



Welcome to Place St. Thomas

Dear Wore Diouf & Oumar Watt,

RE: Place St. Thomas Phase 6 Lot 1

Please find enclosed your copy of the Agreement of Purchase and Sale, signed, and accepted by Valecraft Homes (2019) Limited on **April 5, 2022**.

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

On or before **April 14, 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 Multimedia locations & all upgrades up to drywall stage must be completed by **April 28, 2022** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **May 12, 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

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Wore Diouf & Oumar Watt
STREET	397 Rue Chagnon
CITY, PROVINCE	Gatineau, Quebec
POSTAL CODE	J9J 3X8
HOME PHONE	819-923-3321
WORK PHONE	819-923-3321
Cell Phone Purchaser (1)	819-923-3321
Cell Phone Purchaser (2)	819-639-8858
CIVIC	700 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	1
MODEL #	1030
ELEVATION	A
MODEL NAME	Nash
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	1030 A Nash Rev
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O, W2
PURCHASER OFFER	
CLOSING DAY	28
CLOSING MONTH, YEAR	March, 2023
CLOSING DATE (MONTH DAY, YEAR)	March 28, 2023
DEPOSIT 1)	5,000
DEPOSIT 2)	20,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Wore Diouf
HOME ADDRESS (STREET, CITY, POSTAL CODE)	397 Rue Chagnon, Gatineau QC J9J 3X8
HOME PHONE	819-923-3321
WORK ADDRESS (STREET, CITY, POSTAL CODE)	25 Rue Eddy, Gatineau QC J8X 4B5
WORK PHONE	819-923-3321
OCCUPATION	Tax Credit Officer
ID TYPE	Permis De Conduire
ID NUMBER	D1009-070184-01
BIRTH DATE	January 7, 1984
PURCHASER 2	Oumar Watt
HOME ADDRESS (STREET, CITY, POSTAL CODE)	397 Rue Chagnon, Gatineau QC J9J 3X8
HOME PHONE	819-639-8858
WORK ADDRESS (STREET, CITY, POSTAL CODE)	50 O'Connor St., Ottawa ON K1P 6L2
WORK PHONE	819-639-8858
OCCUPATION	Manager - CDIC
ID TYPE	Canadian Passport
ID NUMBER	AA473404
BIRTH DATE	December 30, 1976
PART OF LOT(S)(singles)	1
PLACE SIGNED	Gatineau, QC
SIGNING DAY	5
SIGNING MONTH	April
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	April 5, 2022
EMAIL ADDRESS (1)	worediouf@hotmail.fr
EMAIL ADDRESS (2)	owatt15@gmail.com
DATE: February 25, 2022	

Lisa Ballard

From: Place St Thomas
Sent: Sunday, April 3, 2022 3:04 PM
To: Lisa Ballard
Cc: Frank Nieuwkoop; Tricia Oliver
Subject: PST PH6 Lot 1 - APS (DocuSign)

Importance: High

Hi Lisa,

The Purchase Agreement is ready to be reviewed & sent to the purchaser of PST PH6 Lot 1. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST6 1 - APS (Apr 5-22)"

The deposit check will be at head office tomorrow morning.

Purchaser:

Wore Diouf: worediouf@hotmail.fr

Oumar Watt: owatt15@gmail.com

I can send it out as soon as it's reviewed.

Thanks
Adam

Adam Bowman
New Home Sales Consultant



Valecraft
Homes (2019) Limited

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

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

WORE DIOUF
OUMAR WATT
152-A RUE BOURQUE
Gatineau, QC J8Y 1X9
(819) 777-2920

FOLIO 285-183

029

DATE 20220314
A A A A M M J J

PAYEZ À Vajecraft Homes (2019) Limited \$ 5,000 \$
L'ORDRE DE five thousand / 100 DOLLARS

Caractéristiques de sécurité intégrées. Détailé au verso.

Desjardins

POUR Lot 1 Reservation

Nash

⑈029⑈ ⑆30092⑈815⑆ 285⑈183⑈0⑈

Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: 1 - Phase 6
Model: #1030 "A" Rev Nash
Date: April 5, 2022

Purchaser: Wore Diouf
Purchaser: Oumar Watt

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST THOMAS 6		LOT NO: 1			
Reg'd Plan #: 50M-352		MODEL: 1030 A Nash Rev			
Name(s): Wore Diouf					
Name(s): Oumar Watt					
		BASE PRICE:		\$814,900.00	
		ELEVATION:		\$11,500.00	
		LOT PREMIUM:			
		END LOT PREMIUM:		\$19,500.00	
		NET TOTAL COST OF UPGRADES:		\$103,797.00	
		CREDITS:		-\$10,000.00	
		SUBTOTAL:		\$124,797.00	
		TOTAL:		\$939,697.00	
		PURCHASER OFFER:		\$939,697.00	
		DIFFERENCE:			
Décor bonus of \$10,000.00 has been applied in full to the purchase price.				-\$10,000.00	
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$852,829.20	
COMMENTS:					
*EXPECTED DATE OF CLOSING:			March 28, 2023		
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Wore Diouf and Oumar Watt			Printed: 4-Apr-22 9:28 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	6	1030 THE NASH ELEV A	28-Mar-23
ITEM	QTY	EXTRA / CHANGE	PRICE
1		1 - BASEMENT - CUSTOM BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	\$ 28,920.00
38830		Note: - As per Schedule H dated April 5, 2022 - Includes smooth ceilings - Includes basement staircase (standard carpet)	Each
2		1 - BASEMENT - CUSTOM BASEMENT BEDROOM - AS PER SKETCH	\$ 6,266.00
38831		Note: - As per Scheudle H dated April 5, 2022 - Includes smooth ceiling - Includes bedroom closet	Each
*3		1 - BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	*\$ 1,628.00
850		Note: - As per Scheudle H dated April 5, 2022 - Subject to limiting distance at side yard as per Current Building Code.	Each
*4		1 - BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP	*\$ 270.00
849		Note: - As per Schedule H dated April 5, 2022 - Subject to limiting distance at side yard as per Current Building Code.	Each
*5		1 - BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BATHROOM WITH APPROX. 5FT X 3FT CERAMIC WALLED SHOWER, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	*\$ 16,688.00
5753		Note: - As per Schedule H dated April 5, 2022 - Includes kameleon glass sliding shower door.	Each
*6		1 - ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	*\$ 9,874.00
5755		Note: - As per Schedule H dated April 5, 2022 - See item #7 (quartz countertop) - See item #8 (bank of drawers)	Each
*7		1 - ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC	*\$ 1,768.00
80730		Note: - As per Schedule H dated April 5, 2022 - See item #6 (5pc ensuite) - Does not include undermount sink or upgraded faucet	Each
*8		1 - POWDER ROOM - WINDOW - ADD C2440-1 CASEMENT WINDOW (OPERATING)	*\$ 752.00
844		Note: - Powder Room (over toilet) as per Schedule H dated April 5, 2022 - Subject to limiting distance at side yard as per Current Building Code.	Each
*9		1 - MAIN BATHROOM - WINDOW - ADD C2440-1 CASEMENT WINDOW (OPERATING)	*\$ 752.00
844		Note: - As per Schedule H dated April 5, 2022 - Subject to limiting distance at side yard as per Current Building Code.	Each
*10		1 - KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 2 - BUILDERS STANDARD CABINETRY AND BACKSPLASH	*\$ 286.00
116377		Note: - As per Schedule H and Kitchen Sketch dated April 5, 2022 - Includes a Standard White Hoodfan. - See items #11, 12, 13, 14, 15, 16,	Each

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Wore Diouf and Oumar Watt

Printed: 4-Apr-22 9:28 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	6	1030 THE NASH ELEV A	28-Mar-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
11 38999	1	1 - KITCHEN - UPC9-2B - STANDARD LEVEL CABINETY - OPTIONAL KITCHEN LAYOUT #2. INCLUDES 42IN UPPERS WITH FILLER DETAIL ON UPPER CABINETY TO UPGRADED BULKHEAD APPROX 26" DEEP X 10" HIGH Note: - As per Kitchen and UPC Sketch dated April 5, 2022 - See item #10 (kitchen layout #2) Upgraded Bulkhead? - See Item # 16	\$ 1,645.00	Each
12 38850	1	1 - KITCHEN - SUPPLY & INSTALL UNDER CABINET PUCK LIGHTS WITH FALSE BOTTOM ON UPPER KITCHEN CABINETY - OPTIONAL KITCHEN LAYOUT 2 Note: - As per Kitchen Sketch dated April 5, 2022 - 4 Puck Lights Total - See item #10 (optional kitchen layout #2) - See item # 11 (UPC9-2B) - Standard cab.	\$ 1,666.00	Each
*13 107010 38329	1	1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPT #2 C/W FLUSH BREAKFAST BAR Note: - As per Schedule H and Kitchen Sketch dated April 5, 2022 - Does not include undermount sink or upgraded faucet - See item #10 (kitchen layout #2)	* \$ 7,907.00	Each
*14 101 38858	1	1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: - As per Kitchen Sketch dated April 5, 2022 - See item #10 (optional kitchen layout #2)	* \$ 785.00	Each
*15 871 38856	1	1 - KITCHEN - CABINETY - ADJUST KITCHEN CABINETY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE. Note: - As per Kitchen Sketch dated April 5, 2022 - See item #10 (kitchen layout #2) - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - See Item 16.	* \$ 98.00	Each
*16 117102 38857	1	1 - KITCHEN - CABINETY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W 2 GABLES - LEVEL 1 SERIES CABINETY Note: - As per Schedule H and Kitchen Sketch dated April 5, 2022 - See item #10 (kitchen layout #2) STD cabinetry See Item 15 (Fridge Open)	* \$ 1,357.00	Each
17 38826	1	1 - GREAT ROOM - SUPPLY & INSTALL MODERN TYPE 1 MANTLE - OAK Note: - As per Schedule H dated April 5, 2022 - Over fireplace in great room. - Stain to be specified at design appointment	\$ 1,216.00	Each
*18 872 38328	2	2 - MAIN BATHROOM - EXTEND VANITY AND MIRROR ABOVE IN STD CABINETY, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK Note: - As per Schedule H dated April 5, 2022 - 2 foot extension of vanity in main bathroom	* \$ 946.00	
*19 120183 38859	1	1 - MAIN BATHROOM - VANITY BANK OF DRAWERS (3 DRAWERS 10-10-10) Note: - As per Schedule H dated April 5, 2022 - See Item #18 To be 10 centered....	* \$ 846.00	Each
*20 61879 38332	1	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS Note: - As per Schedule H dated April 5, 2022 - Includes great room, dining room, main floor hallway & upper hallway. - Stained Oak	* \$ 3,139.00	Each

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,825-2

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Place St. Thomas - Phase 6

PURCHASERS: Wore Diouf and Oumar Watt

Printed: 4-Apr-22 9:28 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	6	1030 THE NASH ELEV A	28-Mar-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*21 61877 38333	1 (10B)	1 - STUDY - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STUDY Note: - As per Scheudle H dated April 5, 2022 - Stained Oak	*\$ 2,176.00	Each
*22 61874 38334	1	1 - KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - KITCHEN (4) Note: - Kitchen & Dinette as per Schedule H dated April 5, 2022 - Stained Oak	*\$ 543.00	Each
*23 102205 38340	1	1 - STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: - Upper Staircase as per Schedule H dated April 5, 2022 - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.	*\$ 5,614.00	Each
*24 28082 38837	1	1 - ENSUITE BATH - BATHROOMS - DELTA 3-SETTING DIVERTER T11853-R11000 WITH SLIDE BAR 57530 & WALL ELBOW 50570 Note: - Ensuite bathroom walk-in shower - See item #6 (5pc ensuite)	*\$ 1,917.00	Each
*25 28065 38839	1	1 - ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T14259-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME Note: - Ensuite Bathroom walk-in shower - See item #6 (5pc ensuite)	*\$ 192.00	Each
*26 483 38838	1	1 - ENSUITE BATH - BATHROOMS - DELTA ARA ROMAN TUB FAUCET WITH HANDHELD T4767 CHROME Note: - Ensuite bathroom tub - See item #6 (5pc ensuite)	*\$ 820.00	Each
*27 100026 38845	1	1 - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE Note: - As per Schedule H dated April 5, 2022 - Locations Are Approximate & Must Be Compliant With All Applicable Codes.	*\$ 697.00	Each
*28 113366 38853	1	1 - GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT Note: Not available through retail outlets/professionally installed to MNF Specs	*\$ 1,220.00	Each
*29 1013 38854	1	1 - GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME Note:	*\$ 98.00	Each
*30 1012 38855	1	1 - GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER Note:	*\$ 83.00	Each
*31 1000 38860	1	1 - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note:	*\$ 1,065.00	Each

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,825-3

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Wore Diouf and Oumar Watt

Printed: 4-Apr-22 9:28 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	6	1030 THE NASH ELEV A	28-Mar-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
32		1 - STUDY - UPGRADE STD STUDY DOOR TO FRENCH DOOR PAINTED WHITE WITH 5 LITE.	\$ 618.00	Each
38861		Note: - As per Scheudle H dated April 5, 2022		
*33		1 - LAUNDRY ROOM - LAUNDRY UPPER CABINETS (WIDTH APPROX. 42IN - 60IN) STD SERIES CABINETRY	*\$ 1,408.00	Each
990		Note: - As per Schedule H dated April 5, 2022		
38968		* CABINETRY TO ONLY BE LOCATED OVER THE WASHER/DRYER AREA (APPROX 60" WIDE) *		
34		1 - POWDER ROOM - SUPPLY AND INSTALL AMERICAN STANDARD BOULEVARD PEDESTAL IN LIEU OF BUILDER'S STANDARD VANITY & LAMINATE COUNTERTOP, STANDARD OVERMOUNT SINK & FAUCET	\$ 225.00	Each
38969		Note: - As per Schedule H dated April 5, 2022		
*35		1 - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	*\$ 533.00	Each
617		Note:		
38967				
*36		1 - - STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE	\$ 0.00	Each
120313		Note: Location to be determined by Head Office		
39165				
*37		1 - - BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00	Each
87529		Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price.		
39164				

Sub Total	\$104,018.00
HST	\$0.00
Total	\$104,018.00

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:

Wore Diouf

04-Apr-22

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Oumar Watt

04-Apr-22

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Critical Dates Calculator

To complete the first page of the Addendum, which is a Statement of Critical Dates, the first step is to select the appropriate type of sales transaction:

Freehold Firm; Freehold Tentative; Condominium Firm; or Condominium Tentative.

Once you have made this selection, in the table below, a new field will appear where you will enter the first Critical Date. Depending on the type of sales transaction, this Critical Date will be one of the following: the First Tentative Closing Date; the Firm Closing Date; the First Tentative Occupancy Date; or the Firm Occupancy Date. For condominiums, you will also enter the Outside Occupancy Date.

Please note that all Closing or Occupancy Dates must be on a business day.

Enter the first Critical Date by clicking on the calendar icon once it has appeared below. After you have selected this date, all of the remaining Critical Dates needed to complete the Statement of Critical Dates document will automatically be determined.

Critical Dates Calculator

Type of Transaction

Freehold Firm

Freehold Tentative

Enter Tentative Closing Date March 28, 2023

Freehold Tentative - Critical Dates

First Tentative Date March 28, 2023

Second Tentative Date July 26, 2023

Firm Closing Date November 23, 2023

Outside Closing Date July 25, 2024

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date December 28, 2022

Notice to set Firm Closing Date April 27, 2023

Purchaser's Termination Period

End of Purchaser's Termination Period August 26, 2024

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

What is a POTL?



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) Diouf, Wore						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 Watt, Oumar					Last name, first name, and initial(s) of other purchaser				
Address of the house you purchased (Unit No. – Street No. Street name, RR) 700 Namur Street									
City Embrun						Province or territory Ontario		Postal code K 0 A 1 W 0	
Home telephone number 819-923-3321		Daytime telephone number 819-639-8858		Extension		Language preference ☒ English ☐ French			
Mailing address of claimant ☒ As above or		Unit No – Street No Street name, PO Box, RR							
City		Province/Territory/State			Postal/ZIP code		Country		
Section B – House information									
Did you purchase the house for use as your, or your relation's, primary place of residence? ☒ Yes ☐ No				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: 1			Plan No: 50M-352			Other: Embrun, ON			
If a mobile home, state: Manufacturer: Model: Serial number:									

FOR INTERNAL USE ONLY										
IC						NC				

Protected B when completed

Section C – Housing and application Type

Type of housing (tick one box)

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

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

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

- 1A

☒

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.
- 1B

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

- 2

☐

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
- 3

☐

When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
- 5

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

Builder's or co-op's legal name Valecraft Homes (2019) Limited			Business number (if applicable) 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
DocuSigned by: Woré Diouf DocuSign Envelope ID: 6358F2383043413... DocuSigned by: Oumar Watt DocuSign Envelope ID: 6358F2383043413...	Wore Diouf & Oumar Watt	2 0 2 2 0 4 0 5

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.