



## Welcome to Place St. Thomas

Dear Luckner Chervis & Gina Chervis Pamphile

**RE: Place St. Thomas Phase 7 Lot 19**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **June 28, 2023**

You now have five (5) business days from **June 28, 2023** to obtain your Lawyer's & Financing approvals.

On or before **July 24, 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 14, 2023** maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **August 14, 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><i>PURCHASERS ADDRESS:</i></b>	
<b>PURCHASERS NAME(S)</b>	Luckner Cheris & Gina Cheris Pamphile
<b>STREET</b>	141 Rue du Martin-Pecheur
<b>CITY, PROVINCE</b>	Terrebonne, QC
<b>POSTAL CODE</b>	J6V 1M4
<b>HOME PHONE</b>	514-373-1959
<b>WORK PHONE</b>	450-651-0981
<b>Cell Phone Purchaser (1)</b>	438-349-3243
<b>Cell Phone Purchaser (2)</b>	514-451-3496
<b>CIVIC</b>	923 Cologne Street
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-361
<b>HCRA Licence Number</b>	47491
<b>LOT (BUILDER'S LOT/UNIT)</b>	19
<b>MODEL #</b>	1046
<b>ELEVATION</b>	"B"
<b>MODEL NAME</b>	Hazelwood
<b>ORIENTATION</b>	Std
<b>DWELLING (MODEL#, ELEV, OPT)</b>	1046 "B" Hazelwood Std
<b>PHASE</b>	7
<b>PROJECT</b>	PLACE ST. THOMAS 7
<b>SCHEDULES</b>	B1-A, C-1, H, O
<b>PURCHASER OFFER</b>	\$805,000.00
<b>CLOSING DAY</b>	4
<b>CLOSING MONTH, YEAR</b>	June, 2024
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	June 4, 2024
<b>DEPOSIT 1)</b>	55,000
<b>DEPOSIT 2)</b>	
<b>DEPOSIT 3)</b>	
<b>SALES REPRESENTATIVE</b>	Adam Bowman
<b><i>SOLICITORS INFO</i></b>	
<b>SOLICITOR NAME</b>	Chantal J.Sabourin
<b>STREET</b>	964 Notre Dame Street P.O. Box 749
<b>CITY, PROVINCE</b>	Embrun ON
<b>POSTAL CODE</b>	K0A 1W1
<b>PHONE</b>	613-443-5683
<b><i>SCHEDULE T</i></b>	
<b>PURCHASER 1</b>	Luckner Cheris
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	141 Rue du Martin-Pecheur, Terrebonne QC J6V1M4
<b>HOME PHONE</b>	438-349-3243
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	2111 Fernand-Lafontaine Blvd., Longueuil QC J4G2J4
<b>WORK PHONE</b>	450-651-0981
<b>OCCUPATION</b>	Genie Civil Technicien
<b>ID TYPE</b>	Permis de Conduire
<b>ID NUMBER</b>	C6205-061075-06
<b>BIRTH DATE</b>	October 6, 1975
<b>PURCHASER 2</b>	Gina Cheris Pamphile
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	141 Rue du Martin-Pecheur, Terrebonne QC J6V1M4
<b>HOME PHONE</b>	514-451-3496
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	7401 Rue Hochelaga, Montreal QC H1N 3M5
<b>WORK PHONE</b>	514-251-4000
<b>OCCUPATION</b>	Nurses Assistant
<b>ID TYPE</b>	Permis de Conduire
<b>ID NUMBER</b>	C6214-091178-07
<b>BIRTH DATE</b>	November 9, 1978
<b>PART OF LOT(S)(singles)</b>	19
<b>PLACE SIGNED</b>	Terrebonne
<b>SIGNING DAY</b>	9
<b>SIGNING MONTH</b>	May
<b>SIGNING YEAR</b>	2023
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	May 9, 2023
<b>EMAIL ADDRESS (1)</b>	lucknercheris4@gmail.com
<b>EMAIL ADDRESS (2)</b>	ginapamphile8@gmail.com
<b>DATE: May 2, 2023</b>	

**SUMMARY OF PRICING - VH2019**

DATE:

PROJECT: PLACE ST. THOMAS 7  
 Reg'd Plan #: 50M-361  
 Name(s): Luckner Cheris  
 Name(s): Gina Cheris Pamphile

LOT NO: 19  
 MODEL: 1046 "B" Hazelwood Std

BASE PRICE: \$874,900.00

ELEVATION: \_\_\_\_\_

LOT PREMIUM: \_\_\_\_\_

END LOT PREMIUM: \_\_\_\_\_

NET TOTAL COST OF UPGRADES: \$23,214.00

CREDITS: \_\_\_\_\_

SUBTOTAL: \$23,214.00

TOTAL: \$898,114.00

PURCHASER OFFER: \$805,000.00

DIFFERENCE: -\$93,114.00

Offer accepted by F. Nieuwkoop & Diane Brunet on May 1st, 2023

**PURCHASER OFFER HST BREAKDOWN**

OFFER PRICE EXCLUDING HST:	HST Formula 4	\$733,628.32
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**COMMENTS:**

\*EXPECTED DATE OF CLOSING: June 4, 2024

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.

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.

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.

Section A - Claimant information
Section B - House information
Form fields for claimant details, house address, telephone numbers, and ownership dates.

LC GC
3X2B GJ5G

FOR INTERNAL USE ONLY
IC [ ] [ ] [ ] [ ] [ ] NC [ ] [ ] [ ] [ ] [ ]

**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.)	<input style="width: 90%; height: 20px;" type="text"/> A
Enter the purchase price of the house ( <b>do not include</b> GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)	<input style="width: 90%; height: 20px;" type="text"/> B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<input style="width: 90%; height: 20px;" type="text"/> 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.	<input style="width: 90%; height: 20px;" type="text"/> D
Total rebate amount including any provincial rebate (line C plus line D).	<input style="width: 90%; height: 20px;" type="text"/> E

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

Total purchase price for the house ( <b>do not include</b> amounts for the lease of the land or the option to purchase the land).	<input style="width: 90%; height: 20px;" type="text"/> F
Fair market value of the house (including the land and the building) when possession was transferred to you.	<input style="width: 90%; height: 20px;" type="text"/> G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	<input style="width: 90%; height: 20px;" type="text"/> 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.	<input style="width: 90%; height: 20px;" type="text"/> I
Total rebate amount including any provincial rebate (line H plus line I).	<input style="width: 90%; height: 20px;" type="text"/> 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.)	<input style="width: 90%; height: 20px;" type="text"/> K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).	<input style="width: 90%; height: 20px;" type="text"/> 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.	<input style="width: 90%; height: 20px;" type="text"/> M
Total rebate amount including any provincial rebate (line L plus line M).	<input style="width: 90%; height: 20px;" type="text"/> 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
<input style="width: 100%; height: 20px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/>

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](http://canada.ca/cra-info-source), Personal Information Bank CRA PPU 241.

## General information

### Who should complete this form?

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

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

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

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

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

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

#### Note

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

### Documentation required

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

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

#### Note

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

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

#### Note

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

### When should I file my claim?

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

### Where do I send this form?

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

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

If you are:	Send your form to:
<ul style="list-style-type: none"> <li>• an <b>individual</b>, and the property is located in one of the areas indicated below; OR</li> <li>• a <b>builder</b> located in one of the areas indicated below, and you have filed your GST/HST return online.</li> </ul> <p><b>Areas:</b> Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.</p>	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](http://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](http://canada.ca/gst-hst-pub).

LC

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GC

1FPX

## Lisa Ballard

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**From:** Place St Thomas  
**Sent:** May 7, 2023 4:57 PM  
**To:** Lisa Ballard  
**Subject:** PST PH7 Lot 19 - APS (DocuSign)  
**Attachments:** PST PH7 19 APS May 9-23 (DOCUSIGN - NOT FINAL).pdf; PST PH7 19 HST Rebate Form May 9-23.pdf

Hi Lisa

The Purchase Agreement for **PST PH7 Lot 19** is ready to be reviewed. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST7 19 - APS (May 9-23)".

Schedule B1A will need to be redone once Builder IT is fixed.  
Schedule D will need to be redone once Alex gives us the updated file.

Signing date for clients: May 9, 2023  
Signing date for Frank: May 9, 2023  
Closing Date: June 4, 2024 (Clients cannot close earlier than June)  
Deposit: \$5000 cheque at head office, \$50,000 deposit processed from cancelled deal at PST7 lot 23

Purchaser:

Luckner Cheri: [lucknercheris4@gmail.com](mailto:lucknercheris4@gmail.com)  
Gina Cheri Pamphile: [ginapamphile8@gmail.com](mailto:ginapamphile8@gmail.com)

I'll send it out once everything is ready to go!

Thanks,  
Adam

**Adam Bowman**  
New Home Sales Consultant



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

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**From:** Place St Thomas  
**Sent:** Tuesday, April 11, 2023 2:31 PM  
**To:** Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>; Diane Brunet <[dbrunet@valecraft.com](mailto:dbrunet@valecraft.com)>  
**Cc:** Shea Village <[sheavillage@valecraft.com](mailto:sheavillage@valecraft.com)>; Lisa Ballard <[lballard@valecraft.com](mailto:lballard@valecraft.com)>  
**Subject:** PST PH7 Lot 3 - Offer  
**Importance:** High

Hi Frank & Diane,

Peggy has agreed to move forward. She will remove items #2, #3, #10 & #17 from her wish list for a total of \$37,930.00.

\$890,000.00 (Final price offered to client)  
-\$37,930.00 (upgrades removed)

**\$852,070.00 OFFER**

Peggy's son is getting married on Saturday so she would like to postpone writing the APS until next week.

- 85,000.00

**\$913,951.00 Total**

I'm working from home today, so you can email or text/call my cell if you have any questions.

Looking forward to hearing from you!

Adam

Cell: 343-777-3474

**Adam Bowman**

New Home Sales Consultant

944 Lucerne Dr., Embrun ON K0A 1W0

tel (613) 370-0288 | fax (613) 370-0311

[valecraft.com](http://valecraft.com)

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On Apr 4, 2023 at 6:07 PM, <[Pandj Perrault](mailto:Pandj.Perrault)> wrote:

Hi Adam,

Thank you for the latest upgrade list and pricing of the Murry Bungalow. I've reviewed it and I'm willing to offer \$830,000.00 for Option 1 as described in your email below.

Thanks Adam,  
Peggy Perrault

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**From:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>

**Sent:** April 3, 2023 1:39 PM

**To:** [pandj.perrault@xplornet.com](mailto:pandj.perrault@xplornet.com)

**Subject:** RE: Upgrade List & Pricing - Murry Bungalow

**Importance:** High

Hi Peggy,

Great news! The architectural department was able to confirm the additional space around the freestanding tub. I've attached the revised quote pricing for your records.

Here are the 2 options:

**OPTION 1 – WITH FREESTANDING TUB**

\$784,900.00 – Murry Bungalow

\$15,500.00 – Elevation "A"

\$65,000.00 – Ravine Lot 3 Premium

\$133,551.00 – Upgrades with freestanding tub

**\$998,951.00 – TOTAL**

I'm in the office until 7PM tonight if you have any questions.

Thanks again!

Adam

Office: 613-370-0288

LUCKNER CHERIS  
GINA CHERIS PAMPHILE

FOLIO 760 033

051

DATE 20 23 - 05 - 25  
A A A A M M J J

PAYEZ À  
L'ORDRE DE

Valecraft Homes (2019) LTD

-5000-\$

Cinq Mille et 00/100 DOLLARS



Caisse Desjardins du Centre-est Montréal  
6955, rue Jean-Talon Est  
Montréal Qc H1S 1N2  
(514) 725-5050

AccèsD: 1 800 CAISSES  
www.desjardins.com

Caractéristiques de sécurité intégrées. Détails au verso.

Desjardins  
POUR

Buy house

Luckner Chéris

05 30 26 8 15 760 033 11

Project: Place St. Thomas 7  
Plan No: 50M-361  
Lot No: 19 - Phase 7  
Model: #1046 The Hazlewood  
Date: May 25, 2023  
Purchaser: Luckner Chéris  
Purchaser: Gina Chéris Pamphile

LUCKNER CHERIS  
GINA CHERIS PAMPHILE

FOLIO 780 033

031

DATE 2022-07-24

A A A A M M J J

PAYEZ À  
L'ORDRE DE

Valecraft Homes (2019) LTD

5000-\$

Cinq mille et 00/100

100 DOLLARS

 Details de l'émission



Desjardins  
POUR

Caisse Desjardins du Centre-est Montréal  
6955, rue Jean-Talon Est  
Montréal Qc H1S 1N2 AccèsD: 1 800 CAISSES  
(514) 725-5050 www.desjardins.com

Achat maison

Luckner Cheris

MI

⑈03⑈ ⑈3026⑈ ⑈815⑈ 780⑈033⑈ ⑈⑈

Project: Place St. Thomas 7  
Plan No: 50M-361  
Lot No: 23 - Phase 7  
Model: #1046, Hazelwood, Std  
Date: Aug 27, 2022

Purchaser: Luckner Cheris  
Purchaser: Gina Cheris Pamphile

LUCKNER CHERIS  
GINA CHERIS PAMPHILE

FOLIO 760 033

033

DATE 2022-09-08  
A A A A M M J J

PAYEZ À  
L'ORDRE DE

Valecraft Homes (2019) Limited

20 000 \$

Vingt Mille et 0/100 DOLLARS



Caisse Desjardins du Centre-est Montréal  
6955, rue Jean-Talon Est  
Montréal Qc H1S 1N2 AccèsD: 1 800 CAISSES  
(514) 725-5050 www.desjardins.com

Caractéristiques de sécurité intégrées. Détails au verso.

Desjardins  
POUR

Dépôt achat maison

Luckner Chéris

MI

⑈033⑈ ⑆3026⑆ ⑆8⑆5⑆ 760⑈033⑈ ⑆⑈

LUCKNER CHERIS  
GINA CHERIS PAMPHILE

FOLIO 760 033

032

DATE 2022-10-05  
A A A A M M J J

PAYEZ À  
L'ORDRE DE

Valecraft Homes (2019) Limited

25 000 \$

Vingt Cinq Mille et 0/100 DOLLARS



Caisse Desjardins du Centre-est Montréal  
6955, rue Jean-Talon Est  
Montréal Qc H1S 1N2 AccèsD: 1 800 CAISSES  
(514) 725-5050 www.desjardins.com

Caractéristiques de sécurité intégrées. Détails au verso.

Desjardins  
POUR

Dépôt achat maison

Luckner Chéris

MI

⑈032⑈ ⑆3026⑆ ⑆8⑆5⑆ 760⑈033⑈ ⑆⑈

Project: Place St. Thomas 7  
Plan No: 50M-361  
Lot No: 23 - Phase 7  
Model: #1046, Hazelwood, Std  
Date: September 13, 2022

Purchaser: Luckner Chéris  
Purchaser: Gina Chéris Pamphile

U

GLP

FN

## Lisa Ballard

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**From:** Lisa Ballard  
**Sent:** Monday, October 31, 2022 10:52 AM  
**To:** Place St Thomas  
**Subject:** RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Adam,

I spoke with Frank about this issue this morning. Diane and himself are going to discuss it and let me know how to proceed.

I do know that there is no option for a mutual release from what I gather.

Thanks!

Lisa Ballard



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



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**From:** Place St Thomas <place-st-thomas@valecraft.com>  
**Sent:** Saturday, October 29, 2022 1:10 PM  
**To:** Lisa Ballard <lballard@valecraft.com>  
**Cc:** Alex Beckett <abeckett@valecraft.com>  
**Subject:** RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Lisa,

Please give me a call on Monday. This client has been told by his mortgage broker that he's only pre-approved for a maximum of 650K. He's asked to cancel the purchase agreement.

I sent the email to Frank last week and I believe the purchasers tried calling head office.

**Adam Bowman**  
New Home Sales Consultant



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

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**From:** Lisa Ballard <lballard@valecraft.com>  
**Sent:** Friday, October 28, 2022 8:09 AM  
**To:** Place St Thomas <place-st-thomas@valecraft.com>

**Cc:** Alex Beckett <[abeckett@valecraft.com](mailto:abeckett@valecraft.com)>

**Subject:** RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Adam,

I hope you had a nice weekend 😊. Please let the purchaser know we will need this paperwork not later than end of day on Monday.

I understand their situation, but we need to get their paperwork, prepare, review and process and this will take some time. We have given them 2 full weeks, we need to move forward.

Thanks!

Lisa Ballard



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



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**Subject:** RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

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I'll let you know as soon as I hear from them. Hopefully we can wrap it up this week.

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They are starting to dig this week. Alex inquired on where we were at 😊.

What concerns me is, they will be moving forward with the purchase of the house? No changes to the structural items can be made (if there were any). We may have to ask them to stick to standard for all other items?

Thanks!

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Hi Lisa,

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We can postpone the closing date if the schedule is too tight.

Thanks  
Adam

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Can you please update us on the status on when we will receive the updated 680? We need to get this completed ASAP.

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**Cc:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>

**Subject:** RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Good Morning,

No problem, Adam.

Ariel, please remove anything I have sent to you and have it removed from the portal if needed. I will give you new copies of their reduced 680's.

Alex, hoping this is ok. I will grab the paperwork from you and Dan and provide new copies.

Thanks everyone!

Lisa Ballard



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**From:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>

**Sent:** Monday, October 17, 2022 3:57 PM

**To:** Lisa Ballard <[lballard@valecraft.com](mailto:lballard@valecraft.com)>

**Subject:** RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hey Lisa,

Small update for this file. These clients may need to change/remove some upgrades because of the higher interest rates. Their just trying to get something confirmed in writing before signing the final amendment. Hopefully we'll have an answer this week.

I'm going to cancel the Amendment in DocuSign for now, and just re-date everything once I get things confirmed.

**Adam Bowman**

New Home Sales Consultant



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

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**From:** Place St Thomas

**Sent:** Wednesday, October 12, 2022 5:15 PM

**To:** Lisa Ballard <[lballard@valecraft.com](mailto:lballard@valecraft.com)>

**Subject:** RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Lisa,

This has been sent. You'll receive a copy once it's complete.

Thanks!

**Adam Bowman**  
New Home Sales Consultant



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Hi Lisa,

The 680, Electrical & Colours for PST PH7 Lot 23 are ready to be re-reviewed. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST7 23 – 680 (Oct 12-22)". A copy is also attached.

Signing date for clients: Oct 12th, 2022  
Signing date for Frank: Oct 13th, 2022

I can send this out tomorrow afternoon if it's ready, but unfortunately I'm away this weekend but am back on Monday if you'd like me to send it then.

Purchasers:

Luckner Cheri: [lucknercheris4@gmail.com](mailto:lucknercheris4@gmail.com)  
Gina Cheri Pamphile: [ginapamphile8@gmail.com](mailto:ginapamphile8@gmail.com)

Thanks!  
Adam

**Adam Bowman**  
New Home Sales Consultant



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## Lisa Ballard

---

**From:** Lisa Ballard  
**Sent:** Monday, October 31, 2022 7:35 AM  
**To:** Frank Nieuwkoop  
**Subject:** FW: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Frank,

These purchasers have added the total amount of upgrades. Can they be cancelled?

B1A #1 - \$14,359.00  
B1A #2 - \$16,353.41

Total \$30,712.41

Purchase price of \$934,259.00  
Balance Owing: \$884,259.00

They cannot exceed \$650,000.00

Can we cancel everything, so we can have another purchaser select a different model for this lot? Are we keeping their deposit?

Please let me know how I should proceed with this mutual release agreement.

Thanks!

Lisa Ballard



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**From:** Place St Thomas <place-st-thomas@valecraft.com>  
**Sent:** Saturday, October 29, 2022 1:10 PM  
**To:** Lisa Ballard <lballard@valecraft.com>  
**Cc:** Alex Beckett <abeckett@valecraft.com>  
**Subject:** RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Lisa,

Please give me a call on Monday. This client has been told by his mortgage broker that he's only pre-approved for a maximum of 650K. He's asked to cancel the purchase agreement.

I sent the email to Frank last week and I believe the purchasers tried calling head office.

**Adam Bowman**  
New Home Sales Consultant



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**From:** Lisa Ballard <[lballard@valecraft.com](mailto:lballard@valecraft.com)>  
**Sent:** Friday, October 28, 2022 8:09 AM  
**To:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>  
**Cc:** Alex Beckett <[abeckett@valecraft.com](mailto:abeckett@valecraft.com)>  
**Subject:** RE: PST PH7 Lot 23 - 680, Electrical & Colour Chart (DocuSign)

Hi Adam,

I hope you had a nice weekend 😊. Please let the purchaser know we will need this paperwork not later than end of day on Monday.

I understand their situation, but we need to get their paperwork, prepare, review and process and this will take some time. We have given them 2 full weeks, we need to move forward.

Thanks!

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