

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST. THOMAS 7		LOT NO: 21			
Reg'd Plan #: 50M-361		MODEL: 804 "A" Manning 2Bed Std			
Name(s): Linda Gail McRoberts					
Name(s): Kenneth McRoberts					
		BASE PRICE:		\$684,900.00	
		ELEVATION:			
		LOT PREMIUM:		\$30,000.00	
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$30,068.00	
		CREDITS:			
		SUBTOTAL:		\$60,068.00	
		TOTAL:		\$744,968.00	
		PURCHASER OFFER:		\$700,000.00	
		DIFFERENCE:		-\$44,968.00	
Décor bonus of \$5,000.00 to be used at design and electrical appointment.					
Purchase price accepted by F. Nieuwkoop & D. Brunet					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:		HST Formula 4	\$640,707.96	
COMMENTS:					
*EXPECTED DATE OF CLOSING:				October 30, 2025	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

<u><b>PURCHASERS ADDRESS:</b></u>	
PURCHASERS NAME(S)	Linda Gail McRoberts & Kenneth McRoberts
STREET	1756 Coleman Crescent
CITY, PROVINCE	Mountain, Ontario
POSTAL CODE	K0E 1S0
HOME PHONE	343-549-1934
WORK PHONE	343-549-1934
Cell Phone Purchaser (1)	343-549-1934
Cell Phone Purchaser (2)	613-842-3680
CIVIC	907 Cologne Street
AGREEMENT BLOCK#	
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	21
MODEL #	804
ELEVATION	"A"
MODEL NAME	Manning 2Bed
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	804 "A" Manning 2Bed Std
PHASE	7
PROJECT	PLACE ST. THOMAS 7
SCHEDULES	B1-A, C, C-1, H, O, W2
PURCHASER OFFER	\$700,000.00
CLOSING DAY	30
CLOSING MONTH, YEAR	October, 2025
CLOSING DATE (MONTH DAY, YEAR)	October 30, 2025
DEPOSIT 1)	10,000
DEPOSIT 2)	30,000
DEPOSIT 3)	40,000
SALES REPRESENTATIVE	Adam Bowman
<u><b>SOLICITORS INFO</b></u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u><b>SCHEDULE T</b></u>	
PURCHASER 1	Linda Gail McRoberts
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1756 Coleman Cres., Mountain ON K0E 1S0
HOME PHONE	343-549-1934
WORK ADDRESS (STREET, CITY, POSTAL CODE)	160 Front Street West, Toronto ON K5J 0G4
WORK PHONE	343-549-1934
OCCUPATION	TD Bank Manager - Internal Controls
ID TYPE	Canadian Passport
ID NUMBER	AY775824
BIRTH DATE	June 21, 1963
PURCHASER 2	Kenneth McRoberts
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1756 Coleman Cres., Mountain ON K0E 1S0
HOME PHONE	343-549-1934
WORK ADDRESS (STREET, CITY, POSTAL CODE)	164 Colonnade Rd South, Ottawa ON K2E 7K3
WORK PHONE	613-842-3680
OCCUPATION	City of Ottawa -Shift Controller
ID TYPE	Canadian Passport
ID NUMBER	AY775837
BIRTH DATE	December 31, 1963
PART OF LOT(S)(singles)	21
PLACE SIGNED	Ottawa, ON
SIGNING DAY	28
SIGNING MONTH	January
SIGNING YEAR	2025
SIGNING DATE (MONTH DAY, YEAR)	January 28, 2025
EMAIL ADDRESS (1)	klmcroberts@icloud.com
EMAIL ADDRESS (2)	mcrobertskenny@icloud.com
DATE: May 2, 2023	



MR KENNY MCROBERTS OR  
MRS LINDA MCROBERTS

063

DATE 2025-01-25  
Y Y Y Y M M D D

PAY TO THE  
ORDER OF

Valecraft Homes (2019) Ltd.

\$ 10,000-

Ten thousand

/100 DOLLARS

Security features  
included.  
Details on back.

TD CANADA TRUST  
ST. JOSEPH BLVD. & ORLEANS BLVD.  
2325 ST. JOSEPH BLVD.  
GLOUCESTER, ONTARIO K1C 1E7

MEMO 907 Cologne

uncollected

⑈063⑈ ⑆33156⑈004⑆ 3315⑈0270474⑈

067-021

COPY

Internal B1A  
Place St. Thomas - Phase 7

PURCHASERS: Linda Gail McRoberts and Kenneth McRoberts

Printed: 27-Jan-25 1:46 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
21		7	804 THE MANNING 2 BED ELEV A	30-Oct-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1		1 - ENSUITE BATH - ENSUITE BATHROOM & LAUNDRY ROOM - CUSTOM FLOORPLAN - AS PER SKETCH	\$ 959.00	Each
45107		Note: - As per Schedule H dated January 27, 2024  - Delete tub - Relocate walk-In shower to tub location (enlarge to 5ft width) - Delete 1 sink in vanity - remaining sink centered - 1 light centered over sink - Laundry room redesigned / enlarged to accomodate washer & dryer side by side		
2		1 - KITCHEN - OPTIONAL BREAKFAST BAR - STANDARD KITCHEN LAYOUT - STANDARD LEVEL QUARTZ	\$ 1,327.00	Each
45109		Note: - As per Schedule H dated January 27, 2025 - As per Kitchen Sketch dated January 27, 2025  - See item #3 (quartz level 2)		
*3		1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 2,429.00	Each
134797				
45206		Note: - As per Schedule H dated January 27, 2025 - As per Kitchen Sketch dated January 27, 2025 - Edge Profile to be provided w interior finishes. - See item #2 (breakfast bar) - Standard Kitchen Layout		
4		1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - KITCHEN - BRONZE	\$ 220.00	Each
165				
45207		Note: - Standard Kitchen Layout		
*5		1 - STD AREAS - HARDWOOD - MAPLE - 4 1/8 NATURAL - STD AREAS	*\$ 2,428.00	Each
138560				
45112		Note: - As per Schedule H dated January 27, 2025		
*6		1 - MASTER BEDROOM - HARDWOOD - MAPLE - 4 1/8 NATURAL - MASTER BEDROOM / WIC	*\$ 5,757.00	Each
138562				
45114		Note: - As per Schedule H dated January 27, 2025		
*7		1 - BEDROOM 2 - HARDWOOD - MAPLE - 4 1/8 NATURAL - BEDROOM #2	*\$ 2,961.00	Each
138563				
45115		Note: - As per Schedule H dated January 27, 2025		
*8		1 - KITCHEN - HARDWOOD - MAPLE - 4 1/8 NATURAL - KITCHEN	*\$ 850.00	Each
138561				
45116		Note: - As per Schedule H dated January 27, 2025		
*9		1 - BASEMENT - STAIRS - BASEMENT - NATURAL MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 6,812.00	Each
140023				
45117		Note: - As per Schedule H dated January 27, 2025  - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.		
*10		1 - KITCHEN - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8 in DEEP (ANTHRAITE 401267)	*\$ 533.00	Each
121467				
45118		Note: Standard Kitchen Layout		

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

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,142-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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



Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Linda Gail McRoberts and Kenneth McRoberts

Printed: 27-Jan-25 1:46 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
21		7	804 THE MANNING 2 BED ELEV A	30-Oct-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
*11 28047	1	KITCHEN - KITCHEN - FAUCET - DELTA TRINSIC 4159-BL-DST MATTE BLACK SINGLE HANDLE PULL-OUT		*\$ 526.00	Each
45119	Note:			Q2142-2-12	
*12 26728	1	ENSUITE BATH - BATH - ZITTA NICHE 12X24X3.75 ANR12240407 MATTE BLACK		*\$ 777.00	Each
45120	Note:	- As per Schedule H dated January 27, 2025 - See item #1 (ensuite/laundry room redesign) - Located on long wall of Walk-In Shower - Installed horizontally - Top of niche approximately 5ft from shower floor		Q2142-2-13	
13	1	- DELETE CENTRAL VACUUM ROUGH-IN		\$ 125.00	Each
45121	Note:			Q2142-2-14	
14	13	- SEDONA ROUND ROSE - MATTE BLACK - INTERIOR DOOR HANDLE		\$ 1,391.00	
45123	Note:	- Cost per handle (\$107) - Includes interior of Front, Garage and Patio exterior doors		Q2142-2-16	
*15 155700	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS MODEL VVW73UC0LS		*\$ 815.00	Each
45208	Note:	- As per Kitchen Sketch dated January 27, 2025 - Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. To be checked if Make-up Air system is required by Estimation Department		Q2142-2-18	
*16 155697	1	GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT		*\$ 1,080.00	Each
45126	Note:	- As per Schedule H dated January 27, 2025 - See item #17 (key pad) - See item #18 (extra remote) - Not available through retail outlets/professionally installed to MNF Specs		Q2142-3	
*17 155698	1	GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME		*\$ 98.00	Each
45127	Note:	- As per Schedule H dated January 27, 2025 - See item #16 (garage door opener) - See item #18 (extra remote) - To be located on the side of the garage closest to front door. - Not available through retail outlets/professionally installed to MNF Specs		Q2142-3-20	
*18 155699	1	GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER		*\$ 118.00	Each
45128	Note:	- As per Schedule H dated January 27, 2025 - See item #16 (garage door opener) - See item #17 (key pad) - Not available through retail outlets/professionally installed to MNF Specs		Q2142-3-21	
*19 384	1	BASEMENT - FAN KIT FOR STD FIREPLACE		*\$ 415.00	Each
45129	Note:	- As per Schedule H dated January 27, 2025		Q2142-522	

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

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

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,142-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Linda Gail McRoberts and Kenneth McRoberts			Printed: 27-Jan-25 1:46 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	7	804 THE MANNING 2 BED ELEV A	30-Oct-25
ITEM	QTY	EXTRA / CHANGE	PRICE
20	1	- DECOR BONUS OF \$5,000.00 TO BE APPLIED AT DESIGN / ELECTRICAL APPOINTMENT.	Each
45230	Note:	- Purchasers acknowledge the decor bonus must be used at design/electrical appointment. Not to be used towards above B1A upgrades or base purchase price.	

Sub Total	\$29,621.00
HST	\$0.00
Total	\$29,621.00

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

PURCHASER:

Linda Gail McRoberts

27-Jan-25

DATE

PURCHASER:

Kenneth McRoberts

27-Jan-25

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

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

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

PST(7) 21 McRoberts Model 804-2

21-Jan-25

KITCHEN UPGRADES

Standard Kitchen		
	Level 1 Cabinetry	\$2,654
	Level 2 Cabinetry	\$4,246
	Countertop Quartz Level 1	\$1,376
	Countertop Quartz Level 2	\$2,429
	Countertop Quartz Level 3	\$2,833
	Countertop Quartz Level 4	\$3,805
	Countertop Quartz Level 5	\$4,047
	Countertop Quartz Level 6	\$5,666
Standard Kitchen c/w Flush Breakfast Bar		
	Std Level Cabinetry	\$1,327
	Level 1 Cabinetry	\$4,128
	Level 2 Cabinetry	\$5,807
	Countertop Quartz Level 1	\$1,630
	Countertop Quartz Level 2	\$2,876
	Countertop Quartz Level 3	\$3,355
	Countertop Quartz Level 4	\$4,505
	Countertop Quartz Level 5	\$4,793
	Countertop Quartz Level 6	\$6,710



QUOTE

Place St. Thomas - Phase 7

PURCHASERS: Linda McRoberts and Kenny McRoberts

Printed: 17-Jan-25 12:56 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	7	804 THE MANNING 2 BED ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

1	1 - <i>ENSUITE BATH</i> - ENSUITE BATHROOM & LAUNDRY ROOM - CUSTOM FLOORPLAN - AS PER SKETCH	\$ 959.00	Each
45107	Note: - As per Sketch 001 - McRoberts - Delete tub - Relocate walk-In shower to tub location (enlarge to 5ft width) - Delete 1 sink in vanity - remaining sink centered - 1 light centered over sink - Laundry room redesigned / enlarged to accomodate washer & dryer side by side	#1	

Quote Line

2	1 - <i>KITCHEN</i> - KITCHEN - OPTIONAL KITCHEN LAYOUT 3 - STANDARD LEVEL CABINETRY	\$ 7,541.00	Each
45108	Note:	# N/A	

Quote Line

3	1 - <i>KITCHEN</i> - OPTIONAL BREAKFAST BAR - OPTIONAL KITCHEN LAYOUT 3 - STANDARD LEVEL QUARTZ	\$ 1,327.00	Each
45109	Note:	#2	

Quote Line

*4	1 - <i>KITCHEN</i> - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN OPT #3 C/W FLUSH BREAKFAST BAR	*\$ 4,473.00	Each
134803		# N/A	
45110	Note: - Standard breakfast bar included in #3		

5	1 - <i>KITCHEN</i> - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - KITCHEN OPT #3 - BRONZE	\$ 220.00	Each
165		#4	
45111	Note:		

Quote Line

*6	1 - <i>STD AREAS</i> - HARDWOOD - MAPLE - 4 1/8 NATURAL - STD AREAS	*\$ 2,428.00	Each
138560		#5	
45112	Note: ** Please provide list of hardwood floor options for all areas **		


Quote Line

*7	1 - <i>MASTER BEDROOM</i> - HARDWOOD - MAPLE - 4 1/8 NATURAL - MASTER BEDROOM / WIC	*\$ 5,757.00	Each
138562		#6	
45114	Note:		

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

PREPARED BY: Adam Bowman  
LOCKED BY:  
PE 2.142-1  
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CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: Jan 17/25



QUOTE

Place St. Thomas - Phase 7

PURCHASERS: Linda McRoberts and Kenny McRoberts

Printed: 17-Jan-25 12:56 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	7	804 THE MANNING 2 BED ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

*8	1 - BEDROOM 2 - HARDWOOD - MAPLE - 4 1/8 NATURAL - BEDROOM #2	*\$ 2,961.00	Each
138563			
45115	Note:		

Quote Line

*9	1 - KITCHEN - HARDWOOD - MAPLE - 4 1/8 NATURAL - KITCHEN	*\$ 850.00	Each
138561			
45116	Note:		

Quote Line

*10	1 - BASEMENT - STAIRS - BASEMENT - NATURAL MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	*\$ 6,812.00	Each
140023			
45117	Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.		

*11	1 - KITCHEN - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8 in DEEP (ANTHRAITE 401267)	*\$ 533.00	Each
121467			
45118	Note:		

*12	1 - KITCHEN - KITCHEN - FAUCET - DELTA TRINSIC 4159-BL-DST MATTE BLACK SINGLE HANDLE PULL-OUT	*\$ 526.00	Each
28047			
45119	Note:		

*13	1 - ENSUITE BATH - BATH - ZITTA NICHE 12X24X3.75 ANR12240407 MATTE BLACK	*\$ 777.00	Each
26728			
45120	Note: - Ensuite bathroom walk-in shower - Cannot be installed on an exterior wall.		

Quote Line

14	1 - - DELETE CENTRAL VACUUM ROUGH-IN	\$ 125.00	Each
45121	Note:		

Quote Line

15	1 - BASEMENT - PAINT UNFINISHED (MECHANICAL/STORAGE) FLOORS IN BASEMENT		Each
45122	Note: ***SORRY NOT AN OPTION VALECRAFT OFFERS***		

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2.142-2

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DA</u>
DATE:	<u>JAN 17/25</u>

QUOTE

Place St. Thomas - Phase 7

PURCHASERS: Linda McRoberts and Kenny McRoberts

Printed: 17-Jan-25 12:56 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	7	804 THE MANNING 2 BED ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

16	1	- SEDONA ROUND ROSE - MATTE BLACK - INTERIOR DOOR HANDLE	\$ 107.00	Each
45123	Note:	- Cost per handle	15	

17	1	- OTR - UPGRADE STD WHITE TO STAINLESS	\$ 75.00	Each
120125			N/A	
45124	Note:			

Quote Line

*18	1	- HOOD FAN - CHIMNEY - WHIRLPOOL 400 CFM - 30IN STAINLESS MODEL WVW57UC0FS	\$ 0.00	Each
155701				
45125	Note:	Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. To be checked if Make-up Air system is required by Estimation Department	15	
		***SORRY THIS HOUSE CAN ONLY ACCOMODATE A 300CFM CHIMNEY HOOD FAN***		

Quote Line

*19	1	- GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	*\$ 1,080.00	Each
155697			16	
45126	Note:	Not available through retail outlets/professionally installed to MNF Specs		

Quote Line

*20	1	- GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	*\$ 98.00	Each
155698			17	
45127	Note:	Not available through retail outlets/professionally installed to MNF Specs		

Quote Line

*21	1	- GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	*\$ 118.00	Each
155699			18	
45128	Note:	Not available through retail outlets/professionally installed to MNF Specs		

*22	1	- FAN KIT FOR STD FIREPLACE	*\$ 415.00	Each
384			19	
45129	Note:			


Quote Line

*23	1	- POT LIGHT - 1 X 4IN LED WHITE SLIM LINE	*\$ 277.00	Each
324			N/A	
45130	Note:	Does not include switch. As per Sketch dated		

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

PREPARED BY: Adam Bowman  
LOCKED BY:  
PE 2,142-3  
InvoiceSQL.rpt 19012024 Document Type: QUOTE

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: Jan 17/25

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Linda McRoberts and Kenny McRoberts			Printed: 17-Jan-25 12:56 pm
LOT NUMBER 21	PHASE 7	HOUSE TYPE 804 THE MANNING 2 BED ELEV A	CLOSING DATE
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE

Sub Total	\$37,459.00
HST	\$0.00
Total	\$37,459.00

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

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

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DA</u>
DATE:	<u>Jan 17/25</u>

**Protected B**  
when completed

## 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](https://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](https://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](https://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.

<b>Section A – Claimant information</b>									
Claimant's legal name (one name only, even if the house is purchased by several individuals) Last name, first name, and initial(s) <b>McRoberts, Linda Gail</b>						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 <b>McRoberts, Kenneth</b>					Last name, first name, and initial(s) of other purchaser				
Address of the house you purchased (Unit No. – Street No. Street name, RR) <b>907 Cologne Street</b>									
City <b>Embrun</b>						Province or territory <b>Ontario</b>		Postal code <b>K 0 A 1 W 0</b>	
Home telephone number <b>343-549-1934</b>		Daytime telephone number <b>613-842-3680</b>		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		
<b>Section B – House information</b>									
Did you purchase the house for use as your, or your relation's, primary place of residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					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				
If you purchased this house as a rental property, you do <b>not</b> 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> .									
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: <b>21</b>			Plan No: <b>50M-361</b>			Other: <b>Embrun, ON</b>			
If a mobile home, state: Manufacturer:			Model:			Serial number:			

FOR INTERNAL USE ONLY										
IC						NC				



Section C – Housing and application Type

Type of housing (tick one box)

☒ House (including condominium unit)

☐ Mobile home (including modular home)

☐ Floating home

☐ Bed and breakfast

☐ Duplex

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

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

1A ☒

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

1B ☐

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

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

2 ☐

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

3 ☐

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

5 ☐

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

Section D – Builder or co-op information

Builder's or co-op's legal name

Valecraft Homes (2019) Limited

Business number (if applicable)

721010718RT0001

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

210-1455 Youville Dr.

City

Orleans

Province/Territory/State

Ontario

Postal/ZIP code

K1C 6Z7

Country

Canada

Telephone number

613-837-1104

Extension

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

☐ Yes

☐ No

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

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

From

Year

Month

Day

to

Year

Month

Day

Signature of builder or authorized official

Name (print)

Year

Month

Day

Section E – Claimant's Certification

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

Signature of the claimant

Signed by:

AB234E9RA9F84C1

Signed by:

Linda Gail McRoberts & Kenneth McRoberts

US249B5CNEB941C

Name (print)

Linda Gail McRoberts & Kenneth McRoberts

Year

Month

Day

20250128

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

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

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

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

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

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

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

A

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

B

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

C

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

D

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

E

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

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

F

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

G

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

H

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

I

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

J

Part III – Rebate calculation for Application Type 3

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

K

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

L

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

M

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

N

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

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

Branch number

Institution number

Account number

Name of the account holder

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at [canada.ca/cra-info-source](https://canada.ca/cra-info-source), Personal Information Bank CRA PPU 241.

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

Note

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

Definition

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

What if you need help?

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

Forms and publications

To get our forms and publications, go to [canada.ca/gst-hst-pub](https://canada.ca/gst-hst-pub).