



## Welcome to Place St. Thomas

Dear Paul Johny Macean & Gabrielle Macean Panayotti,

**RE: Place St. Thomas Phase 7 Lot 1**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **January 16, 2024**

You now have five (5) business days from **January 16, 2024** to obtain your Lawyer's & Financing approvals.

On or before **January 23, 2024**, 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 **January 31, 2024** the closing date.

Your interior colour selections & all remaining upgrades must be completed by **February 10, 2024** 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><u>PURCHASERS ADDRESS:</u></b>	
PURCHASERS NAME(S)	Paul Johny Macean & Gabrielle Macean Panayotti
STREET	295 Rue De Chantilly
CITY, PROVINCE	Terrebonne, Quebec
POSTAL CODE	J6Y 1E8
HOME PHONE	438-346-2984
WORK PHONE	438-874-2186
Cell Phone Purchaser (1)	438-346-2984
Cell Phone Purchaser (2)	514-651-1281
CIVIC	878 Cologne Street
AGREEMENT BLOCK#	
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	1
MODEL #	1086
ELEVATION	"B"
MODEL NAME	Steel
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	1086 "B" Steel Rev
PHASE	7
PROJECT	PLACE ST. THOMAS 7
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$900,000.00
CLOSING DAY	29
CLOSING MONTH, YEAR	August, 2024
CLOSING DATE (MONTH DAY, YEAR)	August 29, 2024
DEPOSIT 1)	5,000
DEPOSIT 2)	20,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Adam Bowman
<b><u>SOLICITORS INFO</u></b>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<b><u>SCHEDULE T</u></b>	
PURCHASER 1	Paul Johny Macean
HOME ADDRESS (STREET, CITY, POSTAL CODE)	295 Rue Chantilly, Terrebonne, QC J6Y 1E8
HOME PHONE	438-346-2984
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1725 Boul. Le Corbusier, Laval QC H7S 2K7
WORK PHONE	438-874-2186
OCCUPATION	Ingenieur
ID TYPE	Permis de conduire
ID NUMBER	M2507-230870-01
BIRTH DATE	August 23, 1970
PURCHASER 2	Gabrielle Macean Panayotti
HOME ADDRESS (STREET, CITY, POSTAL CODE)	295 Rue Chantilly, Terrebonne, QC J6Y 1E8
HOME PHONE	514-651-1281
WORK ADDRESS (STREET, CITY, POSTAL CODE)	6555 Boul Gouin O, Montreal QC H4K 1B3
WORK PHONE	514-338-4273
OCCUPATION	Agent intervenant
ID TYPE	Permis de conduire
ID NUMBER	P5304-250176-00
BIRTH DATE	January 25, 1976
PART OF LOT(S)(singles)	1
PLACE SIGNED	Terrebonne, ON
SIGNING DAY	9
SIGNING MONTH	January
SIGNING YEAR	2024
SIGNING DATE (MONTH DAY, YEAR)	January 9, 2024
EMAIL ADDRESS (1)	ipmacean@yahoo.com
EMAIL ADDRESS (2)	panayottig@gmail.com
DATE: May 2, 2023	

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST. THOMAS 7		LOT NO:		1	
Reg'd Plan #: 50M-361		MODEL:		1086 "B" Steel Rev	
Name(s): Paul Johny Macean					
Name(s): Gabrielle Macean Panayotti					
		BASE PRICE:		\$964,900.00	
		ELEVATION:			
		LOT PREMIUM:		\$35,000.00	
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$88,707.00	
		CREDITS:			
		SUBTOTAL:		\$123,707.00	
		TOTAL:		\$1,088,607.00	
		PURCHASER OFFER:		\$900,000.00	
		DIFFERENCE:		-\$188,607.00	
Purchase price as per Frank Nieuwkoop & Diane Brunet				\$900,000.00	
Décor bonus of \$20,000.00 to be used at electrical & design appointment.					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$817,699.12	
COMMENTS:					
*EXPECTED DATE OF CLOSING:		August 29, 2024			
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

## Lisa Ballard

---

**From:** Place St Thomas  
**Sent:** January 16, 2024 1:32 PM  
**To:** Lisa Ballard  
**Subject:** FW: OFFER - STEEL on Lot 5

---

**From:** Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>  
**Sent:** Wednesday, January 3, 2024 2:35 PM  
**To:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>  
**Cc:** Diane Brunet <[dbrunet@valecraft.com](mailto:dbrunet@valecraft.com)>; Alain Payer <[apayer@valecraft.com](mailto:apayer@valecraft.com)>; Lisa Ballard <[lballard@valecraft.com](mailto:lballard@valecraft.com)>  
**Subject:** Re: OFFER - STEEL on Lot 5

Yes if you write now because we have to apply ASAP  
Sent from my iPhone

On Jan 3, 2024, at 2:31 PM, Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)> wrote:

Hi Frank,

The purchasers have accepted the price but their asking if we can close August 29<sup>th</sup>, 2024?

**Adam Bowman**  
New Home Sales Consultant

<image002.gif>

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

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

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**From:** Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>  
**Sent:** Wednesday, January 3, 2024 1:32 PM  
**To:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>  
**Cc:** Diane Brunet <[dbrunet@valecraft.com](mailto:dbrunet@valecraft.com)>; Alain Payer <[apayer@valecraft.com](mailto:apayer@valecraft.com)>; Lisa Ballard <[lballard@valecraft.com](mailto:lballard@valecraft.com)>  
**Subject:** RE: OFFER - STEEL on Lot 5

We will accept \$900,000 with a \$20K décor bonus Closing September 12

**Frank Nieuwkoop**  
Owner, Vice President

<image003.png>

210-1455 Youville Drive,  
Ottawa, On K1C 6Z7  
tel (613) 837-1104 x 210 | cell (613) 290-3343 | fax (613) 837-5901  
[email](mailto:frank@valecraft.com) | [website](http://valecraft.com)

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

**Sent:** Tuesday, January 2, 2024 1:10 PM

**To:** Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>

**Subject:** RE: OFFER - STEEL on Lot 5

Perfect, thanks Frank.

Have a good flight!

Adam

**From:** Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>

**Sent:** Tuesday, January 2, 2024 1:08 PM

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

**Cc:** Diane Brunet <[dbrunet@valecraft.com](mailto:dbrunet@valecraft.com)>; Alain Payer <[apayer@valecraft.com](mailto:apayer@valecraft.com)>

**Subject:** Re: OFFER - STEEL on Lot 5

Ok we are back tonight we will review tomorrow afternoon at the office

Sent from my iPhone

On Jan 2, 2024, at 2:03 PM, Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)> wrote:

Hi Frank,

They've sent me a counter offer of **\$900,000.00** & they want to make sure we can close by the end of August or early September.

Let me know!

Thanks

Adam

**Adam Bowman**

New Home Sales Consultant

<image001.gif>

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

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**From:** Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>

**Sent:** Thursday, December 28, 2023 8:12 AM

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

**Cc:** Diane Brunet <[dbrunet@valecraft.com](mailto:dbrunet@valecraft.com)>; Alain Payer <[apayer@valecraft.com](mailto:apayer@valecraft.com)>

**Subject:** Re: OFFER - STEEL on Lot 5

We can do \$915,000 Lot 1 25 k in decor bonus

Sent from my iPhone

On Dec 28, 2023, at 8:04 AM, Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>  
**Date:** December 27, 2023 at 6:13:56 PM AST  
**To:** Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>  
**Cc:** Alain Payer <[apayer@valecraft.com](mailto:apayer@valecraft.com)>  
**Subject:** RE: OFFER - STEEL on Lot 5

Ok, he just called. If they can't have Lot 5 for that price, they'd be ok with Lot 1 which is \$35,000

**Adam Bowman**  
New Home Sales Consultant

<image001.gif>

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tel (613) 370-0288 | fax (613) 370-0311  
[valecraft.com](http://valecraft.com)

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

**From:** Frank Nieuwkoop <[frank@valecraft.com](mailto:frank@valecraft.com)>  
**Sent:** Wednesday, December 27, 2023 5:05 PM  
**To:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>  
**Cc:** Alain Payer <[apayer@valecraft.com](mailto:apayer@valecraft.com)>  
**Subject:** Re: OFFER - STEEL on Lot 5

Ok let me review it  
Sent from my iPhone

On Dec 27, 2023, at 6:01 PM, Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)> wrote:

Hey Frank,

They would like to counter with  
**\$880,000.00.**

I think they're willing to lower their décor bonus and change to Lot 6 (\$25,000 instead of \$60,000) at this price.

Let me know!  
Thanks  
Adam

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

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

**From:** Frank Nieuwkoop  
<[frank@valecraft.com](mailto:frank@valecraft.com)>  
**Sent:** Saturday, December 23, 2023  
3:26 PM  
**To:** Place St Thomas <[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>  
**Cc:** Alain Payer  
<[apayer@valecraft.com](mailto:apayer@valecraft.com)>  
**Subject:** Re: OFFER - STEEL on Lot 5

We can do \$975,000

Sent from my iPhone

On Dec 19, 2023, at  
5:45 PM, Frank  
Nieuwkoop  
<[frank@valecraft.com](mailto:frank@valecraft.com)>  
wrote:

We will review in the  
morning  
Sent from my iPhone

On Dec  
19,  
2023,  
at  
4:16 P  
M,  
Place  
St  
Thoma  
s  
<[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)>  
wrote:

Hey  
Frank,

We  
have a  
low-  
ball  
offer of  
\$840,0  
00 for  
the  
Steel

model  
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decor  
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They  
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closing  
date by  
end of  
August  
/early  
Septem



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2024  
**TOTAL**  
: \$  
1,107,  
400.00  
+ 50K  
décor  
bonus  
=  
**\$1,157**  
**,400.0**  
**0**  
**OFFER**  
:  
**\$840,0**  
**00.00**  
Differe  
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\$317,4  
00.00

**Adam Bowman**  
New  
Home  
Sales  
Consult  
ant

<image001.gif>  
944 Lucerne Dr., Embrun ON K0A 1W0,  
tel (613) 370-0288 | fax (613) 370-0311  
[valecraft.com](http://valecraft.com)

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**Lisa Ballard**

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**From:** Frank Nieuwkoop  
**Sent:** January 3, 2024 2:38 PM  
**To:** Place St Thomas  
**Cc:** Diane Brunet; Alain Payer; Lisa Ballard  
**Subject:** RE: OFFER - Murry bungalow on Lot #5

We can do \$835,000

**Frank Nieuwkoop**  
Owner, Vice President



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:** Wednesday, January 3, 2024 12:36 PM  
**To:** Frank Nieuwkoop <frank@valecraft.com>  
**Subject:** FW: OFFER - Murry bungalow on Lot #5

Hi Frank,

Here's the Murry bungalow on Lot 5 for \$735,000.00.

Cost Breakdown:

- \$764,900.00 – Murry Bungalow
- \$60,000.00 – Premium ravine lot #5
- \$55,849.00 – Finished basement recroom, bedroom, bathroom, windows & open staircase
- \$21,440.00 – Kitchen layout 2 with upgraded level 2 cabinetry + quartz countertop & bfast bar level 5
- \$2,946.00 – 4pc Ensuite bathroom w/ walk-in shower
- \$2,000.00 – walk-in shower in main bathroom
- \$15,513.00 – 4” stained oak in great room, dining room, kitchen, bedrooms & den
- \$565.00 – French glass door in den
- \$612.00 – railing with metal spindles
- \$5,134.00 – hardwood staircase to basement
- \$10,795.00 – Torlys upgraded flooring in basement
- \$12,040.00 – Structural modification (widen home by approx.. 2 feet)

**TOTAL: \$951,794.00**

**OFFER: \$735,000.00**

Difference is \$216,794.00

**Adam Bowman**  
New Home Sales Consultant



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

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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)

721010718R T0001

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: Paul Johnny Macean

DocuSigned by: Gabrielle Macean Panayotti

Name (print)

Paul Johnny Macean & Gabrielle Macean Panayotti

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

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

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

Part III – Rebate calculation for Application Type 3

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

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

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

Branch number

Institution number

Account number

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](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).

PAUL JOHNNY MACEAN  
GABRIELLE PANAYOTTI  
295 CHANTILLY  
TERREBONNE, PQ J6Y 1E8

062

DATE 2024-01-08  
A A A A M M J J

PAYEZ À  
L'ORDRE DE

*Valecraft Homes (2019) Ltd*

*cinq Mille*

5000<sup>00</sup> \$

2/100 DOLLARS



**BANQUE NATIONALE DU CANADA**  
1080, DES SEIGNEURS  
TERREBONNE (QUEBEC) J6W 3W4

13151

Caractéristiques de  
sécurité indiquées  
Détails au verso

POUR

*1<sup>er</sup> chèque de dépôt  
Maison (The Steel)*

*[Signature]*

AB

⑈062⑈ ⑆01861⑆006⑆ 03⑈599⑈06⑈

Project: Place St. Thomas 7

Plan No: 50M-361

Lot No: 1 - Phase 7

Model: #1086 "B" Rev

Date: January 9, 2024

Purchaser: Paul Johnny Macean

Purchaser: Gabrielle Macean Panayotti