



Welcome to Shea Village

Dear Shawn Alexander Stewart,

RE: Shea Village Phase 1 Lot B09

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **June 26, 2024**.

Aps signed as FIRM Agreement.

Your Multimedia locations & all upgrades up to drywall stage must be completed by **July 10, 2024** the closing date.

Your interior colour selections & all remaining upgrades must be completed by **July 17, 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 613-435-8141.

Sincerely,

Lisa Ballard

Valecraft 2019 Homes Sales Department

SUMMARY OF PRICING - VH2019		DATE:	
PROJECT:	Shea Village	LOT NO:	B09
Reg'd Plan #:	4M-1740	MODEL:	120 Reverse
Name(s):	Shawn Alexander Stewart		
Name(s):			
		BASE PRICE:	\$725,000.00
		ELEVATION:	
		LOT PREMIUM:	
		END LOT PREMIUM:	
		NET TOTAL COST OF UPGRADES:	\$18,972.00
		CREDITS:	-\$5,000.00
		SUBTOTAL:	\$13,972.00
		TOTAL:	\$738,972.00
		PURCHASER OFFER:	\$738,972.00
		DIFFERENCE:	
Frank and Diane agreed to Base price of \$725,000.00 inclusive of end lot premium of \$15,500.00			
PURCHASER OFFER HST BREAKDOWN			
	OFFER PRICE EXCLUDING HST:	HST Formula 4	\$675,196.46
COMMENTS:			
*EXPECTED DATE OF CLOSING:		July 24, 2025	
1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901			

Internal B1A

Shea Village - Phase 1

PURCHASER: Shawn Alexander Stewart

Printed: 26-Jun-24 11:07 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B09	1	120 THE HUNTLEY	24-Jul-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 121443	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$0.00	Each
43260		Note: Bonus of \$5,000.00 has been applied in Full to the purchase price.		
2	1	- BASEMENT - SUPPLY AND INSTALL OPTIONAL DIRECT VENT GAS FIREPLACE IN BASEMENT WITH SURROUND AND HEARTH FROM BUILDER'S STANDARD SELECTIONS.	\$5,025.00	Each
43261		Note: As per Schedule H dated June 26th, 2024. See items #3 & #4.		
*3 121160	1	- BASEMENT - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	* \$405.00	Each
43262		Note: As per Schedule H dated June 26th, 2024. -See Item #2 (Family Room Fireplace)		
4	1	- BASEMENT - MODERN TYPE 1 MANTLE - STAINED OAK IN LIEU OF PAINTED WHITE	\$543.00	Each
43264		Note: Stain colour to be specified at time of colour selection. -See Item #2 (Family Room Fireplace). As per Fireplace mantle sketch dated June 26th, 2024.		
5	1	- KITCHEN - INCREASE WALL LENGHT BETWEEN KITCHEN AND LOWER HALLWAY BY APPROXIMATELY 9", TO ACCOMODATE DEPTH OF FRIDGE. ENSURE THAT ENTRANCE WIDTH TO KITCHEN IS STILL ADEQUATE.	\$125.00	Each
43265		Note: As per Schedule H & Kitchen Sketch dated June 26th, 2024.		
*6 150027	1	- KITCHEN - CABINetry - UPC9-2B - STANDARD LAYOUT - LEVEL 1 CABINetry - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINetry TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	* \$737.00	Each
43266		Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. -As per Kitchen Sketch & UPC Sketch dated June 26th, 2024.		
*7 144172	1	- KITCHEN - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	* \$533.00	Each
43268		Note: As per Schedule H & Kitchen Sketch dated June 26th, 2024		
8	1	- ENSUITE BATH - UPGRADE TO OPTIONAL 4 PCE ENSUITE IN LIEU OF STANDARD ENSUITE.	\$8,347.00	Each
43270		Note: As per Schedule H dated June 25th, 2024.		
9	1	- ENSUITE BATH - ZITTA NICHE 12 X 12 X 3 AN12120302SS- BRUSHED FINISH	\$448.00	Each
43271		Note: -To be located on the wall backing on to Owners suite as per Schedule H dated June 25, 2024 -See Item #8 (Optional 4pc Ensuite)		
10	1	- UPPER HALL - STANDARD HALF WALL IN UPPER HALLWAY TO REMAIN.	\$0.00	Each
43272		Note: As per Schedule H dated June 25th, 2024.		
11	1	- GREAT ROOM - STANDARD HALF WALL ADJACENT TO GREAT ROOM TO REMAIN.	\$0.00	Each
43273		Note: As per Schedule H dated June 25th, 2024.		
*12 144172	0	- KITCHEN - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	* \$0.00	
43274		Note: DELETE ITEM #12. (THIS IS A DUPLICATE FROM ITEM #7)		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Nicole Trudel
LOCKED BY: Lisa Ballard
PE 2,090-1
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Shea Village - Phase 1

PURCHASER: Shawn Alexander Stewart

Printed: 26-Jun-24 11:07 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B09	1	120 THE HUNTLEY	24-Jul-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*13 143935	1	KITCHEN - NON-STANDARD REFRIGERATOR SIZE	* \$98.00	Each
43275	Note:	Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. See item # 12. Dimensions will be required at colour selection appointment. As per Kitchen Sketch & Schedule H dated June 26th, 2024.		
14	1	ENSUITE BATH - S/I FLOATING VANITY,APPROX. 48" WIDE,REINFORCE BACKWALL TO ACCOMMODATE & ADJUST PLUMBING IF NECESSARY. CABINTRY TO BE LEVEL 1, QUARTZ LEVEL 2. ONE DOOR ON EACH END.W/ ADJUSTABLE INT. 12" D SHELVES & 2 DRAWERS IN CENTER EXCEPT TOP PANEL IS FALSE PANEL.	\$2,376.00	Each
43276	Note:	Top center drawer is not an actual functioning drawer but is a fake panel only. Bottom center drawer has a "U" shape cut out to accommodate wall plumbing. 12" interior adjustable shelves on both sides of cabinet . As per Schedule H dated June 26th, 2024.		
15	1	MASTER BEDROOM - OWNERS SUITE - REINFORCE THE INTERIOR STRUCTURE OF STANDARD CEILING LIGHT LOCATION TO BE ABLE TO ACCOMMODATE A FUTURE CEILING FAN.	\$260.00	Each
43277	Note:	To be installed approximately in center of ceiling in Owner's Suite. As per Schedule H dated June 26th, 2024.		
16	1	KITCHEN - STAINLESS 1.7 C/F MICROWAVE WITH HOOD	\$75.00	Each
143896				
43278	Note:	As per Kitchen Sketch dated June 26th, 2024. -Standard Kitchen Layout		

Sub Total	\$18,972.00
HST	\$0.00
Total	\$18,972.00

Payment Summary

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

PURCHASER:

Shawn Alexander Stewart

26-Jun-24
DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

PREPARED BY: Nicole Trudel

LOCKED BY: Lisa Ballard

PE 2,090-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER:	
DATE:	

QUOTE

Shea Village - Phase 1

PURCHASER: Shawn Stewart

Printed: 5-May-24 10:53 am

LOT NUMBER B09	PHASE 1	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE
-------------------	------------	-------------------------------	--------------

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
------	-----	----------------	-------	--------------

Quote Line

56	1 - <i>KITCHEN</i> - SUPPLY AND INSTALL UPGRADED POI-V53-192 ON CABINETRY AND DRAWERS (POT'S AND PANS) IN STANDARD KITCHEN LAYOUT.	\$ 32.00	Each
42991	Note: Install 1 per pots & pans drawers (total quantity of 3). As per Schedule H dated *** PRICE IS PER KNOB/HANDLE ***		

Quote Line

57	1 - <i>KITCHEN</i> - SUPPLY AND INSTALL UPGRADED POI-R20004-256 NM ON ALL CABINETRY AND DRAWERS (POT'S AND PANS) IN STANDARD KITCHEN LAYOUT.	\$ 22.00	Each
42992	Note: Install 1 per pots & pans drawers (total quantity of 3). As per Schedule H dated *** PRICE IS PER KNOB/HANDLE ***		

*58 143935	1 - <i>KITCHEN</i> - NON-STANDARD REFRIGERATOR SIZE	*\$ 98.00	Each
42993	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		

Quote Line

59	1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL A BANK OF DRAWERS IN 4 PCE LUXURY ENSUITE- STANDARD SERIES.		Each
42994	Note: To be installed closest to The Master Bedroom wall. As per Schedule H. 3 DRAWER 6/10/10 - \$790 3 DRAWER 9/9/9 - \$850 4 DRAWER 6/6/6/9 - \$950		

Quote Line

60	1 - <i>ENSUITE BATH</i> - UPGRADE TO COLOURED AND SELF SEALING GROUT IN LIEU OF STANDARD.	\$ 75.00	Each
43007	Note: In 4 Pce Ensuite flooring.		

Quote Line

61	1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL DELTA MONITOR 14 SERIES SHOWER TRIM T14268-BL-PP BLACK MATTE FINISH. (price out if possible since this is an out of contract for Valecraft). Install higher than standard height. since it is a rain can.		Each
43009	Note: To be installed in 4 Pce Luxury Ensuite Shower. As per Schdeule H dated *** WE DO NOT OFFER AS IT IS NOT IN OUR CONTRACT ***		

Quote Line

62	1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL FLOATING VANITY. APPROX. 48" WIDE. REINFORCE BACKWALL TO ACCOMMODATE AND ADJUST PLUMBING IF NECESSARY. CABINETRY TO BE LEVEL 1 SERIES. 1 DOORS ON EACH END AND 2 DRAWERS IN CENTER. QUARTZ LEVEL 2. AS PER PHOTO PROVIDED.		Each
43013	Note: To be installed in 4 Pce Luxury Ensuite. As per Schedule H dated *** PRICE TO FOLLOW ***		

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 2,073-8

InvoiceSQL.rpt 19012024 Document Type: QUOTE

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: DT

DATE: May 5/24

QUOTE

Shea Village - Phase 1

PURCHASER: Shawn Stewart

Printed: 5-May-24 10:53 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B09	1	120 THE HUNTLEY	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
------	-----	----------------	-------	--------------

Quote Line

*63	1 - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	*\$ 1,065.00	Each
121358			
43014	Note: Does not include doors and trim		

Quote Line

64	1 - KITCHEN - PAINT DEEP BASE. KITCHEN PANTRY DOOR, 2 SIDES AND CASEMENT. TO BE SIMILAR TO KITCHEN CABINETS COLOUR		Each
43015	Note: *** NEED TO SEE IF TRADE STILL OFFERS THIS AS IT IS NO LONGER ON OUR CONTRACT ***		

Quote Line

*65	1 - ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 2 - ENSUITE OPT 4PC BATHROOM	*\$ 799.00	Each
150073			
43016	Note: As per Schedule H dated		

*66	1 - ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 2 - ENSUITE OPT 4PC BATHROOM	*\$ 0.00	Each
150073			
43017	Note: As per Schedule H dated		
	*** SEE ITEM #65 ***		

Quote Line

67	1 - ENSUITE BATH - SUPPLY AND INSTALL SERIES 1 CABINTRY IN 4 PCE ENSUITE STANDARD VANITY.	\$ 495.00	Each
43018	Note: As per Schedule H dated		

Quote Line

68	1 - ENSUITE BATH - SUPPLY AND INSTALL 1 MOTION ACTIVATED CEILING LIGHT IN 4 PCE LUXURY ENSUITE, IN LIEU OF STANDARD.		Each
43019	Note: *** TO DISCUSS WITH S&S AT ELECTRICAL APPOINTEMENT AS NOT PART OF OUR CONTRACT***		

*69	1 - - UPGRADE STD LIGHT OUTLET TO A FUTURE CEILING FAN C/W 3 WIRES	*\$ 260.00	Each
143997			
43020	Note: As per Sketch dated		

QUOTE			
Shea Village - Phase 1			
PURCHASER: Shawn Stewart		Printed: 5-May-24 10:53 am	

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B09	1	120 THE HUNTLEY	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
------	-----	----------------	-------	--------------

Quote Line

70	1 - - SUPPLY AND INSTALL EXTERIOR SOFFIT POT LIGHTS. ON A SEPA TE SWITCH. QUANTITY 2 OR 4. PLEASE PRICE OUT PER LIGHT.			Each
43021	Note: IF AT GROUND FLOOR LEVEL - \$284 PER POT LIGHT IF AT SECOND FLOOR LEVEL - \$417 PER POT LIGHT TO SUPPLY SWITCH \$154			

Quote Line

71	1 - - SUPPLY AND INSTALL EXTERIOR PLUG IN UNDER SOFFIT FOR CHRISTMAS LIGHTS ON AN SEPARATE SWITCH. LOCATION TO BE DETERMINED AT A LATER DATE.		\$ 465.00	Each
43022	Note:			

Quote Line

72	1 - <i>KITCHEN</i> - SUPPLY AND INSTALL 2 PENDANT LIGHTS OVER THE KITCHEN ISLAND C/W BREAKFAST. MODEL: BETTY MATTE BLACK PD473706MBOP			Each
43023	Note: *** TO DISCUSS WITH S&S AT ELECTRICAL APPOINTEMENT AS NOT PART OF OUR CONTRACT***			

Quote Line

73	1 - <i>KITCHEN</i> - SUPPLY AND INSTALL 2 PENDANT LIGHTS OVER THE KITCHEN ISLAND C/W BREAKFAST. MODEL: VERONA CLEAR OUTER GLASS WITH DIFFUSED INNER GLASS PD41304-BN			Each
43024	Note: *** TO DISCUSS WITH S&S AT ELECTRICAL APPOINTEMENT AS NOT PART OF OUR CONTRACT***			

Quote Line

74	1 - <i>KITCHEN</i> - SUPPLY AND INSTALL 2 PENDANT LIGHTS OVER THE KITCHEN ISLAND C/W BREAKFAST. MODEL: SOHO AB011-11. 4" DIA x 6" H			Each
43025	Note: *** TO DISCUSS WITH S&S AT ELECTRICAL APPOINTEMENT AS NOT PART OF OUR CONTRACT***			

Quote Line

75	1 - <i>ENSUITE BATH</i> - SUPPLY AND INSTALL 1 RHYTHM VANITY BATHROOM LIGHT. SAN-A51013-11. MOUNTED UP C/W 3 LIGHTS		\$ 194.00	Each
43026	Note:			

Quote Line

76	1 - - DAN: QUESTION ABOUT MOTION ACTIVATED LIGHTS IN LAUNDRY ROOM AND KITCHEN PANTRY. ARE THESE STANDARD AND IF NOT HOW MUCH EACH PLEASE.			Each
43027	Note: *** TO DISCUSS WITH S&S AT ELECTRICAL APPOINTEMENT AS NOT PART OF OUR CONTRACT***			

PREPARED BY: Nicole Trudel

LOCKED BY:

PE 2.073-10

InvoiceSQL.rpt 19012024 Document Type: QUOTE

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: DT

DATE: May 5/24

QUOTE			
Shea Village - Phase 1			
PURCHASER: Shawn Stewart		Printed: 5-May-24 10:53 am	

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B09	1	120 THE HUNTLEY	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
------	-----	----------------	-------	--------------

Quote Line				
77	1	- COST TO PAINT INTERIOR DOORS. INCLUDING CLOSET DOORS. DEEP BASE COLOUR. EACH DOOR.		Each
43028	Note:	WHOLE HOUSE DOORS ONLY - \$2,130 WHOLE HOUSE DOORS AND TRIM - \$4,260		

Quote Line				
*78 144068	1	- <i>ENSUITE BATH</i> - BATH - DELTA TRINSIC TUB/SHOWER FAUCET T17459 WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME	*S 561.00	Each
43029	Note:			

Quote Line				
*79 144042	1	- <i>ENSUITE BATH</i> - BATH - DELTA TRINSIC LAVATORY FAUCET SINGLE HANDLE HIGH - ARC 559HA - DST CHROME	*S 356.00	Each
43030	Note:			

Quote Line				
80 144048	1	- <i>ENSUITE BATH</i> - BATH - DELTA TRINSIC ROMAN TUB FAUCET T2759 CHROME	S 495.00	Each
43031	Note:			

Quote Line				
81 43032	1	- <i>MASTER BEDROOM</i> - SUPPLY AND INSTALL ESSEX. WHITE/BLACK FM43916-WHBK CEILING FIXTURE IN LIEU OF STANDARD. IN MASTER BEDROOM.		Each
	Note:	*** TO DISCUSS WITH S&S AT ELECTRICAL APPOINTEMENT AS NOT PART OF OUR CONTRACT***		

Quote Line				
82 43033	1	- <i>MASTER BEDROOM</i> - SUPPLY AND INSTALL XENON. BLACK M1301BK CEILING FIXTURE IN LIEU OF STANDARD. IN MASTER BEDROOM.		Each
	Note:	*** TO DISCUSS WITH S&S AT ELECTRICAL APPOINTEMENT AS NOT PART OF OUR CONTRACT***		

*83 144072	1	- BATH - DELTA VERO LAVATORY FAUCET 8IN WIDESPREAD 3553LF CHROME	*S 807.00	Each
43034	Note:			

Quote Line				
*84 144073	1	- BATH - DELTA VERO LAVATORY FAUCET SINGLE HOLE 553LF CHROME	*S 522.00	Each
43035	Note:			



Valecraft
Homes (2019) Limited

QUOTE

Shea Village - Phase 1

PURCHASER: Shawn Stewart

Printed: 5-May-24 10:53 am

LOT NUMBER B09	PHASE 1	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE
-------------------	------------	-------------------------------	--------------

ITEM	QTY	EXTRA/CHANGE	PRICE	INTERNAL USE
------	-----	--------------	-------	--------------

*85	1 - - BATH - DELTA VERO ROMAN TUB FAUCET T2753 R2707 CHROME	*\$ 594.00	Each
44075			
43036	Note:		

Quote Line

*86	1 - <i>ENSUITE BATH</i> - BATH - DELTA VERO ROMAN TUB FAUCET WITH HANDHELD T4753 R4707 CHROME	* S 1,319.00	Each
44076			
43037	Note:		

*87	1 - - BATH - DELTA VERO SHOWER FAUCET T17253 CHROME	*\$ 630.00	Each
144080			
43038	Note:		

Sub Total	\$89,355.00
HST	\$0.00
Total	\$89,355.00

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: Nicole Trudel

LOCKED BY:

PE 2,073-12

InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: May 5/24

Shea Village

From: Frank Nieuwkoop
Sent: April 13, 2024 3:14 PM
To: Shea Village
Cc: Diane Brunet
Subject: Re: Confirmation of pricing Towns in Block B & Nash -McCaslin

Follow Up Flag: Follow up
Flag Status: Completed

Yes
Sent from my iPhone

On Apr 13, 2024, at 3:13 PM, Shea Village <sheavillage@valecraft.com> wrote:

Hi Frank,

I really appreciate your call to give me the pricing regarding The Huntley or The Lewis in Block B for Shawn Stewart. Both are end units inclusive in the price of \$725,000.00 each with a \$5,000.00 Décor Bonus.

Secondly, The Nash including the lot premium of \$45,000.00 on Lot 14 all inclusive in the price of \$960,000.00 or The McCaslin at \$990,000.00. Both offered with Décor Bonus of \$5,000.00. Is this accurate Frank?

Thanks,

Nicole Trudel
New Home Sales Consultant

<image001.gif>

670 Parade Drive ON K2S 0Z2,
tel (613) 435-8141
sheavillage@valecraft.com

Closed Thursdays and Fridays

<image002.png>

<image003.png>

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)
Stewart, Shawn, A

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
Last name, first name, and initial(s) of other purchaser

Address of the house you purchased (Unit No. – Street No. Street name, RR)
1142 Cope Drive

City
Stittsville

Province or territory
Ontario

Postal code
K 2 S 3 C 3

Home telephone number
613-836-9549


Daytime telephone number
613-795-3025

Extension

Language preference
☒ English ☐ French

Mailing address of claimant ☒ As above or Unit No – Street No Street name, PO Box, RR

City

Province/Territory/State


Postal/ZIP code

Country

Section B – House information

Did you purchase the house for use as your, or your relation's, primary place of residence?
☒ Yes ☐ No

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, *GST/HST New Residential Rental Property Rebate Application*.

Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):

Year

Month

Day

Date ownership of the house or the share in the co-op was transferred to you:

Year

Month

Day

Date possession of the house was transferred to you:


Year

Month

Day

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: B09 Plan No: 4M-1740 Other: Stittsville, Ontario

If a mobile home, state:
Manufacturer: Model: Serial number:

Initial


DS
FN

FOR INTERNAL USE ONLY

IC NC

GST190 E (17)

(Ce formulaire est disponible en français.)

Canada

Protected B when completed

Section C – Housing and application Type

Type of housing (tick one box)

- ☒ House (including condominium unit)
- ☐ Mobile home (including modular home)
- ☐ Floating home
- ☐ Bed and breakfast
- ☐ Duplex

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

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

- 1A

☒

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

☐

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

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

- 2

☐

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
- 3

☐

When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.
- 5

☐

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

Section D – Builder or co-op information

Builder's or co-op's legal name		Business number (if applicable)										
Valecraft Homes (2019) Limited		7 2 1 0 1 0 7 1 8 R T 0 0 0 1										
Address (Unit No. – Street No. Street name, PO Box, RR)							City					
210-1455 Youville Dr.							Orleans					
Province/Territory/State		Postal/ZIP code		Country			Telephone number			Extension		
Ontario		K1C 6Z7		Canada			613-837-1104					

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house? ☐ Yes ☐ No

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

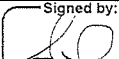
For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

Year	Month	Day	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	Signed by:	Name (print)	Year	Month	Day
		Shawn Alexander Stewart	2	0	2

620A96FFE21E4A6...

Initial

DS

FN

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.

Initial

DS

FN

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">• 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.

Initial

DS

FN

MR JAMES A STEWART OR
MRS JOANNE M STEWART
160 ARROWWOOD DR
STITTSTVILLE, ONT L2S 2G3
(613) 836-9549

396
DATE 20240624
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd
Five Thousand Dollars

\$ 5,000.00

100 DOLLARS

Security features
included.
Details on back.



Canada Trust

8 DUNDAS ST. W. & FRONT ST.,
TRENTON, ONTARIO K8V 5R2

MEMO

Lot B09 (for Shawn)

Joanne M Stewart

396 37682004 04433133583

Project: Shea Village
Plan No: 4M-1740
Lot No: SV PH1 B09
Model: The Huntley 120 Reverse
Date: June 26th, 2024

Purchaser: Shawn Alexander Stewart

MR JAMES A STEWART OR
MRS JOANNE M STEWART
160 ARROWWOOD DR
STITTSTVILLE, ON K2S 2G3
(613) 836-9549

397

DATE 20240626
Y Y Y Y M M D D

PAY TO THE ORDER OF Valecraft Homes (2019) Ltd. \$10,000.00
Ten Thousand Dollars ^{xx}/100 DOLLARS

TD Canada Trust
8 DUNDAS ST. W. & FRONT ST.,
TRENTON, ONTARIO K8V 5R2

MEMO Shawn - townhome (new build)

Joanne M Stewart MP

⑈397⑈ ⑆37682⑈004⑆ 0443⑈3133583⑈

MR JAMES A STEWART OR
MRS JOANNE M STEWART
160 ARROWWOOD DR
STITTSTVILLE, ON K2S 2G3
(613) 836-9549

398

DATE 20240726
Y Y Y Y M M D D

PAY TO THE ORDER OF Valecraft Homes (2019) Ltd. \$15,000.00
Fifteen Thousand Dollars ^{xx}/100 DOLLARS

TD Canada Trust
8 DUNDAS ST. W. & FRONT ST.,
TRENTON, ONTARIO K8V 5R2

MEMO Shawn - townhome (new build)

Joanne M Stewart MP

⑈398⑈ ⑆37682⑈004⑆ 0443⑈3133583⑈

Project: Shea Village

Plan No: 4M-1740

Lot No: SV PH1 B09

Model: The Huntley 120 Reverse

Date: June 26th, 2024

Purchaser: Shawn Alexander Stewart