



Welcome to Place St. Thomas

Dear Sandra Ferreira Malta & Rodrigo Gomes Da Silva,

RE: Place St. Thomas Phase 6 Lot F28

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **April 2, 2022.**

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

On or before **April 10, 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.

Your interior colour selections & all remaining upgrades must be completed by **April 24, 2022.** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-370-0288.

Sincerely,

Lisa Ballard

Valecraft Homes (2019) Sales Department

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 6
Reg'd Plan #: 50M-352
Name(s): Sandra Ferreira Malta
Name(s): Rodrigo Gomes Da Silva

LOT NO: F28
MODEL: 110 The Thomas Std

BASE PRICE: \$574,900.00
~~570,150~~

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM: \$15,500.00

NET TOTAL COST OF UPGRADES: ~~53,445~~ \$48,945.00

CREDITS: -\$5,000.00

SUBTOTAL: \$59,445.00

TOTAL: \$634,345.00

PURCHASER OFFER: \$634,345.00

DIFFERENCE:

39500
23,833
25,112

Décor Bonus Applied in full	-\$5,000.00
Upgrades as per Invoice 1816 Locked Jan 27-22	\$23,833.00
Upgrades as per Invoice 1850	\$25,112.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 4	\$582,606.19
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COMMENTS:

64,445
- 5000

*EXPECTED DATE OF CLOSING: April 4, 2023

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Sandra Ferreira Malta & Rodrigo Gomes Da Silva
STREET	B-46 Forester Crescent
CITY, PROVINCE	Nepean, Ontario
POSTAL CODE	K2H 8Y4
HOME PHONE	343-297-9383
WORK PHONE	604-990-7711
Cell Phone Purchaser (1)	343-297-9383
Cell Phone Purchaser (2)	613-879-6183
CIVIC	723 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	F28
MODEL #	110
ELEVATION	
MODEL NAME	The Thomas
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	110 The Thomas Std
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$634,345.00
CLOSING DAY	4
CLOSING MONTH, YEAR	April, 2023
CLOSING DATE (MONTH DAY, YEAR)	April 4, 2023
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	Sandra Ferreira Malta
HOME ADDRESS (STREET, CITY, POSTAL CODE)	B-46 Forester Cres., Nepean ON K2H 8Y4
HOME PHONE	343-297-9383
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1015 Prospect Ave., North Vancouver BC V7R 2M5
WORK PHONE	604-990-7711
OCCUPATION	Office Manager
ID TYPE	Driver's Licence
ID NUMBER	F2741-68908-66117
BIRTH DATE	November 17, 1986
PURCHASER 2	Rodrigo Gomes Da Silva
HOME ADDRESS (STREET, CITY, POSTAL CODE)	B-46 Forester Cres., Nepean ON K2H 8Y4
HOME PHONE	613-879-6183
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1015 Prospect Ave., North Vancouver BC V7R 2M5
WORK PHONE	604-990-7711
OCCUPATION	Marketing Manager
ID TYPE	Driver's Licence
ID NUMBER	G6342-66407-71018
BIRTH DATE	October 18, 1977
PART OF LOT(S)(singles)	F28
PLACE SIGNED	Ottawa, ON
SIGNING DAY	4
SIGNING MONTH	April
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	April 4, 2022
EMAIL ADDRESS (1)	sandrinhamalta@gmail.com
EMAIL ADDRESS (2)	rodrigo.gomes1r@gmail.com
DATE: September 17, 2020	

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Sandra Ferreira Malta and Rodrigo Gomes Da Silva			Printed: 1-Apr-22 3:09 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
F28	6	110 THE THOMAS	4-Apr-23
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
*16 114058	1	KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY 1 - BUILDERS STANDARD SELECTIONS	* \$ 7,170.00 Each
38977	Note:	- As per Pantry Sketch dated April 4, 2022 ✓ - As per Schedule H dated January 10, 2022 ✓ - See item #17 (UPC) ✓ - Includes Builders Standard Backsplash. Does Not Include Bulkhead Extension. ✓	Q1850-1-#16
*17 114858	1	KITCHEN/DINETTE - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - EXTENDED PANTRY. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	* \$ 375.00 Each
38978	Note:	- As per Schedule H and UPC Sketch dated January 10, 2022 ✓ - As per Pantry Sketch dated April 4, 2022 ✓ - See item #16 (extended pantry) ✓ - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. ✓	Q1850-1-#17
*18 104291	1	KITCHEN - UPPER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DEDICATED OUTLET STD SERIES CABINETRY	* \$ 743.00 Each
38979	Note:	Purchaser to Microwave not included. - As per Kitchen Sketch & Schedule H dated January 10, 2022	Q1850-1-#18
19 38981	2	KITCHEN - KITCHEN ISLAND - EXTENSION OF APPROXIMATELY 2 FEET - LOWER CABINETS AND COUNTERTOP INCLUDING BREAKFAST BAR - BUILDERS STANDARDS	\$ 784.00
Note:	- As per Kitchen Sketch & Schedule H dated January 10, 2022 ✓ - Includes builders standard cabinetry and countertop. ✓ - See item #15 (deletion of half wall) ✓	Finishes to be selected @ Interior colours Q1850-1-#19	
20 38982	1	KITCHEN - BASIC STAINLESS STEEL HOODFAN IN LIEU OF MICROWAVE-HOODFAN COMBO	\$ 75.00 Each
Note:	- As per Kitchen Sketch dated January 10, 2022	Q1850-1-#20	
21 39039	1	BASEMENT BATHROOM - FINISH 3-PC BATHROOM W/ APPROX. 5FT X 3FT CERAMIC WALLED SHOWER C/W KAMELEON SHOWER DOOR, VANITY AND CERAMIC FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA	* \$ 15,965.00 Each
Note:	- As per Schedule H dated January 10, 2022	Q1850-1-#21	

Finishes to be selected @ Interior colours

Approved by
Kirk

Sub Total	\$25,112.00
HST	\$0.00
Total	\$25,112.00

Payment Summary	
Paid By	Amount
Total Payment:	

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,850-1
InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Sandra Ferreira Malta and Rodrigo Gomes Da Silva			Printed: 1-Apr-22 3:09 pm
LOT NUMBER F28	PHASE 6	HOUSE TYPE 110 THE THOMAS	CLOSING DATE 4-Apr-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER:

Sandra Ferreira Malta

01-Apr-22

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Rodrigo Gomes Da Silva

01-Apr-22

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

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			Business number (if applicable)											
Valecraft Homes (2019) Limited			721010718RTO01											
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.

DocuSigned by:		DocuSigned by:		Name (print)		Year	Month	Day
Signature of the claimant		Signature of the claimant		Name (print)				
Sandra Ferreira Malta		Rodrigo Gomes da Silva		Sandra Ferreira Malta & Rodrigo Gomes Da Silva		2	0	2
3CC5EBA6C22E4FB...		3A07F29AD4C64F1...				2	0	4
						0	2	2

Protected B when completed

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are **not** entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you **do not complete** Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations **do not apply** and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

Note
If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)		A
Enter the purchase price of the house (do not include GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)		B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).		C
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.		D
Total rebate amount including any provincial rebate (line C plus line D).		E

Part II – Rebate calculation for Application Type 1B or 5

Total purchase price for the house (do not include amounts for the lease of the land or the option to purchase the land).		F
Fair market value of the house (including the land and the building) when possession was transferred to you.		G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).		H
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.		I
Total rebate amount including any provincial rebate (line H plus line I).		J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)		K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).		L
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.		M
Total rebate amount including any provincial rebate (line L plus line M).		N

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below **or** attach a blank cheque with the information encoded on it and "VOID" written across the front.

Branch number	Institution number	Account number

Name of the account holder

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at canada.ca/cra-info-source, Personal Information Bank CRA PPU 241.

General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

Do not use this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use *Form GST524, GST/HST New Residential Rental Property Rebate Application*.

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

Note
If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

Note
You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

Do not send us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

Note
If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:
• an individual, and the property is located in one of the areas indicated below; OR • a builder located in one of the areas indicated below, and you have filed your GST/HST return online. Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
• an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR • a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
• a builder who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)	The tax centre indicated on your return.

Note
If you are a builder and choose to file your application online, do **not** send us this form.

Definition

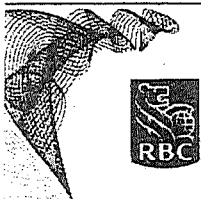
House – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to canada.ca/gst-hst, or call 1-800-959-5525.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.



Royal Bank of Canada
Banque Royale du Canada
5345 FERNBANK RD
OTTAWA, ON

68749584 6-516

DATE 20220315
Y/YA M/M D/J

PAY TO THE ORDER OF
PAYER À L'ORDRE DE Valcraft Homes (2019) LTD.

\$5,000.00

EXACTLY \$5,000.00

AUTHORIZED SIGNATURE REQUIRED FOR AMOUNTS OVER \$5,000.00 CANADIAN / SIGNATURE AUTORISÉE REQUISE POUR UN MONTANT EXCÉDANT 5,000.00 \$ CANADIENS

CANADIAN DOLLARS CANADIENS

RE/OBJET

PURCHASER NAME SANDRA MALTA

NOM DE L'ACHETEUR

AUTHORIZED SIGNATURE / SIGNATURE AUTORISÉE

SIGNATURE STAMP
Sceau de signature

PURCHASER ADDRESS

ADRESSE DE L'ACHETEUR

COUNTERSIGNED / CONTRESIGNE

SIGNATURE STAMP
Sceau de signature

DETACH BEFORE CASHING
DÉTACHER AVANT D'ENCAISSER

5288763

FORM 16516 (10-2020)

68749584 0017830003 0990035

Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: F28 - Phase 6
Model: #110, Thomas, Std
Date: April 4, 2022

Purchaser: Sandra Ferreira Malta
Purchaser: Rodrigo Gomes Da Silva