



## Welcome to Place St. Thomas

Dear Federika Alejandra Maingot & Marc-Antoine Castonguay

**RE: Place St. Thomas Phase 7 Lot 7**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **June 27, 2023.**

You now have five (5) business days from **June 27, 2023,** to obtain your Lawyer's & Financing approvals.

On or before **July 5, 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 **August 7, 2023** the closing date.

Your interior colour selections & all remaining upgrades must be completed by **August 7, 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**

<b>SUMMARY OF PRICING - VH2019</b>				<b>DATE:</b> 11/16/2020	
<b>PROJECT:</b> PLACE ST. THOMAS 7		<b>LOT NO:</b> 7			
<b>Reg'd Plan #:</b> 50M-361		<b>MODEL:</b> 826 "B" Bradley 3Bed Rev			
<b>Name(s):</b> Federika Alejandra Maingot					
<b>Name(s):</b> Marc-Antoine Castonguay					
		<b>BASE PRICE:</b>		\$818,900.00	
		<b>ELEVATION:</b>			
		<b>LOT PREMIUM:</b>		\$25,000.00	
		<b>END LOT PREMIUM:</b>			
		<b>NET TOTAL COST OF UPGRADES:</b>		\$147,222.00	
		<b>CREDITS:</b>			
		<b>SUBTOTAL:</b>		\$172,222.00	
		<b>TOTAL:</b>		\$991,122.00	
		<b>PURCHASER OFFER:</b>		\$855,000.00	
		<b>DIFFERENCE:</b>		-\$136,122.00	
Offer of \$855,000.00 accepted as per F. Nieuwkoop.					
<b>PURCHASER OFFER HST BREAKDOWN</b>					
	<b>OFFER PRICE EXCLUDING HST:</b>		<b>HST Formula 4</b>	<b>\$777,876.11</b>	
<b>COMMENTS:</b>					
<b>*EXPECTED DATE OF CLOSING:</b>				June 18, 2024	
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>	Federika Alejandra Maingot & Marc-Antoine Castonguay
<b>STREET</b>	196 St Malo Pl
<b>CITY, PROVINCE</b>	Embrun, Ontario
<b>POSTAL CODE</b>	K0A 1W0
<b>HOME PHONE</b>	514-799-6489
<b>WORK PHONE</b>	613-764-2033
<b>Cell Phone Purchaser (1)</b>	514-799-6489
<b>Cell Phone Purchaser (2)</b>	613-223-7136
<b>CIVIC</b>	902 Cologne Street
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-361
<b>HCRA Licence Number</b>	47491
<b>LOT (BUILDER'S LOT/UNIT)</b>	7
<b>MODEL #</b>	826
<b>ELEVATION</b>	"B"
<b>MODEL NAME</b>	Bradley 3Bed
<b>ORIENTATION</b>	Rev
<b>DWELLING (MODEL#, ELEV, OPT)</b>	826 "B" Bradley 3Bed Rev
<b>PHASE</b>	7
<b>PROJECT</b>	PLACE ST. THOMAS 7
<b>SCHEDULES</b>	B1-A, C-1, H, O
<b>PURCHASER OFFER</b>	\$855,000.00
<b>CLOSING DAY</b>	18
<b>CLOSING MONTH, YEAR</b>	June, 2024
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	June 18, 2024
<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>	Federika Alejandra Maingot
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	196 St Malo Pl., Embrun ON K0A 1W0
<b>HOME PHONE</b>	514-799-6489
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	196 St Malo Pl., Embrun ON K0A 1W0
<b>WORK PHONE</b>	514-799-6489
<b>OCCUPATION</b>	Owner/Hairstylist
<b>ID TYPE</b>	Canada Passport
<b>ID NUMBER</b>	HG209402
<b>BIRTH DATE</b>	April 8, 1987
<b>PURCHASER 2</b>	Marc-Antoine Castonguay
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	196 St Malo Pl., Embrun ON K0A 1W0
<b>HOME PHONE</b>	613-223-7136
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	2878 Carp Rd., Ottawa ON K0A 1L0
<b>WORK PHONE</b>	613-831-5166
<b>OCCUPATION</b>	Sales Specialist - Bobcat of Ottawa
<b>ID TYPE</b>	Canada Passport
<b>ID NUMBER</b>	AJ381312
<b>BIRTH DATE</b>	July 19, 1994
<b>PART OF LOT(S)(singles)</b>	7
<b>PLACE SIGNED</b>	Embrun, ON
<b>SIGNING DAY</b>	27
<b>SIGNING MONTH</b>	June
<b>SIGNING YEAR</b>	2023
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	June 27, 2023
<b>EMAIL ADDRESS (1)</b>	alejandra8487@gmail.com
<b>EMAIL ADDRESS (2)</b>	marc@bobcatov.com
DATE: May 2, 2023	


MARC-ANTOINE CASTONGUAY  
BOX 781 637 ST ISIDORE ST  
CASSELMAN ON K0A 1M0  
TEL: (613) 223-7136

028

DATE 2023-06-24  
A A A A M M J J

PAYEZ À Valecraft Homes (2019) Ltd  
L'ORDRE DE Five thousand dollars 5,000.00 \$

100 DOLLARS

 BANQUE ROYALE DU CANADA  
SUCCURSALE CASSELMAN  
650 PRINCIPALE ST., P.O. BOX 590  
CASSELMAN, ON K0A 1M0

POUR

028 0026600315055454

Project: Place St. Thomas 7  
Plan No: 50M-361  
Lot No: 7 - Phase 7  
Model: #826 "B" Rev Bradley 3Bed  
Date: June 27, 2023  
Purchaser: Federika Alejandra Maingot  
Purchaser: Marc-Antoine Castonguay



**SPRING RELEASE PROMOTION!**  
\$20,000 off all 800 & 1000 Series models for lots 13-20 in PHASE 7  
LIMITED TIME OFFER

**THE 800 & 1000 SERIES**

*Single family homes on Approx. 50' lots*

Model	Model No.	Sq. Ft.	# of Bedrooms	Priced From
The Sharpley (Bungalow)	801	1304	2	\$734,900
The Manning (Bungalow)	804	1748	3	\$734,900
The Kemp	810	1900	3	\$774,900
			4	\$794,900
The Hartin	815	2130	4	\$797,900
The Bradley	826	2183	3	\$818,900 ✓
		2376	4	\$838,900
The Ferris	1010	2237	4	\$814,900
The Murry (Bungalow)	1015	1517	3	\$764,900
The McCabe (Bungalow) W/ Optional Loft & bed #3	1016	1510	2	\$734,900
		1964	3	\$795,900
The Morgan (Bungalow)	1020	1567	3	\$744,900
The Medley (Bungalow)	1026	1776	3	\$814,900
The Nash	1030	2671	4	\$879,900
The Morrow	1035	2000	3	\$824,900
The Hazelwood	1046	2594	5	\$874,900
The McCaslin	1050	2727	4	\$899,900
The Steel	1086	3205	4	\$964,900

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

*Lot Premiums on Selected Lots*

**Adam Bowman**  
**SALES CONSULTANT**  
(613) 370-0288  
[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)

**Monday to Thursday 12:00 - 7:00pm**  
**Friday to Sunday 12:00 - 5:00pm**

**Prices Subject to Change Without Notice**  
**E. & O.E.**

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST. THOMAS 7		LOT NO: 7			
Reg'd Plan #: 50M-361		MODEL: 826 "B" Bradley 3Bed Rev			
Name(s): Federika Alejandra Maingot					
Name(s): Marc-Antoine Castonguay					
		BASE PRICE:		\$818,900.00	
		ELEVATION:			
		LOT PREMIUM:		\$25,000.00	
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$147,222.00	
		CREDITS:			
		SUBTOTAL:		\$172,222.00	
		TOTAL:		\$991,122.00	
		PURCHASER OFFER:		\$855,000.00	
		DIFFERENCE:		-\$136,122.00	
Offer of \$855,000.00 accepted as per F. Nieuwkoop.					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$777,876.11	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				June 18, 2024	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

MyHome

BuilderLink



Information about the 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
- 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.

Type of Transaction

Freehold Firm	+
Freehold Tentative	—

Enter Tentative Closing Date

Freehold Tentative - Critical Dates

First Tentative Date  ✓

Second Tentative Date  ✓

Firm Closing Date  ✓

Outside Closing Date  ✓

Notice Period for a Closing Delay

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

Notice to set Firm Closing Date  ✓

Purchaser's Termination Period

End of Purchaser's Termination Period  ✓

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



Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

Printed: 27-Jun-23 9:23 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*8 117685 41629	1	<b>KITCHEN - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - STANDARD LAYOUT.</b> INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD Note: - As per UPC Sketch dated June 27, 2023 - As per Kitchen Sketch dated June 27, 2023 - See item #9 (UPC) - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.	*\$ 1,381.00	Each
*9 117697 41630	1	<b>KITCHEN/DINETTE - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - EXTENDED PANTRY.</b> INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD Note: - As per UPC Sketch dated June 27, 2023 - As per Optional Pantry Sketch dated June 27, 2023 - See item #2 (optional extended pantry 1) - See item #8 (UPC) - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.	*\$ 392.00	Each
10 41631	1	<b>KITCHEN/DINETTE - KITCHEN ISLAND RELOCATED AS PER SKETCH</b> Note: - Installed approximately 2 feet further from fridge (approximately 2 feet closer to patio door) - As per Kitchen Sketch dated June 27, 2023 - As per Schedule H dated June 27, 2023 - See item #5 (island breakfast bar)	\$ 125.00	Each
*11 77552 41632	1	<b>HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS</b> Note: - As per Schedule H dated June 27, 2023 - Includes great room, dining room, main floor hallway & upper hallway	*\$ 11,084.00	Each
*12 77550 41633	1	<b>STUDY - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STUDY (10B)</b> Note: - Den as per Schedule H dated June 27, 2023	*\$ 4,681.00	Each
*13 115615 41634	1	<b>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</b> Note: As per Schedule H dated June 27, 2023	*\$ 5,360.00	Each
*14 102293 41635	1	<b>STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS &amp; STRINGERS AND SOLID TREADS</b> Note: - As per Schedule H dated June 27, 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.	*\$ 6,348.00	Each
15 41636	1	<b>BASEMENT - STAIRS - BASEMENT - STAINED OAK STAIRCASE WITH VENEERED RISERS &amp; STRINGERS AND SOLID TREADS</b> Note: - As per Schedule H dated June 27, 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.	\$ 6,625.00	Each
*16 12674 41637	1	<b>BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.</b> Note: - As per Schedule H dated June 27, 2023 - Includes Smooth Ceilings.	*\$ 34,274.00	Each
*17 12669 41638	1	<b>BASEMENT - BASEMENT BATHROOM - FINISH 2-PC BATHROOM WITH VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.</b> Note: - As per Schedule H dated June 27, 2023	*\$ 9,585.00	Each

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Adam Bowman  
LOCKED BY:  
PE 2.002-2  
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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



Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

Printed: 27-Jun-23 9:23 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
7		7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 12684		1 - KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1	*\$ 2,482.00	Each
41620		Note: - Standard Layout as per Kitchen Sketch dated June 27, 2023 - As per Schedule H dated June 27, 2023 - See item #2 (optional extended pantry 1) - See item #3 (fridge upper) - See item #4 (fridge opening) - See item #5 (island breakfast bar) - See item #7 (pots & pans) - See item #8 & #9 (UPC) - See item #10 (island location)		
*2 27708		1 - KITCHEN - CABINETRY - OPTIONAL EXTENDED PANTRY 1 - LEVEL 1 CABINETRY	*\$ 10,789.00	Each
41621		Note: - As per Pantry Sketch dated June 27, 2023 - As per Schedule H dated June 27, 2023 - See item #1 (level 1 cabinetry - standard layout) - See item #8 & #9 (UPC) - See item #10 (island location) - Does Not Include Backsplash, Bulkhead Extension or Potlights.		
3 117095		1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - LEVEL 1 SERIES CABINETRY	\$ 211.00	Each
41624		Note: - As per Kitchen Sketch dated June 27, 2023 - See item #1 (level 1 cabinetry - standard layout) - See item #4 (fridge opening) - See item #8 & #9 (UPC)		
4 871		1 - KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE (PURCHASER TO PROVIDE DESIRED FRIDGE OPENING DIMENSIONS)	\$ 125.00	Each
41625		Note: - As per Kitchen Sketch dated June 27, 2023 - See item #1 (level 1 cabinetry - standard layout) - See item #3 (fridge upper) - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.		
5		1 - KITCHEN - SUPPLY & INSTALL OPTIONAL FLUSH BREAKFAST BAR - BUILDERS STANDARD QUARTZ COUNTERTOP - STANDARD KITCHEN LAYOUT	\$ 1,381.00	Each
41626		Note: - As per Scheudle H dated June 27, 2023 - As per Kitchen Sketch dated June 27, 2023 - See item #10 (island location) - Edge profile to be confirmed at design appointment		
*6 120941		3 - KITCHEN - CABINETRY - EXTEND ISLAND CABINET (LEVEL 1 SERIES) C/W STD SERIES COUNTER TOP WITH FLUSH BREAKFAST BAR - PER LINEAR FOOT	*\$ 2,313.00	
41627		Note: - As per Kitchen Sketch dated June 27, 2023 - As per Schedule H dated June 27, 2023 - Extension of approximately 3 feet - See item #1 (level 1 cabinetry - standard kitchen layout) - See item #10 (island location)		
*7 101		2 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	*\$ 1,580.00	
41628		Note: - As per Kitchen Sketch dated June 27, 2023 - See item #1 (level 1 cabinetry - standard kitchen layout) - Pots and Pans drawers located next to stove opening (both sides)		

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2.002-1

InvoiceSQL.rpt 01sept21

Vendor Initials: \_\_\_\_\_

Purchaser Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL

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

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



Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

Printed: 27-Jun-23 9:23 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
18		1 - BASEMENT - BASEMENT - FLOORING - TORLYS EVERWOOD DESIGNER (5/16" x 7" x 72" PLANK) - BASEMENT RECROOM AS PER SKETCH	\$ 10,863.00	Each
41639		Note: - As per Schedule H dated June 27, 2023 ✓ - See item #16 (finished basement recroom) ✓ - Colour/Stain to be confirmed at design appointment ✓	02002-3-18	
19		1 - BASEMENT - WINDOW - INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP	\$ 125.00	Each
849				
41640		Note: - As per Schedule H dated June 27, 2023 ✓ - Subject to limiting distance at side yard as per Current Building Code.	02002-3-19	
20		1 - GREAT ROOM - FIREPLACE BUMPED INTO GREAT ROOM APPROX. 6IN - DRYWALL FRAMING EXTENDS FROM FLOOR TO 2ND STOREY CEILING - INCLUDES DELETION OF 2ND STOREY WINDOW	\$ 1,065.00	Each
41641		Note: - As per Schedule H dated June 27, 2023 ✓ - See item #21 (linear fireplace) ✓ - See item #22 (fireplace raised 18") ✓ - See item #23 (fan kit) ✓ - See item #24 (tile upgrade) ✓	02002-3-20	
21		1 - GREAT ROOM - LINEAR ASCENT BL36 WITH 4-SIDED BLACK TRIM KIT TOPAZ CRISTALINE EMBER BED - IN LIEU OF STANDARD	\$ 730.00	Each
41642		Note: As per Sch # ✓ See item #20 (Bumped in F/P)	02002-3-21	
22		1 - GREAT ROOM - GREAT ROOM - RAISE FIREPLACE - BASE APPROXIMATELY 18IN FROM FLOOR	\$ 125.00	Each
41643		Note: See item #20 (bumped in F/P) ✓ See item #21 (upgraded linear F/P) ✓ as per sch #	02002-3-22	
*23		1 - GREAT ROOM - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	*\$ 415.00	Each
384				
41644		Note: See item #21 (Linear fireplace)	02002-3-23	
24		1 - GREAT ROOM - GREAT ROOM - FIREPLACE - QUOTE LEVEL CERAMIC TILE - INSTALLED FLOOR TO CEILING - 2 STOREY - HORIZONTAL 1/2 BRICK PATTERN	\$ 9,750.00	Each
41645		Note: - See item #20 (fireplace bumped into great room 6") ✓ - See item #22 (fireplace raised 18") ✓ - Tile installed on face & returns - floor to ceiling ✓ - Colour/Stain to be confirmed at design appointment ✓	02002-3-24	
25		1 - OFFICE - DEN - DOUBLE SWING DOORS - CLEAR GLASS (1 LITE) IN LIEU OF BUILDERS STANDARD	\$ 2,194.00	Each
41647		Note: (2x in total) ✓ - As per Schedule H dated June 27, 2023 ✓	02002-4-05	
*26		1 - ENSUITE BATH - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES	*\$ 7,581.00	Each
12676				
41649		Note: <del>2x in total</del> ✓ - As per Schedule H dated June 27, 2023 ✓ - See item #27 (walk-in shower) ✓ - See item #28 (freestanding tub) ✓	02002-4-26	
27		1 - ENSUITE BATH - UPGRADE 5PC ENSUITE WALK-IN SHOWER TO WALK-IN SHOWER WITH PIVOT DOOR & GLASS SIDE PANEL	\$ 3,843.00	Each
41650		Note: - As per Schedule H dated June 27, 2023 ✓ - See item #26 (5pc ensuite) ✓	02002-4-07	



Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

Printed: 27-Jun-23 9:23 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*28 586	1	ENSUITE BATH - BATHROOMS - TUB - MAAX FREESTANDING BATH JAZZ 6636 ACRYLIC CENTER DRAIN WHITE - 105359W	* \$ 3,834.00	Each
41651	Note:	- As per Schedule H dated June 27, 2023 - See item #26 (5pc ensuite) - Confirmation of Price from Estimator and Approval from Architecture is Required	02002-4-28	
29 41653	1	STANDARD OAK MODERN 3" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE SPINDLES - STANDARD AREAS + OPEN FINISHED BASEMENT STAIRCASE AT GREAT ROOM	\$ 1,828.00	Each
	Note:	- As per Schedule H dated June 27, 2023 - (open finished basement staircase at great room) - Includes routed cap on posts	02002-4-29	
30 111280 41654	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 400 CFM - 30IN FLAT DESIGN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 639.00	Each
	Note:	- As per Kitchen Sketch dated June 27, 2023 - Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department	02002-4-30	
*31 870 41655	1	KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET (REGULAR STOVE OUTLET TO REMAIN) DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL	* \$ 809.00	Each
	Note:	- As per Kitchen Sketch dated June 27, 2023 - 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	02002-4-31	
*32 324 41656	13	POT LIGHT - QTY 1 X 4IN LED WHITE SLIM LINE POT LIGHT	* \$ 4,069.00	
	Note:	- Location to be confirmed at Electrical appointment - Does not include switch.	Should be on Electrical Quote.	
*33 316 41657	4	DECORA SINGLE POLE SWITCH OUTLET	* \$ 616.00	
	Note:	- Location to be confirmed at Electrical appointment	This is going to cause a lot of confusion for pricing.	

Sub Total	\$147,222.00
HST	\$0.00
Total	\$147,222.00

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

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2.002-4

InvoiceSQL.rpt 01sept21

Vendor Initials: Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

<div>Internal B1A</div> <div>Place St. Thomas - Phase 7</div> <div>PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay</div> <div>Printed: 27-Jun-23 9:23 am</div>			
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER:		27-Jun-23	VENDOR:	
	Federika Alejandra Maingot	DATE		PER: Valecraft Homes (2019) Limited
PURCHASER:		27-Jun-23	DATE:	
	Marc-Antoine Castonguay	DATE		

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	





## Place St. Thomas - Phase 7

Printed: 22-Jun-23 9:50 am

Quote Line			
*1 12684	1 - <i>KITCHEN</i> - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1	*\$ 2,482.00	Each
41620	Note: Standard Layout		

*2 27708	1 - <i>KITCHEN</i> - CABINETRY - OPTIONAL EXTENDED PANTRY 1 - LEVEL 1 CABINETRY	*\$ 10,789.00	Each
41621	Note: Does Not Include Backsplash, Bulkhead Extension or Potlights. As per Pantry Sketch dated		

3 117095	1 - <i>KITCHEN</i> - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - LEVEL 1 SERIES CABINETRY	\$ 211.00	Each
41624	Note: As per Kitchen Sketch dated		

4 871  41625	1 - <i>KITCHEN</i> - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE (PURCHASER TO PROVIDE DESIRED FRIDGE OPENING DIMENSIONS)  Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. As per Kitchen Sketch dated	\$ 125.00	Each
-----------------------	--	-----------	------

5	1 - <i>KITCHEN</i> - SUPPLY & INSTALL OPTIONAL FLUSH BREAKFAST BAR - BUILDERS STANDARD QUARTZ COUNTERTOP - STANDARD KITCHEN LAYOUT	\$ 1,381.00	Each
41626	Note:		

*6 120941	3 - <i>KITCHEN</i> - CABINETRY - EXTEND ISLAND CABINET (LEVEL 1 SERIES) C/W STD SERIES COUNTER TOP WITH FLUSH BREAKFAST BAR - PER LINEAR FOOT	*\$ 2,313.00
41627	Note: - As per Sketch 001 - Pulgar	

*7 101	2 - <i>KITCHEN</i> - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	*\$ 1,580.00	
41628	Note:		

*8 117685	1 - <i>KITCHEN</i> - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	*\$ 1,381.00	Each
41629	Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch dated		

InvoiceSQL.rpt 01sept21

DATE: JUNE 22/73

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Alejandra Pulgar and Marc-Antoine Castonguay			Printed: 22-Jun-23 9:50 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24
ITEM	EXTRA / CHANGE	QTY	UNIT COST    Total COST    UNIT PRICE    TOTAL

Quote Line

*9 117697	1 - <i>KITCHEN/DINETTE</i> - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - EXTENDED PANTRY. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	* \$ 392.00	Each
41630	Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch dated		

Quote Line

10	1 - <i>KITCHEN/DINETTE</i> - KITCHEN ISLAND RELOCATED AS PER SKETCH	\$ 125.00	Each
41631	Note: - Installed approximately 2 feet further from fridge (approximately 2 feet closer to patio door) - As per Sketch 001 - Pulgar		

Quote Line

*11 77552	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	* \$ 11,084.00	Each
41632	Note: - Includes great room, dining room, main floor hallway & upper hallway		

Quote Line

*12 77550	1 - <i>STUDY</i> - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STUDY (10B)	* \$ 4,681.00	Each
41633	Note: - Den as per Sketch 001 - Pulgar		

Quote Line

*13 115615	1 - - 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	* \$ 5,360.00	Each
41634	Note: As per Schedule H dated		

Quote Line

*14 102293	1 - - STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	* \$ 6,348.00	Each
41635	Note: 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.		

Quote Line

15	1 - <i>BASEMENT</i> - STAIRS - BASEMENT - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	\$ 6,625.00	Each
41636	Note: 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.		

PREPARED BY: Adam Bowman


LOCKED BY:

PE 2.002-2

InvoiceSQL.rpt 01sept21

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: June 22/23

QUOTE

Place St. Thomas - Phase 7

PURCHASERS: Alejandra Pulgar and Marc-Antoine Castonguay

Printed: 22-Jun-23 9:50 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24

ITEM	EXTRA / CHANGE	QTY	UNIT COST	Total COST	UNIT PRICE	TOTAL
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Quote Line

*16 12674	1 - <i>BASEMENT</i> - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET.	*\$ 34,274.00	Each
41637	Note: - As per Sketch 001 - Pulgar - Includes Smooth Ceilings.		

Quote Line

*17 12669	1 - <i>BASEMENT</i> - BASEMENT BATHROOM - FINISH 2-PC BATHROOM WITH VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA.	*\$ 9,585.00	Each
41638	Note: - As per Sketch 001 - Pulgar		

Quote Line

18	1 - <i>BASEMENT</i> - BASEMENT - FLOORING - TORLYS EVERWOOD DESIGNER (5/16" x 7" x 72" PLANK) - BASEMENT RECROOM AS PER SKETCH	\$ 10,863.00	Each
41639	Note: - As per Sketch 001 - Pulgar		

19 849	1 - <i>BASEMENT</i> - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP	\$ 125.00	Each
41640	Note: Subject to limiting distance at side yard as per Current Building Code. Location as per Schedule H dated		

Quote Line

20	1 - <i>GREAT ROOM</i> - FIREPLACE BUMPED INTO GREAT ROOM APPROX. 6IN - DRYWALL FRAMING EXTENDS FROM FLOOR TO 2ND STOREY CEILING - INCLUDES DELETION OF 2ND STOREY WINDOW	\$ 1,065.00	Each
41641	Note: - As per Sketch 001 - Pulgar		

Quote Line

21	1 - <i>GREAT ROOM</i> - LINEAR ASCENT BL36 WITH 4-SIDED BLACK TRIM KIT TOPAZ CRISTALINE EMBER BED - IN LIEU OF STANDARD	\$ 730.00	Each
41642	Note:		

Quote Line

22	1 - <i>GREAT ROOM</i> - GREAT ROOM - RAISE FIREPLACE - BASE APPROXIMATELY 18IN FROM FLOOR	\$ 125.00	Each
41643	Note:		

Quote Line

*23 384	1 - <i>GREAT ROOM</i> - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	*\$ 415.00	Each
41644	Note:		

PREPARED BY: Adam Bowman

LOCKED BY:


PE 2.002-3

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Vendor Initials: \_\_\_\_\_

Purchaser Initials: \_\_\_\_\_

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: June 22/23

QUOTE				
Place St. Thomas - Phase 7				
PURCHASERS: Alejandra Pulgar and Marc-Antoine Castonguay			Printed: 22-Jun-23 9:50 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24	
ITEM	EXTRA / CHANGE	QTY	UNIT COST	Total COST UNIT PRICE TOTAL

Quote Line

24	1 - <i>GREAT ROOM</i> - GREAT ROOM - FIREPLACE - QUOTE LEVEL CERAMIC TILE - INSTALLED FLOOR TO CEILING - 2 STOREY - HORIZONTAL 1/2 BRICK PATTERN		\$ 9,750.00	Each
41645	Note: - See item #20 (Fireplace bumped into great room 6") - Tile installed on face & returns - floor to ceiling			

Quote Line

25	1 - <i>OFFICE</i> - DEN - DOUBLE SWING DOORS - CLEAR GLASS (1 LITE) IN LIEU OF BUILDERS STANDARD		\$ 2,194.00	Each
41647	Note: - As per Sketch 001 - Pulgar			

Quote Line

*26 12676	1 - <i>ENSUITE BATH</i> - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES		*\$ 7,581.00	Each
41649	Note: - As per Sketch 001 - Pulgar			

Quote Line

27	1 - <i>ENSUITE BATH</i> - UPGRADE 5PC ENSUITE WALK-IN SHOWER TO WALK-IN SHOWER WITH PIVOT DOOR & GLASS SIDE PANEL		\$ 3,843.00	Each
41650	Note: - As per Sketch 001 - Pulgar			

Quote Line

*28 586	1 - <i>ENSUITE BATH</i> - BATHROOMS - TUB - MAAX FREESTANDING BATH JAZZ 6636 ACRYLIC CENTER DRAIN WHITE - 105359W		*\$ 3,834.00	Each
41651	Note: Confirmation of Price from Estimator and Approval from Architecture is Required			

Quote Line

29	1 - - STANDARD OAK MODERN 3" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE SPINDLES - STANDARD AREAS + OPEN FINISHED BASEMENT STAIRCASE AT GREAT ROOM		\$ 1,828.00	Each
41653	Note: - Includes routed cap on posts			

Quote Line


30 111280	1 - <i>KITCHEN</i> - HOOD FAN - CHIMNEY - WHIRLPOOL 400 CFM - 30IN FLAT DESIGN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS		\$ 639.00	Each
41654	Note: Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department			

*31 870	1 - <i>KITCHEN</i> - GAS LINE FOR RANGE C/W 120V OUTLET (REGULAR STOVE OUTLET TO REMAIN) DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINERY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL		*\$ 809.00	Each
41655	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 2.002-4  
InvoiceSQL.rpt 01sep21

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: June 22/23





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QUOTE

## Place St. Thomas - Phase 7

**PURCHASERS:** Alejandra Pulgar and Marc-Antoine Castonguay

Printed: 22-Jun-23 9:50 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24

ITEM	EXTRA / CHANGE	QTY	UNIT COST	Total COST	UNIT PRICE	TOTAL
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*32 324	13 - - POT LIGHT - QTY 1 X 4IN LED WHITE SLIM LINE POT LIGHT	*\$ 4,069.00	
41656	Note: - Location to be confirmed at Electrical appointment - Does not include switch.		

## Quote Line

*33 316	4 - - DECORA SINGLE POLE SWITCH OUTLET	*\$ 616.00	
41657	Note: - Location to be confirmed at Electrical appointment		

Sub Total	\$147,222.00
HST	\$0.00
Total	\$147,222.00

### Payment Summary

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

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

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2.002-5

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# CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: JUNE 21/23



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

DocuSigned by:

DocuSigned by:

Name (print)

Federika Alejandra Maingot Marc-Antoine Castonguay

Year

Month

Day

Page 2

Protected B when completed

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

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

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

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

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

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

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)

A

Enter the purchase price of the house (**do not include** GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)

B

GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).

C

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.

D

Total rebate amount including any provincial rebate (line C plus line D).

E

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

Total purchase price for the house (**do not include** amounts for the lease of the land or the option to purchase the land).

F

Fair market value of the house (including the land and the building) when possession was transferred to you.

G

GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).

H

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.

I

Total rebate amount including any provincial rebate (line H plus line I).

J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)

K

GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).

L

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.

M

Total rebate amount including any provincial rebate (line L plus line M).

N

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

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

Branch number

Institution number

Account number

Name of the account holder

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