

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: Place St. Thomas		LOT NO: E24 - PH6			
Reg'd Plan #: 50M-352		MODEL: #160-2, Stanley 2, Rev.			
Name(s): Sara Francis					
Name(s): Mychal Francis					
		BASE PRICE:		\$615,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$58,505.00	
		CREDITS:			
		SUBTOTAL:		\$58,505.00	
		TOTAL:		\$674,405.00	
		PURCHASER OFFER:		\$539,000.00	
		DIFFERENCE:		-\$135,405.00	
Items #1 to #13 (Invoice 1371 locked 19-Apr-23)				\$25,312.00	
Items #14 to #48 (Invoice 1967 locked 1-May-23)				\$33,193.00	
Item #49 (Invoice 2019 locked 20-Jul-23)					
Purchase price as per F. Nieuwkoop & D. Brunet					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$498,230.09
COMMENTS:					
*EXPECTED DATE OF CLOSING:				August 1, 2024	
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Sara Francis & Mychal Francis
STREET	13 Scarlet Court
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1T 3R6
HOME PHONE	613-408-5822
WORK PHONE	613-745-7001
Cell Phone Purchaser (1)	613-408-5822
Cell Phone Purchaser (2)	613-601-4085
CIVIC	731 Namur Street
AGREEMENT BLOCK#	31
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	E24 - PH6
MODEL #	160-2
ELEVATION	
MODEL NAME	Stanley 2
ORIENTATION	Rev.
DWELLING (MODEL#, ELEV, OPT)	#160-2, Stanley 2, Rev.
PHASE	6
PROJECT	Place St. Thomas
SCHEDULES	C-1, M-2, O
PURCHASER OFFER	\$539,000.00
CLOSING DAY	1
CLOSING MONTH, YEAR	August, 2024
CLOSING DATE (MONTH DAY, YEAR)	August 1, 2024
DEPOSIT 1)	10,000
DEPOSIT 2)	N/A
DEPOSIT 3)	N/A
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	David Leith
STREET	330 Churchill Avenue North
CITY, PROVINCE	Ottawa, ON
POSTAL CODE	K1Z 5B9
PHONE	613.722.9418 ext 230
<u>SCHEDULE T</u>	
PURCHASER 1	Sara Francis
HOME ADDRESS (STREET, CITY, POSTAL CODE)	13 Scarlet Crt., Ottawa ON K1T 3R6
HOME PHONE	613-408-5822
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2001 Bantree St., Ottawa ON K1B 4X3
WORK PHONE	613-745-7001 x 132
OCCUPATION	Processing/Finance Coordinator
ID TYPE	Driver's Licence
ID NUMBER	F7172-69139-05509
BIRTH DATE	May 9, 1990
PURCHASER 2	Mychal Francis
HOME ADDRESS (STREET, CITY, POSTAL CODE)	13 Scarlet Crt., Ottawa ON K1T 3R6
HOME PHONE	613-601-4085
WORK ADDRESS (STREET, CITY, POSTAL CODE)	130 Thad Johnson Pvt., Ottawa ON K1V 0X1
WORK PHONE	613-601-4085
OCCUPATION	Operations Management Assist.
ID TYPE	Driver's Licence
ID NUMBER	F7172-57158-70119
BIRTH DATE	January 19, 1987
PART OF LOT(S)(singles)	E24
PLACE SIGNED	Ottawa, ON
SIGNING DAY	2
SIGNING MONTH	May
SIGNING YEAR	2024
SIGNING DATE (MONTH DAY, YEAR)	May 2, 2024
EMAIL ADDRESS (1)	mcilveen.sara@gmail.com
EMAIL ADDRESS (2)	mychal.francis@gmail.com
DATE: May 2, 2023	

VALECRAFT HOMES (2019) LIMITED

PROJECT: PLACE ST. THOMAS 6 LOT: E24 - Phase 6

CIVIC ADDRESS: 731 Namur Street, Embrun, ON K0A 1W0

RULES & REGULATIONS
CO - OPERATIVE BROKER AGREEMENT
WITHOUT EXCEPTION

- 1 a) Co-operating Agent must accompany their prospective purchaser on their first visit or introduction to the VALECRAFT SALES OFFICE at the site in which the prospective purchaser is buying.
- b) Registration on one VALECRAFT HOMES (2019) LIMITED site does not constitute registration on all sites.
- c) Registration cannot be accepted if the prospective purchaser has had previous contact with our Sales Office Representatives either by way of telephone, fax or e-mail or by way of the prospective purchaser making a visit to a VALECRAFT SALES OFFICE.
- 2 Co-operating agent will receive signed copy of registration at that time. Registration is valid for 30 days at each site where prospect has been registered.
- 3 No phone registrations are acceptable. Co-operating Agent must accompany each prospect to the applicable VALECRAFT HOMES (2019) LIMITED Sales Office.
- 4 Agreements of Purchase and Sale, mortgage applications, colour charts, etc., will be drawn up by VALECRAFT HOMES (2019) LIMITED Sales Agents.
- 5 Co-operating broker will receive 2.0% (of the base price less HST) Sales Commission on all Singles & Bungalows at the closing of each transaction provided the above conditions are met.
- 6 Rules and Regulations are subject to change from time to time. Each Registration is subject to the terms and conditions of the Co-operative Broker Agreement in force at the time each prospect is registered.
- 7 Broker is to prepare an original invoice and send to Head Office no more than 30 days prior to closing. (Only an original invoice by mail or by email (bmcintosh@valecraft.com) will be accepted.)

April 23, 2024
DATE OF REGISTRATION

Donald Hewie
AGENT'S NAME

Sara Francis & Mychal Francis
CLIENT'S NAME

Commission Wise Inc.
Real Estate Brokerage
AGENT'S OFFICE

613-408-5822
CLIENT'S TELEPHONE NO:

613-883-1516
AGENT'S TELEPHONE NO:

Adam Bowman
VALECRAFT SALES REPRESENTATIVE:

DocuSigned by:
Commission Wise Inc.
AGENT'S SIGNATURE

HEAD OFFICE USE ONLY			
Base Price	Less HST	\$40,769.91 HST	Commission to be based on this amount.
\$539,000.00		= \$498,230.09	\$9,964.60

Approved by Vendor (signing authority):
DocuSigned by:
Adam Bowman

GST/HST New Housing Rebate Application for Houses Purchased from a Builder

Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). **Do not use** this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*, or Form GST524, *GST/HST New Residential Rental Property Rebate Application*.

Note

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at canada.ca/gst-hst-netfile or by using the "File a return" online service in My Business Account at canada.ca/my-cra-business-account. The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at canada.ca/taxes-representatives. If you choose to file your application online, **do not send** us this form.

For more information, including instructions, required documentation for rebate application Types 2, 3, and 5, and the definition of a house, see "General information" on page 4 of this form. Your claim may be delayed or denied if this form is not completed in full, the rebate calculation is not correct, or the required documentation is not submitted with your application.

Section A – Claimant information									
Claimant's legal name (one name only , even if the house is purchased by several individuals) Last name, first name, and initial(s) Francis, Sara						Business number (if applicable) R T			
If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space.									
Last name, first name, and initial(s) of other purchaser Francis, Mychal					Last name, first name, and initial(s) of other purchaser				
Address of the house you purchased (Unit No. – Street No. Street name, RR) 731 Namur Street									
City Embrun						Province or territory Ontario		Postal code K 0 A 1 W 0	
Home telephone number 613-408-5822		Daytime telephone number 613-601-4085		Extension		Language preference <input checked="" type="checkbox"/> English <input type="checkbox"/> French			
Mailing address of claimant <input checked="" type="checkbox"/> As above		or Unit No – Street No Street name, PO Box, RR							
City		Province/Territory/State			Postal/ZIP code		Country		
Section B – House information									
<div> <div> <div>Did you purchase the house for use as your, or your relation's, primary place of residence?</div> <div> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No </div> </div> <div> <div> <div>If you purchased this house as a rental property, you do not qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, <i>GST/HST New Residential Rental Property Rebate Application</i>.</div> <div> <div>Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):</div> <div> <div>Year</div> <div>Month</div> <div>Day</div> </div> </div> </div> </div> </div>									
<div> <div> <div>Date ownership of the house or the share in the co-op was transferred to you:</div> <div> <div>Year</div> <div>Month</div> <div>Day</div> </div> </div> <div> <div> <div>Date possession of the house was transferred to you:</div> <div> <div>Year</div> <div>Month</div> <div>Day</div> </div> </div> </div> </div>									
Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.									
Lot No: E24			Plan No: 50M-352			Other: Embrun, ON			
If a mobile home, state:									
Manufacturer:			Model:			Serial number:			

FOR INTERNAL USE ONLY

IC						NC					
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Protected B when completed

Section C – Housing and application Type

Type of housing (tick one box)

☒ House (including condominium unit)

☐ Mobile home (including modular home)

☐ Floating home

☐ Bed and breakfast

☐ Duplex

Application Type (tick one box). See Guide RC4028, *GST/HST New Housing Rebate*, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

1A

☒

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.

1B

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

2

☐

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

3

☐

When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

5

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

Builder's or co-op's legal name

Business number (if applicable)

Valecraft Homes (2019) Limited

721010718R T0001

Address (Unit No. – Street No. Street name, PO Box, RR)

City

210-1455 Youville Dr.

Orleans

Province/Territory/State

Postal/ZIP code

Country

Telephone number

Extension

Ontario

K1C 6Z7

Canada

613-837-1104

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house?

☐ Yes

☐ No

If yes, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

From

Year

Month

Day

to

Year

Month

Day

Signature of builder or authorized official

Name (print)

Year

Month

Day

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.

Signature of the claimant

Name (print)

Year

Month

Day

DocuSigned by:

Sara Francis

DocuSigned by:

Mychal Francis

Sara Francis & Mychal Francis

20240502

20240502

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, Personal Information Bank CRA PPU 241.

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General information

Who should complete this form?

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

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

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

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

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

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

Note

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

Documentation required

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

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

Note

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

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

Note

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

When should I file my claim?

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

Where do I send this form?

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

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

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

Note

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

Definition

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

What if you need help?

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

Forms and publications

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

Lisa Ballard

From: Frank Nieuwkoop
Sent: May 2, 2024 11:51 AM
To: Diane Brunet; Alain Payer; Place St Thomas; Lisa Ballard
Subject: FW: OFFER - PST PH6 Lot E24 (The Stanley - 731 Namur Street)

Sorry its \$539,000

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](#)

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

From: Diane Brunet <dbrunet@valecraft.com>
Sent: Tuesday, April 30, 2024 1:59 PM
To: Place St Thomas <place-st-thomas@valecraft.com>; Frank Nieuwkoop <frank@valecraft.com>
Cc: Lisa Ballard <lballard@valecraft.com>; Alain Payer <apayer@valecraft.com>
Subject: Re: OFFER - PST PH6 Lot E24 (The Stanley - 731 Namur Street)

Accepted, please write the deal.

Congrats...

Diane Brunet
Owner, President



210-1455 Youville Drive,
Ottawa, On K1C 6Z7
tel (613) 837-1104 x 216 | fax (613) 837-5901
[email](#) | [website](#)

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

From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Tuesday, April 30, 2024 1:43 PM
To: Frank Nieuwkoop <frank@valecraft.com>
Cc: Diane Brunet <dbrunet@valecraft.com>; Lisa Ballard <lballard@valecraft.com>; Alain Payer <apayer@valecraft.com>
Subject: RE: OFFER - PST PH6 Lot E24 (The Stanley - 731 Namur Street)

Hey Frank,

We've received the following final offer for PST PH6 E24:

Message from clients:

\$539,000, and August 1. August 1 is important to us because that's when the longer amortization period for first time home buyers kicks in... fingers crossed they accept it. If not, c'est la vie."

Adam Bowman
New Home Sales Consultant



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



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

From: Frank Nieuwkoop <frank@valecraft.com>
Sent: Tuesday, April 30, 2024 7:36 AM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Diane Brunet <dbrunet@valecraft.com>; Lisa Ballard <lballard@valecraft.com>; Alain Payer <apayer@valecraft.com>
Subject: RE: OFFER - PST PH6 Lot E24 (The Stanley - 731 Namur Street)

Try \$540,000 and closing July 2/24

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

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

From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Monday, April 29, 2024 3:48 PM
To: Frank Nieuwkoop <frank@valecraft.com>
Cc: Diane Brunet <dbrunet@valecraft.com>; Lisa Ballard <lballard@valecraft.com>; Alain Payer <apayer@valecraft.com>
Subject: RE: OFFER - PST PH6 Lot E24 (The Stanley - 731 Namur Street)

Re-counterered at **\$535,000.00**

Adam Bowman
New Home Sales Consultant



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



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

From: Frank Nieuwkoop <frank@valecraft.com>
Sent: Monday, April 29, 2024 3:32 PM
To: Place St Thomas <place-st-thomas@valecraft.com>
Cc: Diane Brunet <dbrunet@valecraft.com>; Lisa Ballard <lballard@valecraft.com>; Alain Payer <apayer@valecraft.com>
Subject: Re: OFFER - PST PH6 Lot E24 (The Stanley - 731 Namur Street)

Go back at \$545,000
Sent from my iPhone

On Apr 29, 2024, at 3:21 PM, Place St Thomas <place-st-thomas@valecraft.com> wrote:

Hi Frank & Diane,

They've re-counterterd at **\$530,000.00**.

OFFER:

\$530,000.00 – PST6 E24 (The Stanley – 731 Namur Street)
Closing Date of August 1st, 2024.
Realtor 2% coop

Difference is \$144,900.00

Adam Bowman
New Home Sales Consultant

<image001.gif>

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

<image002.png>

<image003.png>

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

From: Frank Nieuwkoop <frank@valecraft.com>
Sent: Monday, April 29, 2024 1:55 PM
To: Place St Thomas <place-st-thomas@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Cc: Lisa Ballard <lballard@valecraft.com>; Alain Payer <apayer@valecraft.com>
Subject: RE: OFFER - PST PH6 Lot E24 (The Stanley - 731 Namur Street)

Sign back \$550,000

Frank Nieuwkoop
Owner, Vice President

<image004.png>

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

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From: Place St Thomas <place-st-thomas@valecraft.com>
Sent: Monday, April 29, 2024 12:00 PM
To: Frank Nieuwkoop <frank@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>

Subject: OFFER - PST PH6 Lot E24 (The Stanley - 731 Namur Street)
Importance: High

Good morning Frank & Diane,

We've received an offer from the realtor Don Hewie for PST PH6 Lot E24 – The Stanley inventory unit.

The Stanley (E24) is listed for \$674,900.00

OFFER:

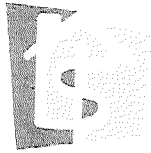
\$520,000.00 – PST6 E24 (The Stanley – 731 Namur Street)
Closing Date of August 1st, 2024.
Realtor 2% coop

Difference is \$154,900.00

Adam Bowman
New Home Sales Consultant

<image001.gif>
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Commission Wise Inc.
Real Estate Brokerage

Donald Hewie
Broker of Record

150 Elgin Street, 10th Floor
Ottawa, ON K2P 1L4

Office: 613-249-8500
Mobile: 613-883-1516
don@commissionwise.ca



Freehold Firm

+

Freehold Tentative

-

Enter Tentative Closing Date

August 1, 2024

Freehold Tentative - Critical Dates

First Tentative Date	August 1, 2024
Second Tentative Date	November 28, 2024
Firm Closing Date	March 31, 2025
Outside Closing Date	December 31, 2025

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date	May 1, 2024
Notice to set Firm Closing Date	August 30, 2024

Purchaser's Termination Period

End of Purchaser's Termination Period	December 31, 2025
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To generate and download a Buyer's Guide Statement of Critical Dates, provide one of the following:

 [www.tarion.ca](#)



TD Canada Trust
The Toronto-Dominion Bank
16 York Street, Suite 1900
Toronto, ON M5J 0E6, CAN
www.tdcanadatrust.com

February 13, 2024

Sara Francis
13 Scarlet Court
Ottawa, ON K1T 3R6, CAN

Dear Sara Francis:

Re: Confirmation of mortgage loan pre-approval - 2219020

This will confirm that you qualify for a residential mortgage loan with The Toronto-Dominion Bank ("TD") with the following terms and on the following conditions:

Applicants:	Sara Francis Mychal Francis
Principal amount:	\$541,275.00
Annual interest rate:	5.14000% per year.

This rate is fixed and will not change during the term of your mortgage loan. Interest on the outstanding principal and accrued interest amounts is calculated and charged daily.

Interest rate expiry date:	We will hold this interest rate for you until June 10, 2024.
Prepayment option:	Closed - prepayments may be subject to charges as set out in your mortgage loan agreement.
Principal and interest payment:	\$3,191.36 Monthly
Term:	60 months
Amortization period:	25 years

Other charges may be payable to TD on closing.

This pre-approval confirmation is valid until June 10, 2024, and is subject to:

Any confirmation of mortgage loan pre-approval previously issued is no longer valid.

Additional terms and conditions will be set out in the mortgage loan agreement.

- final approval is subject to meeting TD's lending standards for property eligibility, credit history, employment income and down payment verification.
- actual principal amount may vary depending upon the value of the property purchased, valuation amount, cost of mortgage default insurance, and condominium fees (if applicable).
- valid first priority collateral charge to be provided on the property

per The Toronto-Dominion Bank

202050 Broker (0923)