



Welcome to Place St. Thomas

Dear Peggy Perrault,

RE: Place St. Thomas Phase 7 Lot 3

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **April 18, 2023.**

You now have five (5) business days from **April 18, 2023** to obtain your Lawyer's & Financing approvals.

On or before **April 26, 2023** 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 19, 2023** maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **May 19, 2023** 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

SUMMARY OF PRICING - VH2019

DATE:

PROJECT:	PLACE ST. THOMAS 7	LOT NO:	3
Reg'd Plan #:	50M-361	MODEL:	1015 "A" Murry Rev
Name(s):	Peggy Perrault		
Name(s):			
		BASE PRICE:	✓ \$784,900.00
		ELEVATION:	✓ \$15,500.00
		LOT PREMIUM:	✓ \$65,000.00
		END LOT PREMIUM:	
		NET TOTAL COST OF UPGRADES:	\$95,621.00
		CREDITS:	
		SUBTOTAL:	\$176,121.00
		TOTAL:	✓ \$961,021.00
		PURCHASER OFFER:	✓ \$852,070.00
		DIFFERENCE:	✓ -\$108,951.00

Offer of \$852,070.00 accepted by F. Nieuwkoop & D. Brunet (April 11th, 2023) ✓ See Email 04/11/23

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:	HST Formula 4	✓ \$775,283.19
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COMMENTS:

*EXPECTED DATE OF CLOSING: March 12, 2024

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Peggy Perrault ✓
STREET	3059 Devine Road ✓
CITY, PROVINCE	Ottawa, Ontario ✓
POSTAL CODE	K4B 1T7 ✓
HOME PHONE	613-835-7536
WORK PHONE	613-824-1676
Cell Phone Purchaser (1)	613-913-8189
Cell Phone Purchaser (2)	
CIVIC	886 Cologne Street ✓
AGREEMENT BLOCK#	
PLAN	50M-361 ✓
HCRA Licence Number	47491 ✓
LOT (BUILDER'S LOT/UNIT)	3 ✓
MODEL #	1015 ✓
ELEVATION	"A" ✓ Should be added to BIA
MODEL NAME	Murry ✓
ORIENTATION	Rev ✓
DWELLING (MODEL#, ELEV, OPT)	1015 "A" Murry Rev ✓
PHASE	7 ✓
PROJECT	PLACE ST. THOMAS 7 ✓
SCHEDULES	B1-A, C-1, H, O, W2, W4
PURCHASER OFFER	\$852,070.00 ✓ See Email
CLOSING DAY	12 ✓
CLOSING MONTH, YEAR	March, 2024 ✓
CLOSING DATE (MONTH DAY, YEAR)	March 12, 2024 ✓
DEPOSIT 1)	5,000 ✓
DEPOSIT 2)	20,000 ✓
DEPOSIT 3)	25,000 ✓
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Harold R. McNeely
STREET	1600 Carling Ave
CITY, PROVINCE	Ottawa, ON
POSTAL CODE	K1Z 0A1
PHONE	613-288-3201
<u>SCHEDULE T</u>	
PURCHASER 1	Peggy Perrault ✓
HOME ADDRESS (STREET, CITY, POSTAL CODE)	3059 Devine Road, Ottawa, ON K4B 1T7 ✓
HOME PHONE	613-913-8189
WORK ADDRESS (STREET, CITY, POSTAL CODE)	6024 Renaud Road, Ottawa, ON K1C 7G4
WORK PHONE	613-824-1676
OCCUPATION	Office Admin/Bookkeeper
ID TYPE	Driver's Licence
ID NUMBER	P2740-62166-45106 ✓
BIRTH DATE	January 6, 1964 ✓
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
BIRTH DATE	
PART OF LOT(S)(singles)	3
PLACE SIGNED	Ottawa, ON
SIGNING DAY	17
SIGNING MONTH	April ✓
SIGNING YEAR	2023
SIGNING DATE (MONTH DAY, YEAR)	April 17, 2023
EMAIL ADDRESS (1)	pandj.perrault@xplornet.com
EMAIL ADDRESS (2)	
DATE: February 25, 2022	

Internal B1A ✓
Place St. Thomas - Phase 7 ✓

PURCHASER: Peggy Perrault ✓

Printed: 13-Apr-23 8:13 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
3 ✓	7 ✓	1015 THE MURRY ELEV A ✓	12-Mar-24 ✓

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 2664	1	BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET. Note: - Custom Recroom as per Schedule H dated April 17, 2023 - Includes Smooth Ceilings. ✓ <i>Floor Plan sketch</i>	*\$ 28,820.00 ✓	Each ✓
40446			Q1962-1#1	
2 849	1	BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP Note: - As per Schedule H dated April 17, 2023 - Subject to limiting distance at side yard as per Current Building Code. <i>Floor Plan sketch</i>	\$ 125.00	Each
40449			Q1962-1#4	
*3 850	1	BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW Note: - As per Schedule H dated April 17, 2023 - Subject to limiting distance at side yard as per Current Building Code.	*\$ 2,028.00	Each
40450			Q1962-1#5	
*4 850	1	BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW Note: - As per Schedule H dated April 17, 2023 - Subject to limiting distance at side yard as per Current Building Code. <i>Floor Plan sketch</i>	*\$ 2,028.00	Each
40451			Q1962-1#6	
*5 96926	1	RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES Note: - As per Schedule H dated April 17, 2023 - Colour Sheets to specify if posts are routed or with cap <i>Floor Plan sketch</i> <i>OK to Dan on Pricing. should be Metal spindles</i>	*\$ 1,740.00 ✓	Each ✓
40453			Q1962-1#7	
6	1	BASEMENT - OPEN BASEMENT STAIRCASE WALL AS PER SKETCH. INSTALL OAK RAILING - MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES Note: - As per Schedule H dated April 17, 2023 <i>FP sketch</i> <i>new standard</i>	\$ 1,446.00 ✓	Each ✓
40452			Q1962-2#8	
*7 2752	1	BASEMENT - STAIRS - BASEMENT - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: - As per Schedule H dated April 17, 2023 - 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. <i>Deleted</i> <i>door @ the bottom of staircase removed</i> <i>See item #7</i>	*\$ 4,924.00 ✓	Each ✓
40454			Q1962-#9	
8 120125	1	KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL Note:	\$ 75.00 ✓	Each
40461			Q1962-#11	
*9 101	2	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: - As per Kitchen sketch dated April 17, 2023 - See item #24 (Level 2 cabinetry) <i>To be located on either side of the stove.</i>	*\$ 1,580.00 ✓	2X ✓
40469			Q1962-3#17	
10	1	DINING ROOM - DELETE 3 X AP 2424 PICTURE WINDOWS IN DINING ROOM - SUPPLY Each & INSTALL 2 X C 2472-1 CASEMENT OPERATOR WINDOWS Note: - As per Schedule H dated April 17, 2023 - Subject To Limiting Distance At Side Yard As Per Ontario Building Code	\$ 1,214.00	Each
40470			Q1962-3#18	
11 113366	1	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 <i>as per schedule #1</i> <i>? ← Remote?</i>	\$ 929.00	Each
40474			Q1962-3#23	

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,962-1
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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASER: Peggy Perrault

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LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
3		7	1015 THE MURRY ELEV A	12-Mar-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
12 1012 40476	1	- GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER <i>As per schedule H dated April 17, 2023</i> Note:	\$ 75.00 ✓	Each <i>Q1964-4#24</i>
13 409 40477	1	- GREAT ROOM - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED ✓ Note: - As per Schedule H dated April 17, 2023	\$ 852.00 ✓	Each <i>Q1964-4#25</i>
14 40485	1	- STUDY - DEN - UPGRADE SINGLE DOOR TO DOUBLE FRENCH DOORS (15 LITE) ✓ Note: - Approximately centered as per Schedule H dated April 17, 2023 <i>Q1964-5#33</i>	\$ 1,980.00 ✓	Each <i>Q1964-5#33</i>
15 40812	1	- ENSUITE BATH - REPLACE STD TUB/SHOWER WITH ELDORA 5832 ACRYLIX FREESTANDING CENTER DRAIN BATHTUB IN WHITE WITH WHITE SKIRT (106992). SEE ATTACHED SKETCH Note: - As per Schedule H dated April 17, 2023 - As per Ensuite Bathroom sketch dated April 17, 2023 *** NOTE TUB WALL MOVED 6" INTO BEDROOM #2 AND SIDE WALL MOVED 3" INTO WALK IN CLOSET *** - Please note: Walls to include tile (see item #39) - Space between tiled wall and tub to be minimum of approx. 3"	\$ 3,986.00 ✓	Each <i>Q1962-3#20</i>
16 874 40747	1	- ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN LEVEL 2 CABINETRY, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK Note: - As per Schedule H dated April 17, 2023 ✓ - As per Ensuite Bathroom sketch dated April 17, 2023 ✓ - Includes standard level quartz countertop ✓	\$ 564.00 ✓	Each <i>Q1962-3#21</i>
*17 120183 40804	1	- ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS 9-9-9) <i>To be located on the side of the vanity closest to the toilet.</i> Note: - As per Schedule H dated April 17, 2023	*\$ 850.00	Each <i>Q1962-3#22</i>
18 255 40749	1	- KITCHEN - CABINETRY HARDWARE - LEVEL 2 - - STANDARD KITCHEN - LEVEL 2 Note: - Includes 2 x pots & pans (item #9) + optional extended pantry (item #26) ✓	\$ 810.00 ✓	Each <i>Q1962-3#23</i>
*19 61642 40750	1	- BEDROOM 2 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - BEDROOM 2 (14) Note: - As per Schedule H dated April 17, 2023	*\$ 3,125.00 ✓	Each <i>Q1962-4#24</i>
*20 61645 40751	1	- MASTER BEDROOM - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - MASTER BEDROOM (13) Note: - As per Schedule H dated April 17, 2023 ✓	*\$ 4,190.00 ✓	Each <i>Q1962-4#25</i>
*21 61646 40752	1	- STUDY - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - STUDY (10B) Note: - As per Schedule H dated April 17, 2023 ✓	*\$ 2,744.00 ✓	Each <i>Q1962-4#26</i>
*22 61647 40753	1	- HARDWOOD - OAK - LAUZON ENGINEERED HARDWOOD - 3 1/8" STAINED - STANDARD AREAS Note: - As per Schedule H dated April 17, 2023	*\$ 1,995.00 ✓	Each <i>Q1962-4#27</i>

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,962-2

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A
Place St. Thomas - Phase 7

PURCHASER: Peggy Perrault

Printed: 13-Apr-23 8:13 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
3	7	1015 THE MURRY ELEV A	12-Mar-24	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*23 61644	1	KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - KITCHEN (4)	*\$ 637.00	Each
40754	Note:	- As per Schedule H dated April 17, 2023 - Includes Dinette	@1962-4#28	
24 2680	1	KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 2	\$ 3,926.00	Each
40776	Note:	- Standard Layout as per Kitchen Sketch dated April 17, 2023 - See item #9 (pots & pans) - See item #25 (fridge upper) - See item #27 (UPC)	@1962-4#29	
25 117096	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - LEVEL 2 SERIES CABINETRY	\$ 211.00	Each
40755	Note:	- As per Kitchen sketch dated April 17, 2023 - See item #24 (standard kitchen level 2 cabinetry) - See item #27 (UPC)	@1962-4#30	
*26 2668	1	KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY 1 - LEVEL 2 CABINETRY	*\$ 7,160.00	Each
40805	Note:	- As per Schedule H dated April 17, 2023 - As per Optional Pantry sketch dated April 17, 2023 - Includes std series backsplash, quartz countertop and electrical outlet. - See item #28 (UPC) - See item #29 (quartz level 3 countertop)	@1962-4#31	
*27 117717	1	KITCHEN - CABINETRY - UPC9-2B - LEVEL 2 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	*\$ 1,530.00	Each
40757	Note:	- As per Kitchen & UPC sketch dated April 17, 2023 - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - See item #24 (standard kitchen level 2 cabinetry)	@1962-5#32	
*28 117723	1	KITCHEN/DINETTE - CABINETRY - UPC9-2B - LEVEL 2 CABINETRY - EXTENDED PANTRY. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	*\$ 392.00	Each
40758	Note:	- As per Kitchen & UPC sketch dated April 17, 2023 - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - See item #26 (optionale extended pantry)	@1962-5#33	
*29 2708	1	KITCHEN/DINETTE - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 5,178.00	Each
40759	Note:	- INCLUDES DESK AREA IN QUARTZ LEVEL 3 LOCATED IN THE EXTENDED PANTRY IN DINETTE AREA. - As per Schedule H dated April 17, 2023 - As per Kitchen sketch dated April 17, 2023 - See item #24 (standard kitchen in level 2 cabinetry) - See item #26 (optional extended pantry)	@1962-5#34	
30 112255	1	MASTER BEDROOM - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER ROOM	\$ 533.00	Each
40762	Note:	Paint colour to be provided on colour sheets	@1962-5#35	
31 158	1	ENSUITE BATH - TILE - FLOOR - UPGRADE - DIAMOND - - ENSUITE BATHROOM STANDARD - DIAMOND	\$ 1,278.00	Each
40764	Note:	- As per Schedule H dated April 17, 2023	@1962-5	

Installation directions to be provided to interior colours

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.962-3

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Place St. Thomas - Phase 7

PURCHASER: Peggy Perrault

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LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
3		7	1015 THE MURRY ELEV A	12-Mar-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
32 166 40765	1	1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - GOLD -- KITCHEN - GOLD <i>Installation instr. to be provided to interior colours</i> Note: - Includes desk area in optional extended pantry (item #26) ✓ - See item #33 (brick pattern installation) ✓	\$ 256.00 ✓ <i>Q1962 - 5#37</i>	Each
33 162 40766	1	1 - KITCHEN - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN -- KITCHEN - - Note: - Includes desk area in optional extended pantry (item #26) ✓ - See item #32 (gold level tile) ✓	\$ 77.00 ✓ <i>Q1962 - 5#38</i>	Each
*34 11 40767	*1	*1 - FOYER - TILE - FLOOR - UPGRADE - SILVER -- FOYER (1) - SILVER <i>Why don't we have separate line?</i> Note: - INCLUDES FOYER & LAUNDRY ROOM ✓ - INCLUDES STAGGERED INSTALLATION, FRONT TO BACK OF THE HOUSE ✓ - As per Schedule H dated April 17, 2023 ✓	*\$ 1,939.00 ✓ <i>Q1962 - 6#39</i>	Each
*35 11 40769	*1	*1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - SILVER -- MAIN BATHROOM (18) - SILVER <i>Installation instr. to be provided to colours.</i> Note: - As per Schedule H dated April 17, 2023	*\$ 269.00 ✓ <i>Q1962 - 6#40</i>	Each
36 135 40770	1	1 - MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - MAIN BATHROOM - SILVER Note:	\$ 1,102.00 ✓ <i>Q1962 - 6#42</i>	Each
37 225 40774	21	21 - - INTERIOR DOOR - HARDWARE - MODERN HALIFAX LEVER -- ALL AREAS - <i>what colour? Finish to be</i> Note: - Includes front door & interior garage door.	\$ 2,247.00 ✓ <i>Q1962 - 6#43</i>	
38 234 40775	23	23 - - INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL -- ALL AREAS - <i>Antique doors</i> Note: - Includes Sliding Closet Doors in Den & Bedroom 2 ✓	\$ 1,472.00 ✓ <i>Q1962 - 6#44</i>	
39 40814	1	1 - ENSUITE BATH - SUPPLY & INSTALL BRONZE LEVEL WALL TILE ON SIDE & REAR WALLS SURROUNDING FREESTANDING TUB IN ENSUITE BATHROOM. INSTALLED APPROX. 40IN FROM FLOOR - BRICK PATTERN INSTALLATION Note: - As per Ensuite Bath Wall Tile sketch dated April 17, 2023 ✓ - Installed approx 3' x 5' x 3' ✓ - Horizontal brick pattern installation ✓ <i>Do not have sketch.</i>	\$ 1,012.00 ✓ <i>Q1962 - 7#45</i>	Each
40 40815	1	1 - GREAT ROOM - FIREPLACE - SILVER LEVEL FLOOR TILE INSTALLED IN LIEU OF BUILDERS STANDARD <i>Tile selection</i> Note: - As per Fireplace Tile sketch dated April 17, 2023 ✓ - Tile to touch mantle (no gap) ✓ - Ceratec Gaia white semi-polished 12"x24"	\$ 322.00	Each

Sub Total	\$95,621.00
HST	\$0.00
Total	\$95,621.00

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1.962-4
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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](#) 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)
Perrault, Peggy

Business number (if applicable)

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

Last name, first name, and initial(s) of other purchaser

Address of the house you purchased (Unit No. – Street No. Street name, RR)
886 Cologne Street

City
Embrun

Province or territory
Ontario

Postal code
K 0 A 1 W 0

Home telephone number
613-913-8189

Daytime telephone number
613-835-7536

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?
pp ☒ Yes ☐ No

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, GST/HST New Residential Rental Property Rebate Application.

Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):

Date ownership of the house or the share in the co-op was transferred to you:

Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):

Date possession of the house was transferred to you:

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: 3 Plan No: 50M-361 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)

721010718RT0001

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.

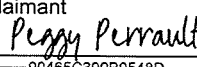
Signature of the claimant

Name (print)

Year

Month

Day

DocuSigned by:

90465C399B9548D...

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.

Page 3

General information

Who should complete this form?

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

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

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

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

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

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

Note

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

Documentation required

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

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

Note

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

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

Note

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

When should I file my claim?

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

Where do I send this form?

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

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

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

Note

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

Definition

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

What if you need help?

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

Forms and publications

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

PEGGY PERRAULT
3059 DEVINE RD
OTTAWA ON K4B 1T7

011

DATE 2023-04-
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ORDER OF

Valecraft Homes (2019) Ltd.

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Five thousand

99 100 DOLLARS

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included.
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RBC PRIVATE BANKING PREMIER
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OTTAWA, ON K1P 6L2

MEMO

PK

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RBC Wealth Management
Dominion Securities

Enns Investment Management Group

Daniel Enns
RBC Dominion Securities
45 O'Connor Street, Suite 900
Ottawa, ON K1P 1A4

Tel: (613) 566-4627
Fax: (613) 566-7600
Toll: 1-800-452-4488

April 12, 2023

To Whom it May Concern:

Please accept this letter as confirmation that our client, Peggy Perrault, has the assets required and available to purchase a home in the amount of \$850,000 without the need of a mortgage or loan.

If you require verbal confirmation or more information, I can be reached directly at 613-566-4627.

Sincerely,

Daniel Enns

Associate Advisor | Enns Investment Management Group | RBC Wealth Management |