



## Welcome to Place St. Thomas

Dear Philip Dapaah & Esther Dapaah,

**RE: Place St. Thomas Phase 6 Lot 5**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **April 12, 2022**.

You now have five (5) business days from **April 12, 2022** to obtain your Lawyer's & Financing approvals.

On or before **April 20, 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 **May 4, 2022** maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **May 18, 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 2019 Homes Sales Department**

## Lisa Ballard

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**From:** Place St Thomas  
**Sent:** Sunday, April 10, 2022 1:13 PM  
**To:** Lisa Ballard  
**Cc:** Frank Nieuwkoop; Tricia Oliver  
**Subject:** PST PH6 Lot 5 - APS (DocuSign)

Hi Lisa,

The Purchase Agreement is ready to be reviewed & sent to the purchaser of PST PH6 Lot 5. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST6 5 - APS (Apr 12-22)"

The deposit check is already at head office.

Purchaser:

Philip Dapaah: [phil.dapaah@gmail.com](mailto:phil.dapaah@gmail.com)  
Esther Dapaah: [esthera504@gmail.com](mailto:esthera504@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

944 Lucerne Dr., Embrun ON K0A 1W0,  
tel (613) 370-0288 | fax (613) 370-0311  
[valecraft.com](http://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.

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST THOMAS 6		LOT NO: 5			
Reg'd Plan #: 50M-352		MODEL: 815 "B" Hartin Std			
Name(s): Philip Dapaah					
Name(s): Esther Dapaah					
		BASE PRICE:		\$747,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$88,641.00	
		CREDITS:		-\$10,000.00	
		SUBTOTAL:		\$78,641.00	
		TOTAL:		\$826,541.00	
		PURCHASER OFFER:		\$826,541.00	
		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	\$752,691.15	
COMMENTS:					
*EXPECTED DATE OF CLOSING:			April 11, 2023		
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					



<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Philip Dapaah & Esther Dapaah
<b>STREET</b>	2066 Bergamot Circle
<b>CITY, PROVINCE</b>	Orleans, Ontario
<b>POSTAL CODE</b>	K4A 4R3
<b>HOME PHONE</b>	613-402-0885
<b>WORK PHONE</b>	613-282-6790
<b>Cell Phone Purchaser (1)</b>	613-402-0885
<b>Cell Phone Purchaser (2)</b>	289-987-4013
<b>CIVIC</b>	716 Namur Street
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-352
<b>HCRA Licence Number</b>	47491
<b>LOT (BUILDER'S LOT/UNIT)</b>	5
<b>MODEL #</b>	815
<b>ELEVATION</b>	"B"
<b>MODEL NAME</b>	Hartin
<b>ORIENTATION</b>	Std
<b>DWELLING (MODEL#, ELEV, OPT)</b>	815 "B" Hartin Std
<b>PHASE</b>	6
<b>PROJECT</b>	PLACE ST THOMAS 6
<b>SCHEDULES</b>	B1-A, C-1, H, O
<b>PURCHASER OFFER</b>	\$826,541.00
<b>CLOSING DAY</b>	11
<b>CLOSING MONTH, YEAR</b>	April, 2023
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	April 11, 2023
<b>DEPOSIT 1)</b>	5,000
<b>DEPOSIT 2)</b>	20,000
<b>DEPOSIT 3)</b>	25,000
<b>SALES REPRESENTATIVE</b>	Adam Bowman
<b><u>SOLICITORS INFO</u></b>	
<b>SOLICITOR NAME</b>	
<b>STREET</b>	
<b>CITY, PROVINCE</b>	
<b>POSTAL CODE</b>	
<b>PHONE</b>	
<b><u>SCHEDULE T</u></b>	
<b>PURCHASER 1</b>	Philip Dapaah
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	2066 Bergamot Cir., Orleans ON K4A 4R3
<b>HOME PHONE</b>	613-402-0885
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	455 Blvd de la Carriere Gatineau QC J8Y 6V7
<b>WORK PHONE</b>	613-402-0885
<b>OCCUPATION</b>	Naval Engineer
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	D0509-62609-40512
<b>BIRTH DATE</b>	May 12, 1994
<b>PURCHASER 2</b>	Esther Dapaah
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	2066 Bergamot Cir., Orleans ON K4A 4R3
<b>HOME PHONE</b>	289-987-4013
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	255 Centrum Blvd., Ottawa ON K1E 3X7
<b>WORK PHONE</b>	613-282-6790
<b>OCCUPATION</b>	Public Health Inspector
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	D0509-23909-55315
<b>BIRTH DATE</b>	March 15, 1995
<b>PART OF LOT(S)(singles)</b>	5
<b>PLACE SIGNED</b>	Ottawa, ON
<b>SIGNING DAY</b>	12
<b>SIGNING MONTH</b>	April
<b>SIGNING YEAR</b>	2022
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	April 12, 2022
<b>EMAIL ADDRESS (1)</b>	phil.dapaah@gmail.com
<b>EMAIL ADDRESS (2)</b>	esthera504@gmail.com
<b>DATE: February 25, 2022</b>	



# 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

April 11, 2023



### Freehold Tentative - Critical Dates

First Tentative Date April 11, 2023

Second Tentative Date August 9, 2023

Firm Closing Date December 7, 2023

Outside Closing Date August 8, 2024

### Notice Period for a Closing Delay


Notice Period for a Closing Delay Notice to set Second Tentative Closing Date January 11, 2023

Notice to set Firm Closing Date May 11, 2023

### Purchaser's Termination Period

End of Purchaser's Termination Period September 9, 2024

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

 What is a POTL?

Condominium Firm

+

Condominium Tentative

+

MR PHILIP DAPAAH  
2066 BERGAMOT CIRCLE  
ORLEANS, ONTARIO K4A4R3  
(613) 402-0885 PHIL.DAPAAH@GMAIL.COM

027

DATE 2022-03-25  
Y Y Y Y M M D D

PAY TO THE ORDER OF Valecraft Homes (2019) Ltd \$ 5000  
FIVE THOUSAND DOLLARS /100 DOLLARS

THE BANK OF NOVA SCOTIA  
www.scotiabank.com 1-800-4-SCOTIA  
CHARLEMAGNE PLAZA  
UNIT 1 - 470 CHARLEMAGNE BLVD. AT 10TH LINE ROAD  
ORLEANS, ONTARIO K4A 1S2

44016

MEMO Lot #5 - 716 Naman

MP

⑈027⑈ ⑆48116⑈002⑆ 00664⑈86⑈

Project: Place St. Thomas 6 ✓  
Plan No: 50M-352 ✓  
Lot No: 5 - Phase 6 ✓  
Model: #815 "B" Std Hartin ✓  
Date: April 12, 2022 ✓

Purchaser: Philip Dapaah ✓  
Purchaser: Esther Dapaah ✓



# 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

April 11, 2023

Freehold Tentative - Critical Dates

First Tentative Date

April 11, 2023

✓

Second Tentative Date

August 9, 2023

✓

Firm Closing Date

December 7, 2023

✓

Outside Closing Date

August 8, 2024

✓

Notice Period for a Closing Delay

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

January 11, 2023

✓

Notice to set Firm Closing Date

May 11, 2023

✓

Purchaser's Termination Period

End of Purchaser's Termination Period

September 9, 2024

✓

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

What is a POTL?

Condominium Firm

+

Condominium Tentative

+

https://www.tarion.com/resources/cdc

1/1



Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Philip Dapaah and Esther Dapaah			Printed: 11-Apr-22 10:48 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	6	815 THE HARTIN ELEV B	11-Apr-23
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10, 000.00	\$ 0.00
39200	Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price.		Each
*2 120313	1	- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE	\$ 0.00
39199	Note: Location to be determined by Head Office		Each
*3 87533	1	- APPLIANCES - 3 BASIC STAINLESS STEEL KITCHEN APPLIANCES INCLUDING MICROWAVE COMBO HOODFAN, AND BASIC TOP LOAD WHITE WASHER AND DRYER.	*\$ 5,703.00
39047	Note: All appliances except OTR are delivered after closing		Each
*4 12375	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	*\$ 7,479.00
39048	Note: - As per Schedule H dated April 11, 2022 - See item #12 (quartz countertop)		Each
*5 12373	1	- BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 17,582.00
39049	Note: - As per Schedule H dated April 11, 2022 - Includes Smooth Ceilings. - Includes finished basement staircase - Door included at bottom of staircase		Each
*6 12460	1	- BASEMENT - STAIRS - OPEN FINISHED STAIRCASE TO BASEMENT - CLOSED STRINGERS - INCLUDING APPROXIMATELY 5FT OF BUILDERS STANDARD RAILING ON THE FIRST FLOOR AT THE DINING ROOM COMPLETE WITH NOSING, SELF SUPPORTING STRINGER - MAIN, - BUILDERS STANDARD CARPET ON BASEMENT	*\$ 4,074.00
39066	Note: - As per Schedule H dated April 11, 2022 - See item #5 (finished basement)  - Hardwood not included (to be priced separately) - Upgraded Carpet & Underpad not included (to be priced separately)		Each
*7 12370	1	- BASEMENT BATHROOM - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	*\$ 13,459.00
39050	Note: - As per Schedule H dated April 11,2022		Each
8	1	- BASEMENT - SUPPLY & INSTALL CUSTOM FINISHED DEN IN BASEMENT AS PER SKETCH - BUILDERS STANDARD FINISHES	\$ 7,463.00
39085	Note: - As per Schedule H dated April 11, 2022		Each
*9 850	1	- BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW	*\$ 1,629.00
39079	Note: - As per Schedule H dated April 11, 2022 - Subject to limiting distance at side yard as per Current Building Code.		Each
*10 120448	1	- KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY 3 - BUILDERS STANDARD SELECTIONS	*\$ 8,331.00
39087	Note: - As per Schedule H & Pantry Sketch dated April 11, 2022 - Includes Builders Standard Backsplash. Does Not Include Bulkhead Extension.		Each



Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Philip Dapaah and Esther Dapaah		Printed: 11-Apr-22 10:48 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	6	815 THE HARTIN ELEV B	11-Apr-23
ITEM	QTY	EXTRA / CHANGE	PRICE
*11 871	1	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE.	\$ 99.00
39053	Note:	- As per Schedule H dated April 11, 2022 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	Each
*12 12413	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR	\$ 5,495.00
39054	Note:	- As per Schedule H dated April 11, 2022 - Does not include undermount sink or upgraded faucet. - Edge profile and colour to be selected at design appointment.	Each
13	1	KITCHEN/DINETTE - COUNTERTOP - DINETTE - QUARTZ - LEVEL 1 - DESK AREA IN OPTIONAL EXTENDED PANTRY 3	\$ 727.00
39090	Note:	- As per Schedule H and Pantry Sketch dated April 11, 2022 - See item #12 (optional extended pantry 3) - Edge profile and colour to be selected at design appointment.	Each
*14 81011	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC	\$ 1,479.00
39055	Note:	- As per Schedule H dated April 11, 2022 - See item #4 (5pc ensuite) - Edge profile and colour to be selected at design appointment. - Does not include undermount sink or upgraded faucet	Each
*15 77521	1	HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	\$ 6,806.00
39093	Note:	- As per Schedule H dated April 11, 2022 - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway (as per plan). - Colour to be selected at design appointment.	Each
*16 102281	1	STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	\$ 4,821.00
39065	Note:	- As per Schedule H dated April 11, 2022 - Main floor to 2nd level (does not include basement staircase) - 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.	Each
17	1	DINING ROOM - DELETE 3 X AP 2424 PICTURE WINDOWS IN DINING ROOM - SUPPLY & INSTALL 2 X C 2472-1 CASEMENT OPERATOR WINDOWS	\$ 831.00
39084	Note:	- As per Schedule H dated April 11, 2022 - Subject To Limiting Distance At Side Yard As Per Obc 206.	Each
*18 617	1	KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 533.00
39095	Note:		Each
*19 12379	1	POWDER ROOM - CABINETRY - POWDER ROOM VANITY - DELETE PEDESTAL FOR VANITY IN BUILDERS STANDARD SERIES	\$ 748.00
39096	Note:	- As per Schedule H dated April 11, 2022 - Includes Builders Standard Countertops. - See item #20 (granite countertop)	Each
20	1	POWDER ROOM - COUNTERTOP - GRANITE - LEVEL 1 - POWDER ROOM - SINGLE VANITY	\$ 691.00
39097	Note:	- As per Schedule H dated April 11, 2022 - See item #19 (powder room vanity) - Edge profile and colour to be selected at design appointment.	Each

Vendor Initials:

Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,831-2

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

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

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

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Philip Dapaah and Esther Dapaah

Printed: 11-Apr-22 10:48 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	6	815 THE HARTIN ELEV B	11-Apr-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*21 56771	1	MAIN BATHROOM - COUNTERTOP - GRANITE - LEVEL 1 - MAIN BATHROOM	*\$ 691.00	Each
39098	Note:	- As per Schedule H dated April 11, 2022 - Does not include undermount sink or upgraded faucet - Edge profile and colour to be selected at design appointment.		

Sub Total	\$88,641.00
HST	\$0.00
Total	\$88,641.00

Payment Summary

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

PURCHASER:

Philip Dapaah

11-Apr-22

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Esther Dapaah

11-Apr-22

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

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

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



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](https://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](https://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](https://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.

<b>Section A – Claimant information</b>									
Claimant's legal name ( <b>one name only</b> , even if the house is purchased by several individuals) Last name, first name, and initial(s) <b>Dapaah, Philip</b>						Business number (if applicable) <div></div> <div>R</div> <div>T</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>			
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 <b>Dapaah, Esther</b>						Last name, first name, and initial(s) of other purchaser <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>			
Address of the house you purchased (Unit No. – Street No. Street name, RR) <b>716 Namur Street</b>									
City <b>Embrun</b>						Province or territory <b>Ontario</b>		Postal code <b>K 0 A 1 W 0</b>	
Home telephone number <b>613-402-0885</b>		Daytime telephone number <b>289-987-4013</b>		Extension <div></div>		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 <div></div>		Province/Territory/State <div></div>			Postal/ZIP code <div></div>		Country <div></div>		
<b>Section B – House information</b>									
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): <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>			
If you purchased this house as a rental property, you do <b>not</b> 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: <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>						Date possession of the house was transferred to you: <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>			
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: <b>5</b>			Plan No: <b>50M-352</b>			Other: <b>Embrun, ON</b>			
If a mobile home, state: Manufacturer: <div></div>						Model: <div></div>		Serial number: <div></div>	

<b>FOR INTERNAL USE ONLY</b>									
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			Business number (if applicable)											
Valecraft Homes (2019) Limited			721010718RT0001											
Address (Unit No. – Street No. Street name, PO Box, RR)										City				
210-1455 Youville Dr.										Orleans				
Province/Territory/State		Postal/ZIP code		Country				Telephone number				Extension		
Ontario		K1C 6Z7		Canada				613-837-1104						

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

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

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

From	Year	Month	Day	to	Year	Month	Day

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

Section E – Claimant's Certification

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

Signature of the claimant	Name (print)	Year	Month	Day
<div>DocuSigned by: Philip Dapaah &amp; Esther Dapaah</div>	Philip Dapaah & Esther Dapaah	2022	04	11



Protected B when completed

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

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

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

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

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

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

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

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

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

Part III – Rebate calculation for Application Type 3

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

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

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

Branch number	Institution number	Account number
<div></div>	<div></div>	<div></div>
Name of the account holder		

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



General information

Who should complete this form?

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

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

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

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

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

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

Note

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

Documentation required

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

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

Note

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

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

Note

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

When should I file my claim?

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

Where do I send this form?

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

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

If you are:	Send your form to:
<ul style="list-style-type: none"><li>• an <b>individual</b>, and the property is located in one of the areas indicated below; OR</li><li>• a <b>builder</b> located in one of the areas indicated below, and you have filed your GST/HST return online.</li></ul> <b>Areas:</b> Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
<ul style="list-style-type: none"><li>• an <b>individual</b>, and the property is located anywhere in Canada, other than the areas mentioned above; OR</li><li>• a <b>builder</b> located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.</li></ul>	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none"><li>• a <b>builder</b> who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)</li></ul>	The tax centre indicated on your return.

Note

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

Definition

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

What if you need help?

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

Forms and publications

To get our forms and publications, go to [canada.ca/gst-hst-pub](https://canada.ca/gst-hst-pub).