

## Welcome to Place St. Thomas

Dear Samar Merhi and Jonathon Peter Ruddy

**RE: Place St. Thomas Phase 6 Lot C14**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed, and accepted by Valecraft Homes (2019) Limited on **April 28, 2021**.

You now have five (5) business days from, **May 6, 2021** to obtain your Lawyer's & Financing approvals.

On or before **May 6, 2021** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multimedia locations & all upgrades up to drywall stage must be completed by **May 6, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **May 20, 2021** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-370-0288.

Sincerely,

Valecraft 2019 Homes Sales Department

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST THOMAS 6		LOT NO: C14			
Reg'd Plan #: 50M-352		MODEL: 160-2 Stanley 2 Reverse			
Name(s): Samar Merhi					
Name(s): Jonathan Peter Ruddy					
		BASE PRICE:		\$419,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$6,182.00	
		CREDITS:		-\$10,000.00	
		SUBTOTAL:		-\$3,818.00	
		TOTAL:		\$416,082.00	
		PURCHASER OFFER:		\$416,082.00	
		DIFFERENCE:			
Décor bonus of \$10,000 applied in full to the purchase price.				-\$10,000.00	
Additional 5K décor as per F. Nieuwkoop. (\$3818.00 applied to base price).					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 2	\$392,261.25
COMMENTS:					
*EXPECTED DATE OF CLOSING:				April 21, 2022	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

SAMAR MERHI

090

DATE 20210417  
Y Y Y Y M M D D

PAY TO THE  
ORDER OF

Valecraft Homes (2019) Limited.

\$ 1000.00

One thousand

/100 DOLLARS

Security features  
included.  
Details on back.



CANADIAN IMPERIAL BANK OF COMMERCE  
POINTE CLAIRE BANKING CENTRE  
6341 TRANS CANADA HIGHWAY, SUITE 1200  
POINTE CLAIRE, QUEBEC H9R 5A5

MEMO

1st Deposit

*[Signature]*

MP

⑈090⑈ ⑆00941⑈010⑆ 87⑈97234⑈

Project: PLACE ST. THOMAS 6  
Plan No: SOM-352 Lot No: C14  
Model: 160-2 Stanley2 Date: Apr 17, 2021  
Purchaser: SAMAR MERHI  
Purchaser: Jonathan Peter Ruddy



<b><u>PURCHASERS ADDRESS:</u></b>	
<b>PURCHASERS NAME(S)</b>	Samar Merhi & Jonathan Peter Ruddy
<b>STREET</b>	143 Rue Du Britannia, Apt #1
<b>CITY, PROVINCE</b>	Gatineau, QC
<b>POSTAL CODE</b>	J9J 4J1
<b>HOME PHONE</b>	819-448-3448
<b>WORK PHONE</b>	613-558-6821
<b>Cell Phone Purchaser (1)</b>	819-448-3448
<b>Cell Phone Purchaser (2)</b>	613-558-6821
<b>CIVIC</b>	751 Namur Street
<b>AGREEMENT BLOCK#</b>	
<b>PLAN</b>	50M-352
<b>HCRA Licence Number</b>	47491
<b>LOT (BUILDER'S LOT/UNIT)</b>	C14
<b>MODEL #</b>	160-2
<b>ELEVATION</b>	
<b>MODEL NAME</b>	Stanley 2
<b>ORIENTATION</b>	Reverse
<b>DWELLING (MODEL#, ELEV, OPT)</b>	160-2 Stanley 2 Reverse
<b>PHASE</b>	6
<b>PROJECT</b>	PLACE ST THOMAS 6
<b>SCHEDULES</b>	B1-A, C-1, H, O
<b>PURCHASER OFFER</b>	\$416,082.00
<b>Purchaser Offer INVESTMENT</b>	
<b>CLOSING DAY</b>	21
<b>CLOSING MONTH, YEAR</b>	April, 2022
<b>CLOSING DATE (MONTH DAY, YEAR)</b>	April 21, 2022
<b>DEPOSIT 1)</b>	1,000
<b>DEPOSIT 2)</b>	10,000
<b>DEPOSIT 3)</b>	14,000
<b>SALES REPRESENTATIVE</b>	Adam Bowman
<b><u>SOLICITORS INFO</u></b>	
<b>SOLICITOR NAME</b>	Noah Potechin LLP
<b>STREET</b>	1565 Carling Avenue
<b>CITY, PROVINCE</b>	Ottawa, ON
<b>POSTAL CODE</b>	K1Z 8R1
<b>PHONE</b>	613-563-7544
<b><u>SCHEDULE T</u></b>	
<b>PURCHASER 1</b>	Samar Merhi
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	143 Rue Du Britannia, Apt #1, Gatineau QC J9J 4J1
<b>HOME PHONE</b>	819-448-3448
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	1455 Youville Dr., suite 210 Orleans ON K1C 6Z7
<b>WORK PHONE</b>	819-448-3448
<b>OCCUPATION</b>	Interior Designer
<b>ID TYPE</b>	Permis de conduire
<b>ID NUMBER</b>	M6008-040187-08
<b>BIRTH DATE</b>	January 4, 1987
<b>PURCHASER 2</b>	Jonathan Peter Ruddy
<b>HOME ADDRESS (STREET, CITY, POSTAL CODE)</b>	88 Stradwick Ave., Nepean ON K2J 2Y9
<b>HOME PHONE</b>	613-558-6821
<b>WORK ADDRESS (STREET, CITY, POSTAL CODE)</b>	88 Stradwick Ave., Nepean ON K2J 2Y9
<b>WORK PHONE</b>	613-558-6821
<b>OCCUPATION</b>	Ornithologist
<b>ID TYPE</b>	Driver's Licence
<b>ID NUMBER</b>	R9080-40978-50509
<b>BIRTH DATE</b>	May 9, 1985
<b>PART OF LOT(S)(singles)</b>	C14
<b>PLACE SIGNED</b>	Gatineau, QC
<b>SIGNING DAY</b>	17
<b>SIGNING MONTH</b>	April
<b>SIGNING YEAR</b>	2021
<b>SIGNING DATE (MONTH DAY, YEAR)</b>	April 17, 2021
<b>EMAIL ADDRESS (1)</b>	samar.merhi@gmail.com
<b>EMAIL ADDRESS (2)</b>	eontbird@gmail.com
<b>DATE: September 17, 2020</b>	



Place St Thomas

**From:** Valecraft Design Centre  
**Sent:** Monday, April 12, 2021 11:28 AM  
**To:** Place St Thomas  
**Subject:** RE: C14  
**Attachments:** ID - Samar+Jon April 12-21.jpeg; mortgage pre-approval affordability estimate-for Jon & Samar.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Documents, To do

Hi Adam,

I hope you had a nice weekend!

Yes! Frank confirmed on Friday. The price of the house will be the base price of the Stánley model, at the time of the release. Can you please confirm what that price was? I will be receiving \$10000 décor bonus. \$5000 can be used towards the purchase price or décor and the other \$5000 can be used for décor.

I will send you and Patrick an email shortly with my structural selections. I’m just waiting for a quote from Dan.

Below is the list you previously asked for (kindly keep as confidential as possible):

**Valid Photo ID: (Drivers Licence or Passport – jpeg or PDF)**

attached

**Current Address (incl. Postal Code):**

Jon: 88 Stradwick ave, Nepean, ON, K2J 2Y9  
Samar: 143 rue du Britannia, Apt #1, Gatineau, QC., J9J 4J1

**Home Phone #**

Jon: 613-558-6821  
Samar: 819-448-3448

**Cell Number(s) #**

Jon: 613-558-6821  
Samar: 819-448-3448

**Work number(s) #**

Jon: 613-558-6821  
Samar: 819-448-3448

**Email(s):**

Jon: eontbird@gmail.com  
Samar: samar.merhi@gmail.com

**Occupation(s):**

Jon: Field Ornithologist  
Samar: Interior Designer

**Work Address (incl. Postal Code):**

## **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 ( <b>one name only</b> , even if the house is purchased by several individuals) Last name, first name, and initial(s) <b>Merhi, Samar</b>						Business number (if applicable)                      <b>R</b>   <b>T</b>			
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>Ruddy, Jonathan Peter</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>751 Namur 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>819-448-3448</b>		Daytime telephone number <b>613-558-6821</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 <b>ON</b>		Postal/ZIP code <b>JP</b>		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>C14</b>			Plan No: <b>50M-352</b>			Other: <b>Embrun, ON</b>			
If a mobile home, state: Manufacturer:   Model:   Serial number:									

FOR INTERNAL USE ONLY



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

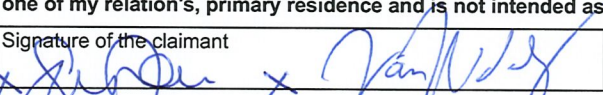
Month

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



Name (print)

Samar Merhi & Jonathan Peter Ruddy

Year

Month

Day

20210417

Page 2



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

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

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

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

**Note**

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

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

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)	<div></div>	A
Enter the purchase price of the house ( <b>do not include</b> GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)	<div></div>	B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<div></div>	C
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.	<div></div>	D
Total rebate amount including any provincial rebate (line C plus line D).	<div></div>	E

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

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

Part III – Rebate calculation for Application Type 3

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

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

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

Branch number	Institution number	Account number
<div></div>	<div></div>	<div></div>

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.

## General information

### Who should complete this form?

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

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

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

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

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

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

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

### Documentation required

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

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

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

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

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

### When should I file my claim?

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

### Where do I send this form?

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

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

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

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

### Definition

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

### What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to [canada.ca/gst-hst](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).

<b>Internal B1A</b>			
<b>Place St. Thomas - Phase 6</b>			
PURCHASERS: Samar Merhi and Jonathan Peter Ruddy		Printed: 14-Apr-21 12:30 pm	

LOT NUMBER <b>C14</b>	PHASE <b>6</b>	HOUSE TYPE <b>160 THE STANLEY 2</b>	CLOSING DATE <b>21-Apr-22</b>
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ITEM	QTY	EXTRA	CHANGE	DESCRIPTION	PRICE	INTERNAL USE
*1 87529	1	-	-	BONUS - DECOR CENTER CREDIT OF \$10,000.00	\$ 0.00 ✓	Each ✓
32506	Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price. ✓					
*2 90161	1	-	-	STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00 ✓	Each
32507	Note: Excluding Corner Cabinetry Where Applicable					
*3 90162	1	-	-	KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00 ✓	Each
32508	Note: - Kitchen as per Schedule H <i>dated Apr. 17/21</i>					
4	1	-	-	FOYER - REDESIGNED FOYER - BENCH, CLOSET & POWDER ROOM AS PER SCHEDULE H.	\$ 250.00 ✓	Each ✓
32509	Note: - Redesigned Foyer (bench, closet & powder room) as per Schedule H. <i>dated</i>					<i>email Apr. 12/21</i>
5	1	-	-	FOYER - UPGRADE FOYER CLOSET DOORS TO SWING DOORS IN LIEU OF BUILDERS STANDARD.	\$ 423.00 ✓	Each ✓
32510	Note: Foyer closet as per Schedule H. <i>dated</i>				"	"
*6 113071	1	-	-	KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD FINISHES	*\$ 845.00 ✓	Each ✓
32511	Note: Kitchen layout #1 as per Schedule H. <i>dated</i>				"	"
7 113231	1	-	-	GREAT ROOM - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE ON MAIN FLOOR WITH SURROUND FROM BUILDERS STANDARDS, AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE. CENTER WINDOW IN GREAT ROOM IS DELETED	\$ 3,587.00 ✓	Each ✓
32512	Note: Great Room as per Schedule H. <i>dated</i>				"	"
8	1	-	-	ENSUITE BATH - CUSTOM ENSUITE BATHROOM AS PER SKETCH.	\$ 1,077.00 ✓	Each ✓
32513	Note: - Custom Ensuite Bathroom as per Schedule H. <i>dated</i> - Please see Ensuite Bathroom Sketch dated April 17, 2021. ✓				"	"
9	1	-	-	KITCHEN - RELOCATE DISHWASHER TO BANK OF DRAWER LOCATION. BANK OF DRAWERS RELOCATED TO DISHWASHER LOCATION. OPTIONAL KITCHEN LAYOUT #1.	\$ 0.00 ✓	Each
32514	Note: - Optional Kitchen Layout #1 as per Schedule H. <i>dated</i> - Switch dishwasher location with standard bank of drawers location in island ( optional kitchen layout #1)					<i>Potoin will likely waive H&amp;G Design fee</i>

Sub Total	\$6,182.00
HST	\$0.00
<b>Total</b>	<b>\$6,182.00</b>

PREPARED BY: Adam Bowman  
LOCKED BY:  
PE 1,504-1  
InvoiceSQL.rpt 16May20



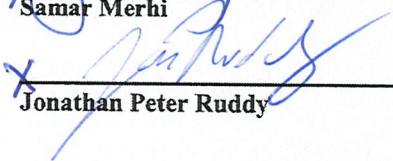
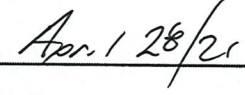
Vendor Initials: CS Purchaser Initials: SM SR

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	DATE: _____



Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Samar Merhi and Jonathan Peter Ruddy			Printed: 14-Apr-21 12:30 pm
LOT NUMBER C14	PHASE 6	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE 21-Apr-22
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE

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

PURCHASER:		April 17, 2021	VENDOR:		
	Samar Merhi	DATE		PER: Valecraft Homes (2019) Limited	
PURCHASER:		April 17, 2021	DATE:		
	Jonathan Peter Ruddy	DATE			

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Lisa Ballard

---

To: Daniel Guerin  
Cc: Tricia Oliver  
Subject: PST PH6 C14 - Item 4

Hi Dan,

I am reviewing Samar's B1a for lot C14. Item 4 she has upgraded to include a bench. It does not give many details. Is there a sketch we can add to the file of the bench? Is it a style of door that is added for drawers or is it simply just a bench? I think we need more details.

Please let me know if you have a sketch we can add and more information for the description.

Thanks!

4	BROCHURE LAYOUTS 1 - REDESIGNED FOYER - BENCH, CLOSET & POWDER ROOM AS	\$250.00
32509	FOYER	PER SCHEDULE H.
Note: - Redesigned Foyer (bench, closet & powder room) as per Schedule H dated April 17, 2021.		

Lisa Ballard



1455 Youville Drive, Suite 210  
Orleans, On K1C 6Z7  
Tel (613) 837-1104 x 223 | Fax (613) 837-5901  
[website](#)



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

Quote Pricing - CH

**Place St Thomas**

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**From:** Valecraft Design Centre  
**Sent:** Monday, April 12, 2021 4:11 PM  
**To:** Place St Thomas  
**Subject:** RE: PST PH6 Lot C14 Structural Upgrades  
**Attachments:** RE: PST PH6 Stanley 2 pricing check request; PST(6) C-14 Ensuite

Hi Adam,

Please find attached the email correspondence from Dan for pricing listed below in **GREEN**.

Thanks and please let me know if you have any questions!

Best Regards,

**Samar Merhi**  
Design Consultant



**Valecraft Homes Ltd.**

Tel: 613-837-2754

---

**From:** Valecraft Design Centre  
**Sent:** April 12, 2021 3:59 PM  
**To:** 'Patrick Doyon' <doyondesign@rogers.com>; Place St Thomas <place-st-thomas@valecraft.com>  
**Subject:** PST PH6 Lot C14 Structural Upgrades

Hi Patrick and Adam,

I hope you're both keeping well!

Please note that the structural upgrades for PST PH6 Lot C14 will be as follows:

- Foyer layout to be modified as follows: Starting from entrance door - Bench/Closet/Powder Room (see attached floorplan sketch) **\$250** ✓
- Foyer Closet to have passage swing doors in lieu of standard sliding doors (see attached floorplan sketch) **\$423** ✓
- Optional Kitchen Layout #1 (see attached floorplan sketch) **\$845**
- Optional Fireplace in Great Room (see attached floorplan sketch) **\$3587**
- Standard Ensuite Bathroom re-design (see attached ensuite bathroom sketch) **\$1077**

Please let me know if you have any further questions.

Best Regards,

**Samar Merhi**  
Design Consultant



**Valecraft Homes Ltd.**

Tel: 613-837-2754



## Place St Thomas

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**From:** Daniel Guerin  
**Sent:** Monday, April 12, 2021 2:40 PM  
**To:** Valecraft Design Centre  
**Subject:** PST(6) C-14 Ensuite  
**Attachments:** PST(6) C-14 Revised Ensuite.pdf

**Importance:** High

Re-design ensuite bath as per attached sketch

**\$1,077**

Dan Guerin  
Purchasing & Estimating Coordinator



**Valecraft**  
Homes Ltd.

1455 Youville Drive, Suite 210  
Orleans, On K1C 6Z7  
Tel: 613-837-1104 Ext. 225  
Fax: 613-837-5901

**Place St Thomas**

---

**From:** Valecraft Design Centre  
**Sent:** Tuesday, April 13, 2021 2:31 PM  
**To:** Patrick Doyon; Place St Thomas  
**Subject:** RE: PST PH6 Lot C14 Structural Upgrades  
**Attachments:** PST PH6 C14 - Floorplan Sketch - REV (Stanley 2) April 13-21.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Documents

Hi Patrick and Adam,

Please also add to structural changes as follows:

- switch dishwasher location with standard bank of drawers location in island ( optional kitchen layout #1)

Please find attached revised sketch with the change.

Thanks.

Best Regards,

**Samar Merhi**  
Design Consultant



**Valecraft Homes Ltd.**

Tel: 613-837-2754

---

**From:** Valecraft Design Centre  
**Sent:** April 12, 2021 3:59 PM  
**To:** 'Patrick Doyon' <doyondesign@rogers.com>; Place St Thomas <place-st-thomas@valecraft.com>  
**Subject:** PST PH6 Lot C14 Structural Upgrades

Hi Patrick and Adam,

I hope you're both keeping well!

Please note that the structural upgrades for PST PH6 Lot C14 will be as follows:

- Foyer layout to be modified as follows: Starting from entrance door - Bench/Closet/Powder Room (see attached floorplan sketch)
- Foyer Closet to have passage swing doors in lieu of standard sliding doors (see attached floorplan sketch)
- Optional Kitchen Layout #1 (see attached floorplan sketch)
- Optional Fireplace in Great Room (see attached floorplan sketch)
- Standard Ensuite Bathroom re-design (see attached ensuite bathroom sketch)

Please let me know if you have any further questions.

Best Regards,

**Samar Merhi**  
Design Consultant