



Welcome to Place St. Thomas

Dear Kayla and Austin Havrda,

RE: Place St. Thomas Phase 6 Lot 16

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

You now have five (5) business days from **May 28, 2021** to obtain your Lawyer's & Financing approvals.

On or before **June 5, 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 **June 19, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **July 3, 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,

A handwritten signature in black ink, appearing to read "L. Balla". The signature is fluid and cursive, with a large loop at the end.

Valecraft 2019 Homes Sales Department

SUMMARY OF PRICING - VH2019

DATE:

PROJECT: PLACE ST THOMAS 6
Reg'd Plan #: 50M-352
Name(s): Austin Havrda
Name(s): Kayla Havrda

LOT NO: 16
MODEL: 810 "C" Kemp 3Bed Standard

BASE PRICE: \$520,900.00

ELEVATION:

LOT PREMIUM:

END LOT PREMIUM: \$17,931.00

NET TOTAL COST OF UPGRADES: \$18,288.00

CREDITS: -\$10,000.00

SUBTOTAL: \$8,288.00

TOTAL: \$529,188.00

PURCHASER OFFER: \$529,188.00

DIFFERENCE:

Décor bonus of \$10,000.00 has been applied in full to the purchase price. -\$10,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST: \$489,230.97
HST Formula 4 \$489,546.90

COMMENTS:

*EXPECTED DATE OF CLOSING:

May 10, 2022

1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901



AUSTIN HAVRDA
D
767 CEDAR CREEK DR
OTTAWA ON K1T 0B3

001

DATE 2021-03-09
Y Y Y Y M M D D

PAY TO THE ORDER OF Valecraft Homes (209) Limited \$ 1,000.00
One thousand dollars / 100 DOLLARS

STYLE 133



ROYAL BANK OF CANADA
OTTAWA ON-SOUTH KEYS SHOPPING CENTRE BR.
2212 BANK ST., UNIT A
OTTAWA, ON K1V 1J6

Security features
included
Details on back

MEMO

Ant Huh

MP

⑈001⑈ ⑆00909⑈003⑆515⑈191⑈5⑈

Project: PLACE St. THOMAS 6
Plan No: 50M-352 Lot No: 16- Phase 6
Model: #810 "C" Sld Date: May 16, 2021
Purchaser: AUSTIN HAVRDA
Purchaser: KAYLA HAVRDA

AM

KH

Section C – Housing and application Type

Type of housing (tick one box)

☒ House (including condominium unit)

☐ Mobile home (including modular home)

☐ Floating home

☐ Bed and breakfast

☐ Duplex

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

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

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

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

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

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

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

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

Section D – Builder or co-op information

Builder's or co-op's legal name

Valecraft Homes (2019) Limited

Business number (if applicable)

721010718R T0001

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

210-1455 Youville Dr.

City

Orleans

Province/Territory/State

Ontario

Postal/ZIP code

K1C 6Z7

Country

Canada

Telephone number

613-837-1104

Extension

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

☐ Yes☐ No

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

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

From

Year

Month

Day

to

Year

Month

Day

Signature of builder or authorized official

Name (print)

Year

Month

Day

Section E – Claimant's Certification

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

Signature of the claimant

x Austin Havrda

x Kayla Havrda

Name (print)

Austin Havrda & Kayla Havrda

Year

Month

Day

20210516

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 (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.)	<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 (do not include 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, 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">• 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.

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:

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Total rebate amount including any provincial rebate (line C plus line D).	<div></div>	E

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Total rebate amount including any provincial rebate (line L plus line M).	<div></div>	N

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Branch number	Institution number	Account number
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Name of the account holder

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<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.

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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.

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Forms and publications

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Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Austin Havrda and Kayla Havrda		Printed: 16-May-21 12:02 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
16	6	810 THE KEMP 3 BED ELEV C	10-May-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87529	1	- BONUS - DECOR CENTER CREDIT OF \$10,000.00	\$ 0.00
32672	Note:	Decor bonus of \$10,000.00 has been applied in full to the purchase price.	Each
*2 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
32673	Note:	Excluding Corner Cabinetry Where Applicable	Each
*3 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
32674	Note:		Each
*4 11873	1	- ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH 2 SINKS AND SHOWER IN LIEU OF TUB IN BUILDERS STANDARD SELECTIONS	*\$ 5,414.00
32675	Note:	Ensuite Bathroom as per Schedule H dated May 16, 2021	Each
*5 102436	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - LEVEL 2 CABINETRY AND BUILDERS STANDARD BACKSPLASH	*\$ 4,019.00
32676	Note:	- Kitchen as per Schedule H dated May 16, 2021 - Please see Kitchen Sketch dated May 16, 2021	Each
*6 118082	1	- KITCHEN - CABINETRY - UPC9-2B - LEVEL 2 CABINETRY - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	*\$ 1,667.00
33587	Note:	- As per UPC Sketch dated May 16, 2021. - Optional Kitchen #1 as per Schedule H dated May 16, 2021. - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style	Each
7 617	1	- KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 285.00
32678	Note:	- Kitchen as per Schedule H as per Schedule H dated May 16, 2021.	Each
*8 101	1	- KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12	*\$ 704.00
32679	Note:	- Kitchen as per Schedule H dated May 16, 2021 - As per Kitchen Sketch dated May 16, 2021 - Located between stove and corner pantry	Each
9 109	1	- KITCHEN - LOWER CABINETS - WASTE BASKET (15 LITRES)	\$ 357.00
32680	Note:	- Kitchen as per Schedule H dated May 16, 2021 - As per Kitchen Sketch dated May 16, 2021 - Located in Island in lieu of utensil bank of drawers. <i>large enough cabinet?</i> - Utensil bank of drawers relocated to outer wall lower cabinet closest to dinette.	Each
10 117096	1	- KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - LEVEL 2 SERIES CABINETRY	\$ 187.00
32681	Note:	- Kitchen as per Schedule H dated May 16, 2021 - As per Kitchen Sketch dated May 16, 2021	Each

*\$/b separate line item. Normal charge - \$80 (Design fee).
+ wider gend panel to accommodate plug - \$373.*

Vendor Initials: _____ Purchaser Initials: AK CH

PREPARED BY: Adam Bowman	CONSTRUCTION SCHEDULING APPROVAL
LOCKED BY:	PER: _____
PE 1,513-1	DATE: _____
InvoiceSQL.rpt 16May20	

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Austin Havrda and Kayla Havrda			Printed: 16-May-21 12:02 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
16	6	810 THE KEMP 3 BED ELEV C	10-May-22
ITEM	QTY	EXTRA / CHANGE	PRICE
11	871	1 - KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE. <i>+ Kitchen Sketch</i>	\$ 86.00 ✓
32682		Note: - Kitchen as per Schedule H dated May 16, 2021 - As per Kitchen Sketch dated May 16, 2021 - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	1513-2 # 11
12	100026	1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH <i>Location as per</i>	\$ 514.00 ✓
32683		Note: - As per Schedule H. - Locations Are Approximate & Must Be Compliant With All Applicable Codes	1513-2 # 12
*13	990	1 - LAUNDRY ROOM - LAUNDRY UPPER CABINETS (WIDTH APPROX. 42IN - 60IN) BUILDERS STANDARD SERIES.	*\$ 1,256.00 ✓
32684		Note: - Laundry Room as per Schedule H dated May 16, 2021 <i>Colour to be determined by colours</i>	1513-2 # 13
*14	870	1 - KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL	*\$ 338.00 ✓
33596		Note: - Kitchen as per Schedule H dated May 16, 2021 - Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required	1513-2 # 14
*15	120168	1 - LAUNDRY ROOM - GAS PIPING - MAIN FLOOR - FOR DRYER - AS PER SKETCH	*\$ 878.00 ✓
33500		Note: - Laundry Room as per Schedule H dated May 16, 2021 - Locations Are Approximate & Must Be Compliant With All Applicable Codes	1513-2 # 15
16		1 - GARAGE - SUPPLY & INSTALL GAS LINE FOR FUTURE HEATER.	\$ 1,323.00 ✓
33670		Note: - Garage as per Schedule H dated May 16, 2021 - Located in rear corner (close to ceiling).	1513-2 # 2
17		1 - GARAGE - SUPPLY & INSTALL FREESTANDING HEAVY DUTY UTILITY SINK (CLASSIC 24) C/W CHROME TWO HANDLE LAUNDRY FAUCET (WALTEC).	\$ 1,260.00 ✓
33671		Note: - Garage as per Schedule H dated May 16, 2021 - Plumbing includes hot & cold water connections.	1514-1 # 3.

Purchaser acknowledges & accepts these lines will be maintained the same as hose bib lines.

Sub Total	\$18,288.00
HST	\$0.00
Total	\$18,288.00

Payment Summary	
Paid By	Amount
Total Payment:	

Vendor Initials:

Purchaser Initials: *AH KH*

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	



Place St. Thomas - Phase 6

Printed: 16-May-21 12:02 pm

ITEM	QTY	EXTRA CHARGE	PRICE	INTERNAL USE
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PURCHASER: ~~Kayla Hayward~~ 16-May-21 DATE: _____
Kayla Hayward DATE

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____