2 pendants over island - As per S&S Electric Sketch and Estimate No#SS4601 Rev. 01 dated 05/07/2021 - As per Rhythm Collection and Optional Island Pendant Lights Sketches dated June 17, 2021		
12 34621		1 - - DELETE B-1A 'S # 9(COLONIAL POST, HANDRAIL & SPINDLES IN LIEU OF HALF WALL IN THE SECOND FLOOR HALLWAY)	-\$2,098.00	Each
		Note:		
*13 113637		*1 - UPPER HALL - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY	*\$ 3,833.00	Each
33381		Note: - Installed with 3 1/2" Modern belvelled posts - As per floor plan sketch dated June 17, 2021		
*14 113835		*1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE SPINDLES	*\$ 2,436.00	Each
33382		Note: -Standard areas with 3 1/2" Modern belvelled posts -As per floor plan sketch dated June 17, 2021		
15 33385		1 - - DELETE B-1A 'S # 8 (COLONIAL POST, HANDRAIL & SPINDLES IN LIEU OF HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM)	-\$1,575.00	Each
		Note:		
*16 113643		*1 - GREAT ROOM - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE METAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS	*\$ 2,625.00	Each
33383		Note: - Installed with 3 1/2" Modern belvelled posts - As per floor plan sketch dated June 17, 2021		
17 120125		1 - KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL	\$ 75.00	Each
33387		Note: - As per floor plan sketch dated June 17, 2021		
*18 112869		1 - KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1	*\$ 2,108.00	Each
33388		Note: -As per kitchen sketch dated June 17, 2021		
19 114873		1 - KITCHEN - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	\$ 647.00	Each
33389		Note: -Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style -As per kitchen, UPC, and floor plan sketches dated June 17, 2021		
20 117095		1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - LEVEL 1 SERIES CABINETRY	\$ 187.00	Each
33390		Note: -As per kitchen and floor plan sketches dated June 17, 2021		

Vendor Initials:

Purchaser Initials:



PREPARED BY: Valerie Gendron

LOCKED BY: Tricia Oliver

PE 1,555-1

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CONSTRUCTION SCHEDULING APPROVAL
PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Scott Fowler and Lysa Brisson			Printed: 22-Jan-22 2:45 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C12	6	120 THE HUNTLEY	11-May-22
ITEM	QTY	EXTRA / CHANGE	PRICE
21	101	2 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 1,408.00
33391		Note: -To be installed on either side of the range. Approx. 915mm pots and pans drawers with +/- 2" filler at each end of cabinetry to close the gap -As per floor plan and kitchen sketches dated June 17, 2021	
22		2 - ENSUITE BATH - CABINETRY- 3 EQUAL DRAWERS FRONT (9/9/9)	\$ 1,516.00
33393		Note: -4pc ensuite bathroom (B-1a's #7) -Located on either side of the sink -As per floor plan sketch dated June 17, 2021	
23		1 - ENSUITE BATH - CABINETRY- UPGRADE ENSUITE BATHROOM CABINETRY TO LEVEL 1	\$ 317.00
33394		Note: - 4pc ensuite bathroom (B-1a's #7)	Each
24		1 - MAIN BATHROOM - CABINETRY- UPGRADE MAIN BATHROOM CABINETRY TO LEVEL 1 CABINET	\$ 229.00
33395		Note:	Each
*25	112910	1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN	*\$ 6,664.00
33396		Note: -C/W FLUSH BREAKFAST BAR (See item 6) and Eased Edge - As per floor plan, kitchen, and Countertop Edge Profile Sketch dated June 17, 2021	Each
26	112903	1 - MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM	\$ 668.00
33398		Note: - Eased Edge Profile as per Countertop Edge Profile Sketch dated June 17, 2021 - As per floor plan sketch dated June 17, 2021	Each
27	112900	1 - ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 4PC	\$ 1,006.00
33400		Note: - 4pc ensuite bathroom (B-1a's #7) - Eased Edge Profile as per Countertop Edge Profile Sketch dated June 17, 2021 - As per floor plan sketch dated June 17, 2021	Each
28	1000	1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 1,050.00
33419		Note:	Each
*29	11	*1 - FOYER - TILE - FLOOR - UPGRADE - SILVER - - FOYER / POWDER ROOM - SILVER	*\$ 1,131.00
33421		Note: - As per floor plan and floor tile installation sketches dated June 17, 2021	Each
*30	11	*1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATH 4PC - SILVER	*\$ 426.00
33422		Note: - As per floor plan and floor tile installation sketches dated June 17, 2021	Each
*31	11	*1 - LAUNDRY ROOM - TILE - FLOOR - UPGRADE - SILVER - - LAUNDRY ROOM - SILVER	*\$ 173.00
33423		Note: - As per floor plan and floor tile installation sketches dated June 17, 2021	Each



PREPARED BY: Valerie Gendron

LOCKED BY: Tricia Oliver

PE 1,555-2

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Vendor Initials: _____

Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Scott Fowler and Lysa Brisson			Printed: 22-Jan-22 2:45 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C12	6	120 THE HUNTLEY	11-May-22
ITEM	QTY	EXTRA / CHANGE	PRICE
32	135	1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER -- SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER	\$ 983.00
33424		Note: -4pc ensuite bathroom (See item 7) -As per wall tile installation sketch dated June 17, 2021	Each
33	135	1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER -- TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER	\$ 376.00
33425		Note: -4pc ensuite bathroom Tub Deck and Surround (See item 7) -As per wall tile installation sketch dated June 17, 2021	Each
34	166	1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - GOLD -- KITCHEN - GOLD	\$ 209.00
33426		Note: - As per wall tile installation sketch dated June 17, 2021 -See Item 35	Each
35	162	1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- KITCHEN - .	\$ 63.00
33427		Note: - As per wall tile installation sketch dated June 17, 2021 -See Item 34	Each
*36	8	*1 - <i>MAIN BATHROOM</i> - TILE - FLOOR - UPGRADE - BRONZE - MAIN BATHROOM - BRONZE	*\$ 160.00
33428		Note: - As per floor tile installation and floor plan sketches dated June 17, 2021	Each
37	27	1 - <i>MAIN BATHROOM</i> - TILE - WALL - UPGRADE - SILVER - MAIN BATHROOM - SILVER	\$ 545.00
33429		Note: - As per wall tile installation sketch dated June 17, 2021 -See Item 38	Each
*38	21	*1 - <i>MAIN BATHROOM</i> - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - MAIN BATHROOM - .	*\$ 234.00
33430		Note: - As per wall tile installation sketch dated June 17, 2021 -See Item 37	Each
39	704	2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00
33436		Note:	
40	114324	1 - - HARDWOOD - OAK - LAUZON - 6 1/4" ESTATE STAINED - STANDARD AREAS	\$ 6,071.00
33438		Note: - Standard areas are Great room, Dining room, main floor Hallway & Upper hallway - As per floor plan sketch dated June 17, 2021	Each
*41	114335	1 - <i>KITCHEN</i> - HARDWOOD - OAK - LAUZON - 6 1/4" ESTATE STAINED - KITCHEN	*\$ 1,490.00
33439		Note: - As per floor plan sketch dated June 17, 2021	Each
42	7	1 - - UNDERPAD - UPGRADE - LEVEL 1 -- ALL AREAS C/W OPT ENS - LEVEL 1	\$ 1,032.00
33440		Note: - As per floor plan sketch dated June 17, 2021	Each
43	676	1 - <i>KITCHEN</i> - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED	\$ 456.00
33441		Note: -See item 25 for Solid Surface Countertop	Each

Vendor Initials:

Purchaser Initials:

PREPARED BY: Valerie Gendron

LOCKED BY: Tricia Oliver

PE 1,555-3

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CONSTRUCTION SCHEDULING APPROVAL

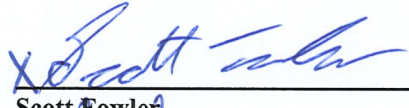
PER:

DATE:

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Scott Fowler and Lysa Brisson			Printed: 22-Jan-22 2:45 pm
LOT NUMBER		PHASE	HOUSE TYPE
C12		6	120 THE HUNTLEY
CLOSING DATE		INTERNAL USE	
11-May-22			
ITEM	QTY	EXTRA / CHANGE	PRICE
*44 623		*1 - KITCHEN - KITCHEN FAUCET - DELTA ESSA 9113 - AR - DST ARCTIC STAINLESS SINGLE HANDLE PULL-DOWN	\$ 456.00
33443		Note: See items 25 and 43	
*45 28052		*2 - - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	\$ 570.00
33444		Note: -See items 26 and 27 for Solid Surface Countertops -4pc ensuite bathroom (See item 7) - Located in 4pc ensuite bathroom (1) & main bathroom (1)	
*46 523		*3 - - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	* \$ 888.00
33445		Note: -4pc ensuite bathroom - See items 7, 26, 27, 45 - In 4pc ensuite bathroom (1) , Main bathroom (1) and powder room (1)	
47 28065		1 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T14259-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME	\$ 160.00
33446		Note: -4pc ensuite bathroom (See item 7)	
*48 28061		1 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC ROMAN TUB FAUCET T2759 CHROME	* \$ 346.00
33447		Note: -4pc ensuite bathroom (See item 7)	
49		1 - KITCHEN - CABINETRY- SUPPLY AND INSTALL FALSE BOTTOM WITH 5 UNDER-CABINET LED PUCK LIGHTS ON UPPER KITCHEN CABINETS C/W SEPERATE SWITCH	\$ 1,686.00
33461		Note: - Includes lights as well as cabinetry modification - As per floor plan and kitchen sketches dated June 17, 2021	

Sub Total	\$46,986.00
HST	\$0.00
Total	\$46,986.00

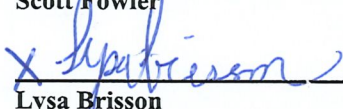
Payment Summary	
Paid By	Amount
Amendment	\$46,986.00
Total Payment:	\$46,986.00

PURCHASER: 

Scott Fowler

25-Jan-22

DATE

PURCHASER: 

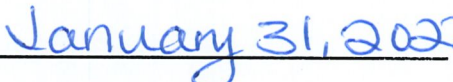
Lysa Brisson

25-Jan-22

DATE

VENDOR: _____

PER: Valecraft Homes (2019) Limited

DATE: 

PREPARED BY: Valerie Gendron

LOCKED BY: Tricia Oliver

PE 1.555-4

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Scott Fowler and Lysa Brisson

Printed: 22-Jan-22 2:47 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
C12	6	120 THE HUNTLEY	11-May-22

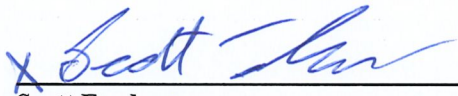
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
50 87533	1	- APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER.	\$ 5,240.00	Each
37670		Note: All appliances except OTR are delivered after closing		
51	1	- KITCHEN - REVISION #1 TO COLOUR CHART	\$ 0.00	Each
37672		Note: - See Colour Chart dated November 2, 2021 including Appliances.		

Sub Total	\$5,240.00
HST	\$0.00
Total	\$5,240.00

Payment Summary

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

PURCHASER:

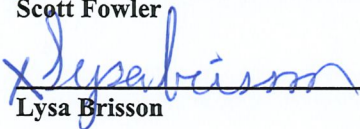


Scott Fowler

25-Jan-22

DATE

PURCHASER:



Lysa Brisson

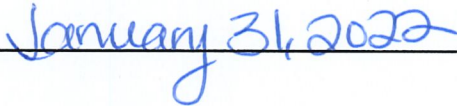
25-Jan-22

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:



Place St Thomas

From: Tricia Oliver
Sent: Wednesday, January 12, 2022 7:40 AM
To: Place St Thomas; Lisa Ballard
Cc: Jeff Jasmann; Frank Nieuwkoop
Subject: Revised: A02 & C12 - Closing dates

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Documents

Sorry, I was looking at the 2021 calendar. We never close on Fridays.. so:

A02 – Closing February 17, 2022 if written by Monday
C12 – Closing May 11, 2022 as per Expected Closing date (final approval by management) ✓

Tricia Oliver, PMP
Project Officer



Valecraft
Homes Ltd.

1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7
Tel: 613-837-1104 Ext. 221
Fax: 613-837-5901

www.valecraft.com

From: Tricia Oliver
Sent: Wednesday, January 12, 2022 7:34 AM
To: Place St Thomas <place-st-thomas@valecraft.com>; Lisa Ballard <lballard@valecraft.com>
Cc: Jeff Jasmann <jjasmann@valecraft.com>; Frank Nieuwkoop <frank@valecraft.com>
Subject: RE: A02 & C12 - Closing dates

Good morning,

Based on the Construction Schedules, A02 could be a quick closing a minimum of a month from time of writing, so if you write by next Tuesday we could do February 18th. Since we're at the final touches, I would include the M-2 and remove all B1-A's from the deal.

C12 we need more time so I would keep our Expected closing date of May 11th (to be confirmed by management). I'm assuming they haven't requested any changes, correct? Cabinetry has been ordered and we're at first paint. This one would then require an M-1 and all B1-A's and Sketches.

Thanks,

Tricia Oliver, PMP
Project Officer



Valecraft
Homes Ltd.

1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7
Tel: 613-837-1104 Ext. 221
Fax: 613-837-5901

www.valecraft.com

From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Tuesday, January 11, 2022 1:15 PM
To: Lisa Ballard <lballard@valecraft.com>; Tricia Oliver <toliver@valecraft.com>
Cc: Jeff Jasmann <jjasmann@valecraft.com>; Frank Nieuwkoop <frank@valecraft.com>
Subject: A02 & C12 - Closing dates

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) Fowler, Scott						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 Brisson, Lysa									
Last name, first name, and initial(s) of other purchaser 									
Address of the house you purchased (Unit No. – Street No. Street name, RR) 755 Namur Street									
City Embrun						Province or territory Ontario		Postal code K 0 A 1 W 0	
Home telephone number 613-407-1569		Daytime telephone number 819-918-2564		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 SK 13			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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No					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 				
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: 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: C12			Plan No: 50M-352			Other: Embrun, ON			
If a mobile home, state: Manufacturer: Model: Serial number:									

FOR INTERNAL USE ONLY

IC NC

Section C – Housing and application Type

Type of housing (tick one box)

- ☒ House (including condominium unit)
- ☐ Mobile home (including modular home)
- ☐ Floating home
- ☐ Bed and breakfast
- ☐ Duplex

Application Type (tick one box). See Guide RC4028, GST/HST New Housing Rebate, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

- 1A

☒

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F 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			Business number (if applicable)											
Valecraft Homes (2019) Limited			721010718RT0001											
Address (Unit No. – Street No. Street name, PO Box, RR)										City				
210-1455 Youville Dr.										Orleans				
Province/Territory/State		Postal/ZIP code		Country				Telephone number				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.

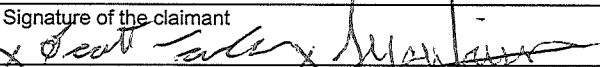
For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

From	Year	Month	Day	to	Year	Month	Day

Signature of builder or authorized official	Name (print)	Year	Month	Day

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.

Signature of the claimant	Name (print)	Year	Month	Day
	Scott Fowler & Lysa Brisson	2022	01	25

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.

Page 3

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.

MR SCOTT FOWLER
504-100 SOMERSET STREET W
OTTAWA ON K2P 0H9

921 North River Road

020

DATE 2022-01-25
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd. \$5,000

Five thousand

09 100 DOLLARS

Security features
included.
Details on back.

President's Choice
FINANCIAL

President's Choice Financial services
are provided by the direct banking division
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305 Milner Avenue, 5th Floor
Scarborough, Ontario M1B 3V4

BANK ACCOUNT

MEMO

Deposit

Scott Fowler

MP

⑈020⑈ ⑆30800⑈010⑆ 0085000230⑈

Plot:

PST PH 6

Plan No:

SQM-352

Lot No:

C12

Model:

Monty 120

REV:

Jan 25, 2022

Purchaser:

Lisa Brisson

Purchaser:

Scott Fowler