



Welcome to Place St. Thomas

Dear Zaccharie Chartrand & Emerald Martin,

RE: Place St. Thomas Phase 6 Unit A02

Please find enclosed your copy of the Agreement of Purchase and Sale, signed, and accepted by Valecraft Homes (2019) Limited on **January 25, 2022.**

You now have five (5) business days from **February 2, 2022** to obtain your Lawyer's & Financing approvals.

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

PURCHASERS ADDRESS:

PURCHASERS NAME(S)	Zaccharie Chartrand & Emerald Martin
STREET	APT 606 - 27 Henderson Ave
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1N 7P3
HOME PHONE	613-863-8871
WORK PHONE	613-725-5000
Cell Phone Purchaser (1)	613-863-8871
Cell Phone Purchaser (2)	905-407-0040
CIVIC	783 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	A02
MODEL #	140
ELEVATION	
MODEL NAME	Green
ORIENTATION	Reverse
DWELLING (MODEL#, ELEV, OPT)	140 Green Reverse
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	C-1, H, O, M-2
PURCHASER OFFER	\$580,955.74
CLOSING DAY	1
CLOSING MONTH, YEAR	March, 2022
CLOSING DATE (MONTH DAY, YEAR)	March 1, 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	Zaccharie Chartrand
HOME ADDRESS (STREET, CITY, POSTAL CODE)	Apt 606 - 27 Henderson Ave., Ottawa ON K1N 7P3
HOME PHONE	613-863-8871
WORK ADDRESS (STREET, CITY, POSTAL CODE)	550 - 1335 Carling Ave., Ottawa ON K1Z 8N8
WORK PHONE	613-725-5000
OCCUPATION	Physiotherapist - TMJ Physio Clinic
ID TYPE	Driver's Licence
ID NUMBER	C3240-79159-41020
BIRTH DATE	October 20, 1994
PURCHASER 2	Emerald Martin
HOME ADDRESS (STREET, CITY, POSTAL CODE)	4041 Kilmer Dr., Burlington ON L7M 5A6
HOME PHONE	905-407-0040
WORK ADDRESS (STREET, CITY, POSTAL CODE)	161 Elgin St., Ottawa ON K1Z 8N8
WORK PHONE	613-239-1200
OCCUPATION	Case Management Coordinator
ID TYPE	Driver's Licence
ID NUMBER	M0691-22359-46020
BIRTH DATE	October 20, 1994
PART OF LOT(S)(singles)	A02
PLACE SIGNED	Ottawa, ON
SIGNING DAY	18
SIGNING MONTH	January
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	January 18, 2022
EMAIL ADDRESS (1)	zac_chartrand7@hotmail.com
EMAIL ADDRESS (2)	emmartin94@hotmail.com
DATE: September 17, 2020	

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 6 LOT NO: A02
 Reg'd Plan #: 50M-352
 Name(s): _____ MODEL: 140 Green Reverse
 Name(s): _____
 BASE PRICE: \$516,900.00
 ELEVATION: _____
 LOT PREMIUM: _____
 END LOT PREMIUM: _____
 NET TOTAL COST OF UPGRADES: \$69,105.74
 CREDITS: -\$5,000.00
 SUBTOTAL: \$64,105.74
 TOTAL: \$581,005.74
 PURCHASER OFFER: \$581,005.74
 DIFFERENCE: _____

Handwritten initials

Décor bonus of \$5,000.00 applied in full to the purchase price.	-5,000.00
B1A's #1 dated May 11, 2021	\$18,918.74
B1A's #2 dated June 7, 2021	\$47,499.00
B1A's #3 dated July 28, 2021	
B1A's #4 dated November 3, 2021	\$5,240.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 4	\$535,403.31
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COMMENTS:

EXPECTED DATE OF CLOSING: March 8, 2022

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



RBC Royal Bank

February 01, 2022

SHEILA MARTIN; ZACCHARIE CHARTRAND; EMERALD MARTIN
4041 KILMER DR
BURLINGTON, ON L7M 5A6

Royal Bank of Canada

ORLEANS ON-PLACE D'ORLEANS
2945 ST JOSEPH BLVD
ORLEANS, ON K1C 7C2
Tel: 1-800-769-2511
Fax: 1-613-830-1130

Dear SHEILA MARTIN; ZACCHARIE CHARTRAND; EMERALD MARTIN,

Re: Mortgage application number: 102131633 - 631881279.

Congratulations and thank you for choosing RBC Royal Bank® for your mortgage needs. I'm pleased to confirm that you have been approved for a mortgage as per the details and conditions we've discussed (see below):

Property: 783 NAMUR ST
RUSSELL, ON K0A 1W0

Mortgage details:

Mortgage amount:	\$ 538,136.38. This includes your mortgage default insurance premium, if applicable.
Amortization period:	24.83 years.
Interest rate:	2.7400000 % per year — calculated semi-annually, not in advance.
Term:	60 months
Type:	Fixed Closed
Principal & Interest:	\$ 1,142.52
Property Taxes:	\$ 4,938.12
HomeProtector® Premium*:	\$ 80.15
Total Payment:	\$ 1,222.67
Payment frequency:	Bi-weekly
Closing date:	March 01, 2022
Interest adjustment date:	March 01, 2022
First payment due date:	March 04, 2022
Rate commitment expiry date:	May 26, 2022

Your interest rate is guaranteed until the earlier of the closing date or the rate commitment expiry date. If your rate commitment expires, get in touch with me right away for a new rate.



As a reminder, a mortgage processing fee of \$ 0.00 is payable when your mortgage is advanced. This fee will be automatically deducted from your mortgage payment account unless you provide us with an alternate account to debit.

A condition of your mortgage approval is your agreement to obtain property or condo content insurance.

If you have any questions, call me at 1-613-868-7624. As always, I'm available anytime, and I'll be happy to help. Congratulations again, and best wishes with your new home!

Yours truly,

TYLER EMMETT
Mortgage Specialist
Telephone: 1-613-868-7624
E-mail: tyler.emmett@rbc.com

* HomeProtector insurance is a creditor's group insurance program and is subject to certain terms, conditions, exclusions and eligibility restrictions. Please see the HomeProtector Certificate of Insurance (distribution guide for residents of Quebec) for full details



Place St Thomas

Subject: PST PH6 Lot A02 - Lawyer Info

From: Zac Chartrand <zac_chartrand7@hotmail.com>

Sent: Wednesday, February 2, 2022 10:33 AM

To: Place St Thomas <place-st-thomas@valecraft.com>; Emerald Martin <emmartin94@hotmail.com>

Subject: PST PH6 Lot A02 – Lawyer Info

Hi Adam,

Here is our lawyer's contact information:

- Diana Tebby | Lawyer | 613-369-0384 | email: diana.tebby@mannlawyers.com

- Assistants email : lisa.chambers@mannlawyers.com

- Firm = Mann Lawyers | 11 Holland Avenue | Suite 300 | Ottawa | Ontario | K1Y 4S1 t: 613-722-1500 | f: 613-722-7677

ZACCHARIE CHARTRAND
1, TEL: (613) 863-8871
266 NELSON ST
OTTAWA ON K1N 7R8

SIGNATURE

091

DATE 2022-01-22
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd.

\$ 5000.00⁰⁰

Five thousand dollars

100 DOLLARS

Security features
included.
Details on back.



ROYAL BANK OF CANADA
AIRPORT & STOCKDALE BRANCH
925 STOCKDALE RD. MAIN FLR.
NORTH BAY, ON P1B 9N5

MEMO

Home deposit 783 Namur Street

Zac Chartrand

MP

⑈09⑆⑈ ⑆03452⑈003⑆510⑈954⑈⑆⑈

Project: Place St. Thomas 6
Plan No: 50M-352 Lot No: A02
Model: 140 Green Rev Date: Jan 22, 2022
Purchaser: Zaccharie Chartrand
Purchaser: Emerald Martin



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) Chartrand, Zaccharie		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 Martin, Emerald		Last name, first name, and initial(s) of other purchaser	
Address of the house you purchased (Unit No. – Street No. Street name, RR) 783 Namur Street			
City Embrun		Province or territory Ontario	Postal code K 0 A 1 W 0
Home telephone number 613-863-8871	Daytime telephone number 613-725-5000	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 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 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: A02	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 Valecraft Homes (2019) Limited		Business number (if applicable) 7 2 1 0 1 0 7 1 8 R T 0 0 0 1	
Address (Unit No. – Street No. Street name, PO Box, RR) 210-1455 Youville Dr.			City Orleans
Province/Territory/State Ontario	Postal/ZIP code K1C 6Z7	Country Canada	Telephone number 613-837-1104
		Extension	

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house? Yes No

If **yes**, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

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

From

Year	Month	Day

 to

Year	Month	Day

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

Section E – Claimant's Certification

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

Signature of the claimant	Name (print)	Year	Month	Day
	Zaccharie Chartrand & Emerald Martin	2	0	2
		2	0	1
		1	1	8

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.)	<input type="text"/>	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.)	<input type="text"/>	B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<input type="text"/>	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.	<input type="text"/>	D
Total rebate amount including any provincial rebate (line C plus line D).	<input type="text"/>	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).	<input type="text"/>	F
Fair market value of the house (including the land and the building) when possession was transferred to you.	<input type="text"/>	G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	<input type="text"/>	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.	<input type="text"/>	I
Total rebate amount including any provincial rebate (line H plus line I).	<input type="text"/>	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.)	<input type="text"/>	K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).	<input type="text"/>	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.	<input type="text"/>	M
Total rebate amount including any provincial rebate (line L plus line M).	<input type="text"/>	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
<input type="text"/>	<input type="text"/>	<input type="text"/>
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. <p>Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.</p>	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.

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

Freehold Tentative - Critical Dates

First Tentative Date ✓

Second Tentative Date ✓

Firm Closing Date ✓

Outside Closing Date ✓

Notice Period for a Closing Delay

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

Notice to set Firm Closing Date ✓

Purchaser's Termination Period

End of Purchaser's Termination Period ✓

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: Zaccharie Chartrand and Emerald Martin

Printed: 15-Jan-22 4:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A02	6	140 THE GREEN	1-Mar-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87532	1	- BONUS - DECOR CENTER CREDIT OF \$5,000.00	\$ 0.00	Each
32762		Note: Decor bonus has been applied in full to the purchase price		
2 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
32760		Note:		
3 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETS THROUGHOUT HOUSE	\$ 0.00	Each
32761		Note: Excluding Corner Cabinetry Where Applicable		
*4 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 960.50	Each
32768		Note: Orbital Estimate No#: OR6043 Rev.02 dated May 10, 2021		
*5 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 5,026.24	Each
32767		Note: S&S Electric Estimate No#: SS4731 dated May 10, 2021		
*6 120161	1	- KITCHEN - CABINETS - FLUSH BREAKFAST BAR - KITCHEN STD LAYOUT - STD LAMINATE COUNTERTOP	*\$ 909.00	Each
32874		Note: Kitchen as per Schedule H dated May 8, 2021		
*7 120157	1	- FOYER - DELETE STANDARD BENCH IN FOYER	*\$ 75.00	Each
32788		Note: Foyer as per Schedule H dated May 8, 2021		
*8 113375	1	- UPPER HALL - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY	*\$ 1,216.00	Each
32876		Note: - Upper Hallway as per Schedule H dated May 8, 2021 - Includes both half walls as per plan		
*9 120160	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE WITH DOUBLE VANITY, SOAKER TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS	*\$ 6,868.00	Each
32878		Note: Ensuite Bathroom as per Schedule H dated May 8, 2021		
*10 113229	1	- FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT WITH SURROUND FROM BUILDERS STANDARDS, AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE	*\$ 3,864.00	Each
33288		Note: As per Schedule H Dated May 8, 2021.		

Sub Total	\$18,918.74
HST	\$0.00
Total	\$18,918.74

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,520-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A
Place St. Thomas - Phase 6
PURCHASERS: Zaccharie Chartrand and Emerald Martin

Printed: 15-Jan-22 4:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A02	6	140 THE GREEN	1-Mar-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

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

PURCHASER: _____ 18-Jan-22
Zaccharie Chartrand **DATE**
VENDOR: _____
PER: Valecraft Homes (2019) Limited
PURCHASER: _____ 18-Jan-22
Emerald Martin **DATE**
DATE: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,520-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL
PER: _____

DATE: _____

Internal B1A
Place St. Thomas - Phase 6

PURCHASERS: Zaccharie Chartrand and Emerald Martin

Printed: 15-Jan-22 4:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A02	6	140 THE GREEN	1-Mar-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*11 115530	1	KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 1 CABINETS - BUILDERS STANDARD COUNTERTOP AND BACKSPLASH	*\$ 3,514.00	Each
33336		Note: -As per floor plan sketch dated June 7, 2021 -As per kitchen sketch dated June 7, 2021		
12	1	- STAIRS- UPPER- OAK STAIRCASE WITH VENEERED RISERS & STINGERS AND SOLID TREADS C/W 3 1/8" STAINED HARDWOOD ON LANDING	\$ 6,200.00	Each
33337		Note: - Main floor to second floor - As per floor plan sketch dated June 7, 2021		
13	1	KITCHEN - CABINETS- SUPPLY AND INSTALL FALSE BOTTOM WITH UNDER-CABINET LED PUCK LIGHT (6) ON UPPER KITCHEN CABINETS C/W SEPERATE SWITCH	\$ 1,922.00	Each
33338		Note: - As per floor plan sketch dated June 7, 2021 - As per kitchen sketch dated June 7, 2021 - Optional kitchen layout #1 - Includes light as well as cabinetry modification - Switch to be located with other kitchen light switches.		
14 114876	1	KITCHEN - CABINETS - UPC9-2A - LEVEL 1 CABINETS - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42IN UPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO STANDARD BULKHEAD	\$ 626.00	Each
33339		Note: -Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style -As per UPC sketch dated June 7, 2021 -As per floor plan sketch dated June 7, 2021 -As per kitchen sketch dated June 7, 2021		
15 117095	1	KITCHEN - CABINETS - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - LEVEL 1 SERIES CABINETS	\$ 187.00	Each
33340		Note: -As per floor plan sketch dated June 7, 2021 -As per kitchen sketch dated June 7, 2021		
16 101	2	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	\$ 1,408.00	
33341		Note: -To be installed on either side of stove -As per floor plan sketch dated June 7, 2021 -As per kitchen sketch dated June 7, 2021		
17 231	1	KITCHEN - KITCHEN PANTRY DOOR - SINGLE PANEL BIRCH FRENCH DOOR, NO GLASS - STAINED SIMILAR TO CABINETS	\$ 2,552.00	Each
33343		Note: - Stain similar to birch truffle -As per floor plan sketch dated June 7, 2021 -As per kitchen sketch dated June 7, 2021		
*18 113899	*1	- RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES	*\$ 1,634.00	Each
33346		Note: - Standard areas - As per floor plan sketch dated June 7, 2021		
*19 113617	*1	UPPER HALL - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY	*\$ 528.00	Each
33348		Note: -As per floor plan sketch dated June 7, 2021		
20 120125	1	KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL	\$ 75.00	Each
33349		Note: -As per floor plan sketch dated June 7, 2021		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,554-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Zaccharie Chartrand and Emerald Martin

Printed: 15-Jan-22 4:02 pm

LOT NUMBER A02	PHASE 6	HOUSE TYPE 140 THE GREEN	CLOSING DATE 1-Mar-22
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
21 1101	1	ENSUITE BATH - VANITY - BANK OF DRAWERS (4 DRAWERS)	\$ 844.00	Each
33350		Note: - To be located Centered in between the 2 sinks -As per floor plan sketch dated June 7, 2021		
*22 115176	1	KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN OPTION #1 C/W FLUSH BREAKFAST BAR	*\$ 5,002.00	Each
33351		Note: -Eased edge profile as per countertop edge profile sketch dated June 7, 2021 -As per floor plan sketch dated June 7, 2021 -As per kitchen sketch dated June 7, 2021		
23 113040	1	MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - MAIN BATHROOM	\$ 668.00	Each
33352		Note: -Eased edge profile as per countertop edge profile sketch dated June 7, 2021 -As per floor plan sketch dated June 7, 2021		
24 113037	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 4PC	\$ 882.00	Each
33376		Note: - Eased edge profile as per countertop edge profile dated June 7, 2021 - As per floor plan sketch dated June 7, 2021		
*25 11	*1	FOYER - TILE - FLOOR - UPGRADE - SILVER - - FOYER / POWDER ROOM - SILVER	*\$ 1,011.00	Each
33354		Note: -Foyer & Powder Room as per floor plan sketch dated June 7, 2021 -As per floor tile installation sketch dated June 7, 2021		
*26 11	*1	KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - SILVER - - KITCHEN / DINETTE OPT #1 - SILVER	*\$ 1,237.00	Each
33355		Note: -As per floor plan sketch dated June 7, 2021 -As per floor tile installation sketch dated June 7, 2021		
*27 11	*1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - SILVER - MAIN BATHROOM - SILVER	*\$ 280.00	Each
33356		Note: -As per floor plan sketch dated June 7, 2021 -As per floor tile installation sketch dated June 7, 2021		
28	1	ENSUITE BATH - TILE - FLOOR - UPGRADE - SILVER - ENSUITE 5PC	\$ 439.00	Each
34591		Note: -As per floor plan sketch dated June 7, 2021 -As per floor tile installation sketch dated June 7, 2021 -See Item 9 in B1A for 5pc ensuite upgrade		
29 135	1	MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - MAIN BATHROOM - SILVER	\$ 857.00	Each
33358		Note: -As per wall tile installation sketch dated June 7, 2021		
30 178	1	KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - DIAMOND - - KITCHEN - DIAMOND	\$ 475.00	Each
33359		Note: -As per wall tile installation sketch dated June 7, 2021		
31 162	1	KITCHEN - TILE - WALL - BACKSPLASH - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY - - KITCHEN -	\$ 57.00	Each
33360		Note: -As per wall tile installation sketch dated June 7, 2021		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,554-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	_____
DATE: _____	_____

Internal B1A
Place St. Thomas - Phase 6

PURCHASERS: Zaccharie Chartrand and Emerald Martin

Printed: 15-Jan-22 4:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
A02	6	140 THE GREEN	1-Mar-22	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
32 704 33361	1	- CERAMIC TILE - GROUT COLOR PER COLOUR Note:	\$ 75.00	Each
*33 114509 33362	1	- HARDWOOD - OAK - LAUZON - 6 1/4" ESTATE STAINED - STANDARD AREAS Note: -As per floor plan sketch dated June 7, 2021 -Standard areas including: Great room, Dining room & Upper hallway	*\$ 5,468.00	Each
34 33364	1	- <i>ENSUITE BATH</i> - TILE- WALL- UPGRADE- SILVER FLOOR TILE IN LIEU OF WALL TILE + 1x 12" VERTICAL FLOOR TO CEILING ROW OF EURO BLISS ELEMENT 3"X12" MIST GLASS TILE 38-001 (HORIZONTAL TILE INSTALLATION) INSTALLED CENTERED ON LONGEST WALL OF THE SHOWER. Note: -As per wall tile installation sketch dated June 7, 2021 -As per shower tile sketch dated June 7, 2021 -See Item 9 in B1A for 5pc ensuite upgrade	\$ 2,713.00	Each
35 676 33365	1	- <i>KITCHEN</i> - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED Note: See Item 22 and 35 for Solid Surface Countertops. See Item 36	\$ 456.00	Each
*36 623 33366	*1	- <i>KITCHEN</i> - KITCHEN FAUCET - DELTA ESSA 9113 - AR - DST ARCTIC STAINLESS SINGLE HANDLE PULL-DOWN Note: -See 22 and 35	\$ 456.00	Each
*37 28052 33367	*3	- BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000 Note: -See Item 23 and 24 for Solid Surface Countertops -Master ensuite bathroom(x2) & Main bathroom(x1) (See Item 9 in B1A)	\$ 855.00	
*38 523 33368	*4	- BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST Note: -Master ensuite bathroom(x2), Main bathroom(x1)& Powder room(x1) -See Item 9 in B1A	*\$ 1,184.00	
*39 28065 33369	1	- <i>ENSUITE BATH</i> - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T14259-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME Note:	*\$ 152.00	Each
*40 28061 33370	1	- <i>ENSUITE BATH</i> - BATHROOMS - DELTA TRINSIC ROMAN TUB FAUCET T2759 CHROME Note: - See Item 9 in B1A	*\$ 333.00	Each
41 33375	1	- <i>KITCHEN</i> - CABINETS HARDWARE -KITCHEN- UPGRADE TO POI-V53-096-ZM2 Note: - Optional kitchen layout #1 - Includes 2 sets of pots & pans	\$ 480.00	Each
42 33402	1	- ELECTRICAL- UPGRADE TO BLACK COLLECTION LIGHT FIXTURES Note: -All standard areas except kitchen (upgraded to pot lights) -As per lighting fixture sketch dated June 7, 2021	\$ 2,692.00	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,554-3

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Place St. Thomas - Phase 6
PURCHASERS: Zaccharie Chartrand and Emerald Martin

Printed: 15-Jan-22 4:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A02	6	140 THE GREEN	1-Mar-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
43 7 33913	1	- UNDERPAD - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1 Note: -As per floor plan sketch dated June 7, 2021	\$ 978.00	Each
*44 409 34362	1	- BASEMENT - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED Note: -As per floor plan sketch dated June 7, 2021	*\$ 758.00	Each
45 99083 34363	1	- BASEMENT - CERAMIC TILE - DELETE FIREPLACE SURROUND Note: -As per floor plan sketch dated June 7, 2021	\$ 75.00	Each
46 135 34551	1	- ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER Note: -As per wall tile installation sketch dated June 7, 2021	\$ 376.00	Each

Sub Total	\$47,449.00
HST	\$0.00
Total	\$47,449.00

Payment Summary

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

PURCHASER: _____ 18-Jan-22
Zaccharie Chartrand **DATE**
VENDOR: _____
PER: Valecraft Homes (2019) Limited
PURCHASER: _____ 18-Jan-22
Emerald Martin **DATE**
DATE: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,554-4

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A
Place St. Thomas - Phase 6

PURCHASERS: Zaccharie Chartrand and Emerald Martin Printed: 15-Jan-22 4:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A02	6	140 THE GREEN	1-Mar-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
47	1	- DELETE S&S ORBITAL SKETCH DATED MAY 10, 2021	\$ 0.00	Each
35345		Note: Was the incorrect model type		
48	1	- INSERT S&S ORBITAL SKETCH DATED JULY 27, 2021	\$ 0.00	Each
35346		Note:		

Sub Total	\$0.00
HST	\$0.00
Total	\$0.00

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

PURCHASER: _____ 18-Jan-22
 Zaccharie Chartrand DATE

VENDOR: _____
 PER: Valecraft Homes (2019) Limited

PURCHASER: _____ 18-Jan-22
 Emerald Martin DATE

DATE: _____

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A
Place St. Thomas - Phase 6

PURCHASERS: Zaccharie Chartrand and Emerald Martin

Printed: 15-Jan-22 4:03 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A02	6	140 THE GREEN	1-Mar-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
49 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
37669		Note: All appliances except OTR are delivered after closing		
50 37671	1	- KITCHEN - REVISION #1 TO COLOUR CHART	\$ 0.00	Each
		Note: - -See Colour Chat 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: _____ 18-Jan-22
 Zaccharie Chartrand DATE

 VENDOR: _____
 PER: Valecraft Homes (2019) Limited

 PURCHASER: _____ 18-Jan-22
 Emerald Martin DATE

DATE: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,764-1

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____