



Welcome to Place St. Thomas

Dear Theophilus Tsiffo Noboussy & Gisele Siriwah Tabifor,

RE: Place St. Thomas Phase 7 Lot 15

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **June 19, 2023**.

You now have five (5) business days from **June 19, 2023** to obtain your Lawyer's & Financing approvals.

On or before **July 18, 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 maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **July 18, 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

THEOPHILUS TSIFFO NOBOUSSY

SIGNATURE

069

DATE 2 0 2 3 - 0 6 - 2 0
Y Y Y Y M M D D


PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd

FIVE THOUSAND DOLLARS ONLY

\$ 5000.00

/ 100 DOLLARS

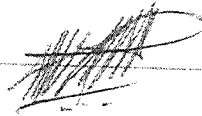
 Details on back



ROYAL BANK OF CANADA
WELLINGTON & RIELLE BRANCH
4370 WELLINGTON ST.
VERDUN, QC H4G 1W4

MEMO

House deposit



⑈069⑈ ⑈0915⑈ ⑈003⑈ ⑈519⑈ ⑈380⑈ ⑈0⑈

Project: Place St. Thomas 7

Plan No: 50M-361

Lot No: 15 - Phase 7

Model: #1030 "B" Nash Rev

Date: June 17, 2023

Purchaser: Theophilus Tsiffo Noboussy

Purchaser: Gisele Siriwah Tabifor

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Theophilus Tsiffo Noboussy & Gisele Siriwah Tabifor
STREET	1390 Boulevard Saint-Rene Est
CITY, PROVINCE	Gatineau, QC
POSTAL CODE	J8R 1C8
HOME PHONE	514-585-9184
WORK PHONE	343-551-9063
Cell Phone Purchaser (1)	514-585-9184
Cell Phone Purchaser (2)	514-585-9192
CIVIC	934 Cologne Street
AGREEMENT BLOCK#	
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	15
MODEL #	#1030
ELEVATION	"B"
MODEL NAME	Nash
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	#1030 "B" Nash Rev
PHASE	7
PROJECT	PLACE ST. THOMAS 7
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$830,234.00
CLOSING DAY	25
CLOSING MONTH, YEAR	June, 2024
CLOSING DATE (MONTH DAY, YEAR)	June 25, 2024
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	Theophilus Tsiffo Noboussy
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1390 Blvd Saint-Rene East, Gatineau QC J8R 1C8
HOME PHONE	514-585-9184
WORK ADDRESS (STREET, CITY, POSTAL CODE)	160 Elgin St., Ottawa ON K1A 0W9
WORK PHONE	343-551-9063
OCCUPATION	Financial Analyst
ID TYPE	Canadian Passport
ID NUMBER	AA440456
BIRTH DATE	June 11, 1987
PURCHASER 2	Gisele Siriwah Tabifor
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1390 Blvd Saint-Rene Est, Gatineau QC J8R 1C8
HOME PHONE	514-545-9192
WORK ADDRESS (STREET, CITY, POSTAL CODE)	60 Moodie Dr., Nepean ON K1A 0K2
WORK PHONE	514-545-9192
OCCUPATION	Financial Analyst
ID TYPE	Permis de conduire
ID NUMBER	T1164-250489-01
BIRTH DATE	April 25, 1989
PART OF LOT(S)(singles)	15
PLACE SIGNED	Gatineau, QC
SIGNING DAY	17
SIGNING MONTH	June
SIGNING YEAR	2023
SIGNING DATE (MONTH DAY, YEAR)	June 17, 2023
EMAIL ADDRESS (1)	theophilustsiffo@yahoo.com
EMAIL ADDRESS (2)	tgisel@yahoo.com
DATE: May 2, 2023	

Lisa Ballard

Request for Approval.

To: Frank Nieuwkoop; Place St Thomas
Subject: RE: Closing Date - Lot 15

Frank,

Please provide me with approval for the Purchase Price of lot #15.

Final offer: \$830,000

Purchaser added \$234 (Bonus eliminated most of the cost of the invoice)

Total purchase price: \$830,234.00

Closing Date: June 25, 2024

Please approve for my back up

Lisa Ballard
Sales Coordinator



Valecraft
Homes (2019) Limited

1455 Youville Drive, Suite 210
Orleans, On K1C 6Z7
Tel (613) 837-1104 x 222 | Fax (613) 837-5901
[website](#)



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

From: Frank Nieuwkoop <frank@valecraft.com>
Sent: Wednesday, June 14, 2023 7:38 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Lisa Ballard <lballard@valecraft.com>
Subject: Re: Closing Date - Lot 15

Ok do the deal , give them the closing date

Sent from my iPhone

On Jun 14, 2023, at 12:48 PM, Place St Thomas <place-st-thomas@valecraft.com> wrote:

Hey Frank,

Lot 15 won't move forward unless we can close after June 22, 2023. Let me know what you'd like to do.

Adam Bowman
New Home Sales Consultant

<image001.gif>

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

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SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST. THOMAS 7		LOT NO: 15			
Reg'd Plan #: 50M-361		MODEL: #1030 "B" Nash Rev			
Name(s): Theophilus Tsiffo Noboussy					
Name(s): Gisele Siriwah Tabifor					
		BASE PRICE:		\$879,900.00	
		ELEVATION:			
		LOT PREMIUM:		\$30,000.00	
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$36,786.00	
		CREDITS:		\$5,000.00	
		SUBTOTAL:		\$61,786.00	
		TOTAL:		\$941,686.00	
		PURCHASER OFFER:		\$830,234.00	
		DIFFERENCE:		-\$111,452.00	
Purchase Price of \$830,000.00 as per F. Nieuwkoop (Requested Approval)				\$830,000.00 ✓	
Offer includes B1A items #1 to #7 (Invoice #2000) ✓				\$31,552.00	
Items #8 to #15 added after accepted offer ✓				\$5,234.00	
Décor Bonus of \$5,000.00 applied in full to items #8 to #15 (invoice #2001) ✓				-\$5,000.00	
Difference of \$234.00 added to the purchase price				\$234.00 ✓	
Rec'd Deposit of \$5K					
PURCHASER OFFER HST BREAKDOWN					
OFFER PRICE EXCLUDING HST:		HST Formula 4	\$755,959.29 ✓		
COMMENTS:					
*EXPECTED DATE OF CLOSING:		June 25, 2024			
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Lisa Ballard

From: Place St Thomas
Sent: June 14, 2023 8:17 PM
To: Lisa Ballard
Cc: Frank Nieuwkoop
Subject: PST PH7 Lot 15 - APS (DocuSign)
Attachments: DOCUSIGN - PST PH7 15 APS Jun 17-23.pdf; PST PH7 15 Summary of Pricing Jun 17-23.pdf; PST PH7 15 HST Rebate Form Jun 17-22.pdf

Hi Lisa

The Purchase Agreement for **PST PH7 Lot 15** is ready to be reviewed. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST PH7 15 - APS (Jun 17-23)"

Schedule B1A (invoice 2000) with items #1-#7 were included in the accepted offer.

Schedule B1A (invoice 2001) with items #8-#15 (once 1-7 is locked) are added to purchase price but have the 5K décor.

Signing date for clients: June 17, 2023

Signing date for Frank: June 18, 2023

Closing Date: June 25, 2024 (Franks email is on the server)

Deposit: \$5000 cheque will be at head office tomorrow.

Purchasers:

Theophilus Tsiffo Noboussy: theophilustsiffo@yahoo.com

Gisele Siriwah Tabifor: tgisel@yahoo.com

I'll send it out on Saturday afternoon.

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

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s only. Some exceptions apply. Subject to change without notice.**

QUOTE

Place St. Thomas - Phase 7

PURCHASERS: Theophilus Tsiffo Noboussy and Gisele Siriwah Tabifor

Printed: 9-Jun-23 1:44 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
15	7	1030 THE NASH ELEV C	

ITEM	EXTRA / CHANGE	QTY	UNIT COST	Total COST	UNIT PRICE	TOTAL
------	----------------	-----	-----------	------------	------------	-------

Quote Line

1	1 - - 2ND FLOOR REDESIGN AS PER SKETCH - INCLUDES ADDITIONAL ENSUITE BATHROOM IN BEDROOM 2 & MODIFICATION TO MASTER BEDROOM			\$ 15,447.00	Each	
41426	Note: - See Sketch 001 - Tsiffo - 3PC ensuite bathroom added to Bedroom 2 (builders standards) - Master bedroom main door and closet doors relocated - Master bedroom walk-in closet reduced by approx. 1 foot					

Quote Line

2	1 - <i>ENSUITE BATH</i> - OPTIONAL 5PC ENSUITE IN BUILDERS STANDARDS - AS PER SKETCH			\$ 11,121.00	Each	
41427	Note: - As per Sketch 001 Tsiffo - Double vanity and tub relocated as per sketch					

Quote Line

3	1 - <i>KITCHEN/DINETTE</i> - DINETTE - OPTIONAL CATHEDRAL CEILING			\$ 1,425.00	Each	
41428	Note:					

*4 850	1 - - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW			*\$ 2,028.00	Each	
41429	Note: Subject to limiting distance at side yard as per Current Building Code. Location as per Schedule H dated					

5 849	1 - - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP			\$ 125.00	Each	
41430	Note: Subject to limiting distance at side yard as per Current Building Code. Location as per Schedule H dated					

*6 617	1 - - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION			*\$ 533.00	Each	
41431	Note:					

*7 870	1 - - GAS LINE FOR RANGE C/W 120V OUTLET (REGULAR STOVE OUTLET TO REMAIN) DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINetry TO ACCOMMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL			*\$ 873.00	Each	
41432	Note: Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required					

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2,000-1
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: DB


DATE: June 9/23

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Theophilus Tsiffo Noboussy and Gisele Siriwah Tabifor			Printed: 9-Jun-23 1:44 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
15	7	1030 THE NASH ELEV C	
ITEM	EXTRA / CHANGE	QTY	UNIT COST Total COST UNIT PRICE TOTAL

Sub Total	\$31,552.00
HST	\$0.00
Total	\$31,552.00

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

NOTE: Quotes are only valid for 60 days from the issue date

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	June 9/23

Lisa Ballard

From: Place St Thomas
Sent: June 17, 2023 5:15 PM
To: Lisa Ballard
Subject: RE: PST PH7 Lot 15 - APS (DocuSign)
Attachments: PST PH7 15 HST Rebate Form Jun 17-22.pdf; DOCUSIGN - PST PH7 15 APS Jun 17-23.pdf

Hi Lisa,

I've made all the changes highlighted below. I also tweaked the Schedule H and added a third page with Alex's sketch.

The APS and sketches are still dated June 17th (so we don't need to change the B1A's). I've just updated the signing date the 19th for the clients & 20th for Frank.

Let me know if anything else needs to be done. I'll send it out as soon as we get the final approval.

Thanks!
Adam

From: Lisa Ballard <lballard@valecraft.com>
Sent: Thursday, June 15, 2023 2:54 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Frank Nieuwkoop <frank@valecraft.com>; Alex Beckett <abeckett@valecraft.com>
Subject: RE: PST PH7 Lot 15 - APS (DocuSign)

Hi Adam,

I reviewed the APS and there are a couple of things that need to be revised;

DO NOT SEND DOCUSIGN - Alex has reviewed the sketch for the changes made on the upper floor. He is working on providing you a new layout that will be more sufficient with the size of rooms etc. We will need to wait until he provides us with the new sketch.

In the meantime, you can make these changes to prepare to send for signatures.

1. Price was revised to include \$830,234.00 (B1A #2 Total was \$234 – Just a typo 😊) Need new APS with new Pricing.
2. HST price changes due to this – Need new Schedule G
3. Summary of Pricing has changed (for your records)
4. Please add new Schedule B – I removed red highlighted wording (that's my bas... sorry)
5. Add locked B1A's Kitchen Sketch – Added # 7
6. Removed STD Light package sheet and use the new one that was sent out early June. Please make sure you go into the Master templates for these sketches. That way you have the most updated sketch. (Size of lights changed and basement stairwell hallway light)
7. UPC – that is added in the attachment does not have the purchaser's name. Please replace it with the UPC sketch in their folder
8. Change the date for Commencement of construction (since we don't have a closing list right now – you can calculate this day to be 4 weeks from firm up date).

- (c) A building permit has been issued for the Property.
- (d) Commencement of Construction: ☐ has occurred; or ☒ is e;

By the time you send this, the Welcome letter should be done.

Unfortunately, all the dates will need to be changed. Hopefully, we can send this out on Monday. In the future, at the time of pricing... please get Alex involved in any of these changes and have him to a sketch to size to determine if everything works properly and we aren't adding to much are too little for space. Then Dan can price it after. For example. The two rooms will need 4 closet doors. These are a additional \$270 a piece which makes the cost more for this layout. Unless they want sliders, but that is not our standard.

Lisa Ballard

From: Frank Nieuwkoop
Sent: June 6, 2023 6:59 AM
To: Place St Thomas
Subject: RE: COUNTER OFFER - NASH (Lot 15)

Follow Up Flag: Follow up
Flag Status: Flagged

\$830,000 with 5 k in bonus, no to the other upgrades

Frank Nieuwkoop
Owner, Vice President



Valecraft
Homes (2019) Limited

210-1455 Youville Drive,
Ottawa, On K1C 6Z7
tel (613) 837-1104 x 210 | cell (613) 290-3343 | fax (613) 837-5901
[email](#) | [website](#)

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From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Monday, June 5, 2023 6:42 PM
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: RE: COUNTER OFFER - NASH (Lot 15)

Hey Frank,

They'll accept \$830,000.00 if we include:

Free-standing tub in Ensuite – approx. \$2500
Cabinets to ceiling in kitchen – approx. \$1000
Breakfast Bar on kitchen island - \$1500

Additional 5K (approx) in design options.

Adam Bowman
New Home Sales Consultant



Valecraft
Homes (2019) Limited

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tel (613) 370-0288 | fax (613) 370-0311
[valecraft.com](#)

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From: Frank Nieuwkoop <frank@valecraft.com>
Sent: Monday, June 5, 2023 5:29 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Subject: Re: COUNTER OFFER - NASH (Lot 15)

\$830,000

Sent from my iPhone

To: Frank Nieuwkoop <frank@valecraft.com>
Subject: RE: REVISED OFFER - NASH or STEEL (Lot 15)

Hi Frank,

Following up on this offer. Are we going to counter?

Adam

From: Place St Thomas
Sent: Saturday, June 3, 2023 1:04 PM
To: Frank Nieuwkoop <frank@valecraft.com>
Subject: REVISED OFFER - NASH or STEEL (Lot 15)
Importance: High

Hey Frank,

The clients interested in the Nash on Lot 15 have sent a counter offer – but they’ve given 2 options:

- 1. OFFER OF **\$850,000.00** for The Steel model #1086 (\$964,900.00) + Lot 15 (\$30,000.00) = **\$994,900.00**
 - 1. Difference of \$144,900.00
 - 2. No upgrades, home built as is

- 2. OFFER OF **\$815,000.00** for The Nash model #1030 (\$879,900.00) + Lot 15 (\$30,000.00) + Upgrades (36,900.00) = **\$946,800.00**
 - 1. Difference of \$131,800.00

Approximately pricing for Nash:

\$879,900.00 – Nash model 1030
\$30,000.00 – Lot 15 premium ravine lot
+
\$8,000.00 – 5PC Ensuite
\$1,500.00 – Extra basement window
\$1,000.00 – Enlarge all basement windows
\$400.00 – Waterline to fridge
\$1,000.00 – Gasoline to future kitchen
\$25,000.00 – Custom 2nd level including 3 bathrooms, modified ensuite with sinks together, modified walk-in closet & doors relocated)

APPROX. TOTAL - **\$946,800.00**

Difference of approx. **\$131,800.00**

Adam Bowman
New Home Sales Consultant

<image001.gif>

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

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From: Place St Thomas
Sent: Wednesday, May 24, 2023 3:57 PM

Place St. Thomas Lot Premiums Phase 7

Lot	Description	Premium
1		\$0
2		\$0
3		\$0
4		\$0
5		\$0
6		\$0
7		\$0
13	Ravine Lot	\$25,000
14	Ravine Lot	\$25,000
15	Ravine Lot	\$30,000
16		\$0
17		\$0
18		\$0
19		\$0
20	Corner Lot	\$30,000
21	Corner Lot	\$30,000
22		\$0
23		\$0
24	Corner Lot	\$30,000

Price subject to change without notice and includes HST (based on Purchaser qualifying for and assigning full new housing rebates for owner occupied only.)

All prices terms and specifications are subject to change without notice. E. & O. E.

K:\SALES\Admin VH2019\PRICELISTS&LOTS PREMIUMS\PST 5. xls

Revised: May 27, 2022

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			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)			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><div>DocuSigned by:</div><div></div><div>AD063329E604426</div></div> <div><div>DocuSigned by:</div><div></div><div>BCC6892908CE4ED</div></div>	Theophilus Tsiffo Noboussy & Gisele Siriwah Tabifor	2	0	2
		3	0	6
		1	9	

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 (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.)	<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 (do not include 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, Personal Information Bank CRA PPU 241.

General information

Who should complete this form?

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

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

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

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

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

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

Note

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

Documentation required

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

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

Note

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

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

Note

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

When should I file my claim?

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

Where do I send this form?

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

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

If you are:	Send your form to:
<ul style="list-style-type: none">• an individual, and the property is located in one of the areas indicated below; OR• a builder located in one of the areas indicated below, and you have filed your GST/HST return online. 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.