

Welcome to Place St. Thomas

Dear Nnamaka Micheal Mbilitem & Aishatu Kyerewaa Mbilitem

RE: Place St. Thomas Phase 6 Lot 13

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **November 9, 2021.**

You now have five (5) business days from **November 9. 2021** to obtain your Lawyer's & Financing approvals.

On or before **November 17, 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 **December 1, 2021** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by <u>December 15, 2021</u> 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,

Lisa Ballard

Valecraft 2019 Homes Sales Department

	MICHAEL NNAMAKA MBILITEM	035
STYLE 133	PAY TO THE OMC Craft ORDER OF, Wenty Hosom & NATIONAL BANK OF CANADA 355 MONTREAL RD VANIER (ONTARIO) KIL 8H3	DATE 2 0 2 1-1 1-1 2 Homes (2019) Lt \$ 7000 Lollars 100 DOLLARS & Society Malaron inclined. Deltars 12011
	MEMO Deposit	· · · · · · · · · · · · · · · · · · ·
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	MICHAEL NNAMAKA MBILITEM		. 036
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	NATIONAL BANK OF CANADA 355 MONTREAL RD VANIER (ONTARIO) K1L 8H3 MEMO DEPOSIT Z	12011	1.1 Dutails on back.

#036# #12011m006# 51m903m07#

3335436HH1	MICHAEL NNAMAKA MBILITEM	037
¢.	PAY TO THE Welgreigh Homes (2019) Lt	DATE 2 0 7 7 - 0 1
STYLE	NATIONAL BANK OF CANADA 355 MONTREAL RD VANIER (ONTARIO) K1L 8H3 MEMO OT 17 A MEMO	Details on back.

#037# #12011#006# 51#903#07#

Project: PLACE ST. THOMAS 6.

Plan No: 5014-352 Lot No: 13-Phesic 6

Model: 815 "B" Rev. Date: No. 7, 2021

Purchaser: Aichatu Kyeremaa Mbilitem

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 <u>canada.ca/gst-hst-netfile</u> or by using the "File a return" online service in My Business Account at <u>canada.ca/my-cra-business-account</u>. 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 <u>canada.ca/taxes-representatives</u>. If you choose to file your application online, **do not send** us this form.

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

Section A - Claimant information	- Brenner		. 211.23	en jugikasene.		ye ya na					
Claimant's legal name (one name only,	even if the hous	se is purchased by seve	eral ind	lividuals)	Business	s number (if applicable)	<u></u>		
Last name, first name, and initial(s)											
Mbilitem, Nnamaka Micheal					1 1	1 1	1 1 1	ı	RIT		1 1
If more than one individual purchased the	house, list all	of the other purchaser(s	s). Atta	ch a separa	te sheet	if you nee	d more spac	<u></u> е.			11
Last name, first name, and initial(s) of oth	ner purchaser		Last	name, first n	ame, an	d initial(s)	of other pure	chase	r		
Mbilitem, Aishatu K											
Address of the house you purchased (Un	it No. – Street N	No. Street name, RR)									
748 Namur Street											
City					Provin	ce or terri	tory	***************************************	Postal c	ode	
Embrun					Ontar	io			Κ, 0,	A 1	1 W 1 0
Home telephone number	Daytime telep	hone number Extens	sion ,			Г	7 F15-1		7		
613-890-3010	613-890-3010		-	anguage pre	eterence	•	∠ English	L	French		
Mailing address of claimant As above or	Unit No – Stre	et No Street name, PO) Box, I	RR							, , , , , , , , , , , , , , , , , , , ,
City	Province/Terri	tory/State _{DS}	F	Postal/ZIP co	ode		Country				
		1 cm & 9:	s								
Section B – House information	น เสมีพัสปายเกษร์	1/4		$\overline{\mathcal{L}}$	· Carache en en en	and and		1			
Did you purchase the house for use as your your relation's, primary place of residen	our,	Yes No	Deta	purchase ag			- 4 -		<u> </u>		
If you purchased this house as a rental puthis rebate. You may qualify for the New I instead. To apply for that rebate, you (not GST/HST New Residential Rental Proper	Residential Ren t the builder) ma	ital Property Rebate av use Form GST524.	both was s	you and the signed on dif	builder (if the agre	ement	Yea L L	er A	Month	Day
Date ownership of the house or the share in the co-op was transferred to you:		Month Day	trans	possession ferred to you	i:			Yea L L		Month	Day
Legal description of property – Lot, plan, available from your provincial land registr	concession, rar y office. Where	ige, parcel, section, etc applicable, use the stra	c. You v	will find the o	descriptio	n on your	deed, or an	other I	land trans	fer doc	cument
Lot No:	-	Plan No:				Other:					
13		50M-352				Embrun,	ON				
If a mobile home, state:		.1									
Manufacturer:		Model:				Serial nur	mber:				
FOR INTERNAL USE ONLY		Secretary Secretary									
	NC			- 11			11		11		

Canadä

DocuSign Envelope ID: BE88D8C0-9222-4	8E5-A9D7-84512D6E9E77			Leading		State of the state	
					Protecte	d B when	complete
Section C – Housing and application	on Type						
Type of housing (tick one box)			· · · · · · · · · · · · · · · · · · ·				
House (including condominium unit)	Mobile home (includi	ing modular home)	Floating home	· 🔲	Bed and breakfast	Dı	uplex
Application Type (tick one box). See Gu the builder or co-op must complete Section	ide RC4028, <i>GST/HST New</i> on D.	Housing Rebate, to verif	y that you meet	the cond	ditions to claim the re	bate. In all	cases
Rebate applications filed by the builde a new house (including a mobile home or	r – Where the builder pays the a floating home). Give the co	e amount of the rebate completed application to y	lirectly to you or our builder.	credits	it against the total an	nount payat	ole for
When you buy both the house you lease land that is not a sit to calculate the rebate.	and land from the same buil e in a residential trailer park f	der or you buy a mobile he from the vendor of the ho	nome. (Do not ti me. Tick Type	ck Type 1B in this	1A if you bought a m	nobile home art I of Secti	and on F
When you buy a house and leto to you a site in a residential transfer of at least 20 years. Complete	ailer park. Tick Type 1A in thi	s case.) The lease must	1B if you bough provide you with	nt a mobi n an opti	ile home from a venc on to buy the land, o	lor that also r must be fo	leases or a term
Rebate applications you file directly wi	i th us – Where we pay the re	bate directly to you for a	new house (inc	luding a	mobile home or a flo	ating home	;).
When you buy both the house you lease land that is not a site to calculate the rebate. Attach	e in a residential trailer park f	rom the vendor of the ho	nome. (Do not ti me. Tick Type (ck Type 5 in this o	2 if you bought a mo case.) Complete Part	bile home a	and n F
3 When you buy a share of the of Adjustments.	capital stock of a co-op. Com	plete Part III of Section F	to calculate the	e rebate.	Attach a copy of you	ır Statemen	ıt of
When you buy a house and lead you a site in a residential traile at least 20 years. Complete Pamobile home).	er park. Tick Type 2 in this ca	se.) The lease must prov	ide vou with an	option to	buy the land, or mu	ist he for a t	term of
Section D - Builder or co-op inform	nation						
Builder's or co-op's legal name			Business nur	mber (if a	annlicable)	1241.4.	
Valecraft Homes (2019) Limted						т о, о	0,0,1
Address (Unit No Street No. Street nam	ne. PO Box. RR)			City	- 1 . 1 . 1 . 1	ب ا	
210-1455 Youville Dr.	, , , , , , , , , , , , , , , , , , ,			Orleans			
Province/Territory/State	Postal/ZIP code	Country			Telephone number		
Ontario	K1C 6Z7	Canada			613-837-1104	EX I	ctension
	I	I					
Did the builder either pay the amount of the	ne rebate directly to the purch	naser or credit it against t	he total amount	payable	for the house?	Yes] No
If yes, the builder has to send this comple	eted form, including any appli	cable provincial rebate so	chedule, to us. I	or more	information and inst	ructions, se	e page 4
For Type 1A or 1B, enter the reporting per return in which a deduction is taken by the the deduction in the reporting period durin is paid or credited to the purchaser.	e builder. The builder must ta	ke Year	Month I	Day	Year to	Month D	Day

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. DocuSigned by: Signature of the Signature Name (print) Month Day Year Nnamaka Micheal Mbilitem & Aishatu Mbilitem 2 | 0 | 2 | 1 | 1 | 1 | 0 | 9

Name (print)

Year

Day

Month

Signature of builder or authorized official

Section E - Claimant's Certification

8D869BB8F490405

Protected B when completed

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

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

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

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

Note

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

appropriate provincial robusto contiduto.		
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.)		В
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).		С
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.		ם
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).		Н
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	Although the second	
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.		М
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	on)	
To have your refund deposited directly into your bank account, complete the information area below or attach a blank of it and "VOID" written across the front.	cheque with the information encoder	d on
Branch number Institution number Account number	c	
Account number		
Name of the account holder		

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

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:
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.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	
 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
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.

Tricia Oliver

From: Place St Thomas

Sent: Wednesday, November 3, 2021 11:44 AM

To: Tricia Oliver
Cc: Lisa Ballard

Subject: RE: PST PH6 Lot 13 - APS (Docusign)

Morning Tricia,

I just spoke with Nnamaka. He confirmed we can use the St. Laurent address for him. I've updated the APS, Info sheet & Schedule T.

Let me know if you need anything else.

Thanks! Adam

Adam Bowman

New Home Sales Consultant



605 Bruxelles St., Embrun ON K0A 1W0, tel (613) 370-0288 | fax (613) 370-0311

valecraft.com

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

From: Tricia Oliver <toliver@valecraft.com>
Sent: Wednesday, November 3, 2021 10:13 AM

To: Place St Thomas <place-st-thomas@valecraft.com>

Cc: Lisa Ballard < Iballard@valecraft.com>; Frank Nieuwkoop < frank@valecraft.com>

Subject: RE: PST PH6 Lot 13 - APS (Docusign)

Good morning, Adam.

We need to know if Nnamaka's address is on Long Point same as Aishatu, or on St Laurent as per his ID's? Please advise.

We're hoping to send this out tomorrow once the Closing Date is confirmed.

Thanks,

Tricia Oliver, PMP Project Officer



1455 Youville Drive, Suite 210 Orleans, On K1C 6Z7 Tel: 613-837-1104 Ext. 221 Fax: 613-837-5901

www.valecraft.com

From: Place St Thomas < place-st-thomas@valecraft.com >

Sent: Tuesday, November 2, 2021 4:49 PM

To: Lisa Ballard < ! Tricia Oliver < toliver@valecraft.com > ; Tricia Oliver < toliver@valecraft.com > <a href="mailto:toliver@vale

Cc: Frank Nieuwkoop < rrank@valecraft.com> **Subject:** PST PH6 Lot 13 - APS (Docusign)

PURCHASERS ADDRESS:				
	licheal Mbilitem & Aishatu Kyerewaa Mbilitem			
STREET	757 Long Point Circle			
CITY, PROVINCE	Ottawa, ON			
POSTAL CODE	K1T 4H5			
HOME PHONE	613-890-3010			
WORK PHONE	613-890-3010			
Cell Phone Purchaser (1)	613-890-3010			
Cell Phone Purchaser (2)	613-866-7243			
CIVIC	748 Namur Street			
AGREEMENT BLOCK#	Barrelland (1998)			
PLAN	50M-352			
HCRA Licence Number	47491			
LOT (BUILDER'S LOT/UNIT)				
MODEL #	815			
ELEVATION	"B"			
MODEL NAME	Hartin			
ORIENTATION	Rev			
DWELLING (MODEL#, ELEV, OPT)	815 "B" Hartin Rev			
PHASE	6			
PROJECT	PLACE ST THOMAS 6			
SCHEDULES	В1-А, С-1, Н, О			
PURCHASER OFFER	\$721,900.00			
CLOSING DAY	25			
CLOSING MONTH, YEAR	October, 2022			
CLOSING DATE (MONTH DAY, YEAR)	October 25, 2022			
DEPOSIT 1)	20,000			
DEPOSIT 2)	20,000			
DEPOSIT 3)	10,000			
SALES REPRESENTATIVE	Adam Bowman			
	<u>ORS INFO</u>			
SOLICITOR NAME				
STREET CITY PROVINCE				
CITY, PROVINCE				
POSTAL CODE PHONE				
	DULET			
PURCHASER 1	<u>DULE T</u> Nnamaka Micheal Mbilitem			
HOME ADDRESS (STREET, CITY, POSTAL CODE)	2215 St. Laurent Blvd., Ottawa ON K1G 1B1			
HOME PHONE	613-890-3010			
WORK ADDRESS (STREET, CITY, POSTAL CODE)	5557 Hazeldean Rd., Stittsville ON K2S 0P5			
WORK PHONE	613-890-3010			
OCCUPATION	Mortgage Specialist			
ID TYPE	Driver's Licence			
ID NUMBER	M1046-59468-20712			
BIRTH DATE	July 12, 1982			
PURCHASER 2	Aishatu Kyerewaa Mbilitem			
HOME ADDRESS (STREET, CITY, POSTAL CODE)	757 Long Point Circle, Ottawa ON K1T 4H5			
HOME PHONE	613-866-7243			
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1355 Bank St. #600, Ottawa ON K1H 8K7			
WORK PHONE	613-737-7578			
OCCUPATION ID TYPE	Nurse Practitioner			
ID TYPE ID NUMBER	Driver's Licence			
BIRTH DATE	M1046-01558-25217			
PART OF LOT(S)(singles)	February 17, 1982			
	13			
PLACE SIGNED	Ottawa, ON			
SIGNING DAY	4			
SIGNING MONTH	November			
SIGNING YEAR	2021			
SIGNING DATE (MONTH DAY, YEAR)	November 4, 2021			
EMAIL ADDRESS (1)	mbilitem@yahoo.ca			
EMAIL ADDRESS (2)	seid.ash2@gmail.com			
	DATE: September 17, 2020			

Tricia Oliver

From: Place St Thomas

Sent: Tuesday, November 2, 2021 4:49 PM

To: Lisa Ballard; Tricia Oliver

Cc: Frank Nieuwkoop

Subject: PST PH6 Lot 13 - APS (Docusign)

Hi Lisa & Tricia,

The Purchase Agreement is ready to be sent to the purchasers of PST PH6 Lot 13. All pages have been saved as PDF's in the clients Docusign folder labelled "PST6 13 - APS (Nov 4-21)"

Custom deposit structure approved by Frank in the email below. All 3 cheques will be at head office by Monday.

Purchasers:

Nnamaka Micheal Mbilitem: mbilitem@yahoo.ca
Aishatu Kyerewaa Mbilitem: seid.ash2@gmail.com

Let me know if you need anything else.

Thanks again! Adam

Adam Bowman

New Home Sales Consultant



605 Bruxelles St., Embrun ON K0A 1W0, tel (613) 370-0288 | fax (613) 370-0311

valecraft.com

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

From: Frank Nieuwkoop < frank@valecraft.com>
Sent: Monday, November 1, 2021 4:52 PM

To: Place St Thomas < <u>place-st-thomas@valecraft.com</u> >

Subject: RE: Deposit - Lot 13 & Lot 15

20 k now with offer 20 K January 1st and 10 k Feb 1

Frank Nieuwkoop

Owner, Vice President



210-1455 Youville Drive, Ottawa, On K1C 6Z7 tel (613) 837-1104 x 219 | cell (613) 290-3343 | fax (613) 837-5901 email | website

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

From: Place St Thomas < place-st-thomas@valecraft.com >

Sent: November 1, 2021 4:24 PM



THE HARTIN

MODEL 815 2130 sq.ft

Site: Place St. Thomas 6

Plan No.: 50M-352

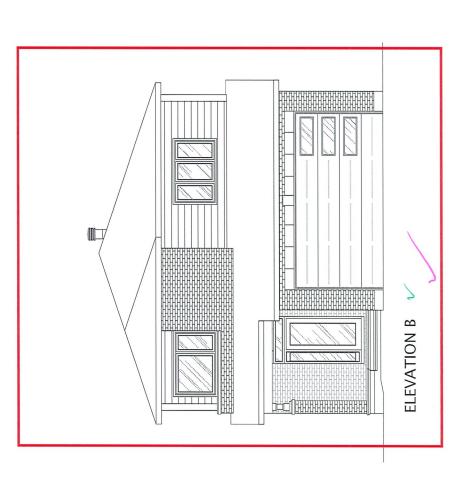
Date: November 4, 2021 Lot: 13 - Phase 6

7

Purchaser: Nnamaka Micheal Mbilitem

Purchaser: Aishatu Kyerewaa Mbilitem

Schedule H



Valecraft.com

THE HARTIN

MODEL 815 2130 sq.ft

GREAT ROOM 15'-2" x 17'-0"

4

OPT, REC, ROOM 26'-4" x 12'-8"

Std Egress Window

DINING ROOM

MECH. ROOM

2

Site: Place St. Thomas 6

Date: November 4, 2021

Purchaser: Nnamaka Micheal Mbilitem

Plan No.: 50M-352

Purchaser: Aishatu Kyerewaa Mbilitem Lot: 13 - Phase 6

BEDROOM #4 MASTER BEDROOM BEDROOM #3 BEDROOM #2 15-2* x 12-7* W.I.C. 5 ∞

GARAGE 18'-0' x 19'-8'

COVERED PORCH

BEDROOM #4 11'-7' x 10'-11"

BEDROOM #2 13-2" x 12'-7

SECOND FLOOR ELEVATION A

SECOND FLOOR ELEVATION B

GROUND FLOOR

BASEMENT FLOOR

Schedule H

E. & O.E. 06/23/2020-4

To: Frank Nieuwkoop <<u>frank@valecraft.com</u>>

Subject: Deposit - Lot 13 & Lot 15

Hey Frank,

The clients at Lot 13 & Lot 15 are asking if they can give us the first half of the deposit now & the 2^{nd} half in January instead of December? \$25,000 now + \$25,000 January.

Adam Bowman

New Home Sales Consultant



605 Bruxelles St., Embrun ON K0A 1W0, tel (613) 370-0288 | fax (613) 370-0311

valecraft.com

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

Critical Dates Calculator

To complete the first page of the Addendum, which is a Statement of Critical Dates, the first step is to select the appropriate type of sales transaction:

Freehold Firm; Freehold Tentative; Condominium Firm; or Condominium Tentative.

Once you have made this selection, in the table below, a new field will appear where you will enter the first Critical Date. Depending on the type of sales transaction, this Critical Date will be one of the following: the First Tentative Closing Date; the Firm Closing Date; the First Tentative Occupancy Date; or the Firm Occupancy Date.

Please note that all Closing or Occupancy Dates must be on a business day.

Enter the first Critical Date by clicking on the calendar icon once it has appeared below. After you have selected this date, all of the remaining Critical Dates needed to complete the Statement of Critical Dates document will automatically be determined.

Critical Dates Calculator

Type of Transaction Freehold Firm Freehold Tentative Enter Tentative Closing Date October 25, 2022 Freehold Tentative - Critical Dates First Tentative Date October 25, 2022 Second Tentative Date February 22, 2023 Firm Closing Date June 22, 2023 Outside Closing Date February 22, 2024 Notice Period for a Closing Delay Notice to set Firm Closing Date November 24, 2022 Purchaser's Termination Period End of Purchaser's Termination Period March 25, 2024 To generate and print a Statement of Critical Dates, choose one of the following: What is a POTL? Condominium Firm

https://www.tarion.com/resources/cdc

Condominium Tentative



Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Nnamaka Micheal Mbilitem and Aishatu Kyerewaa Mbilitem

LOT NUMBER 13	PURCHASERS: Nnamaka Micheal l	Printed: 2-	Printed : 2-Nov-21 1:47 pm		
*1 - BONUS - DECOR CENTER CREDIT OF \$10,000.00 87529 Note: Decor hours of \$6,054.00 applied to the purchase price. Remaining decor hours of \$3,946.00 to be used at design appointment. 1 - STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE 2 1 - STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE 3 7664 Note: Location to be determined by Head Office 4 1 - BASEMENT - WINDOW - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE 4 1 - BASEMENT - WINDOW - ADD APPROX. 56IN X 30IN BASEMENT WINDOW 5 1,460.00 Bach 5 1 - BASEMENT - WINDOW - ADD APPROX. 56IN X 30IN BASEMENT WINDOW 5 1,460.00 Bach 6 1 - BASEMENT - WINDOW - ADD APPROX. 56IN X 30IN BASEMENT WINDOW 7 As per Schedule Haard November 4, 2021 8 37301 Note: As per Schedule Haard November 4, 2021 8 37301 Note: As per Schedule Haard November 4, 2021 1 Subject to limiting distance at side yard as per Current Building Code. 4 3 1 - BASEMENT - WINDOW - INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN 5 Subject to limiting distance at side yard as per Current Building Code. 4 ALL BASEMENT WINDOW - TO EXERCISE SYST X 30I** 7 1 - KITCHEN - CABINETRY - UPC9-2B - BUILDERS STANDARD CABINETRY - STANDARD CABINETRY TO UPCRASHED BUILHEAD - APPROX. 26INERY IN TO LUPPER SUTTER LAYOUT. INCLUDES 1 UPCRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPCRASHED BUILHEAD - APPROX. 26INERY NOT UPPER SUTTER ALTO APPROX. 30INERY INCLUDES 2 8 1 - ENSURE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY, INCLUDES 2 8 1 - ENSURE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY, INCLUDES 2 8 2 - ENSUITE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY, INCLUDES 2 8 2 - ENSUITE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY, INCLUDES 2 8 3 - ENGLAND BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY, INCLUDES 2 9 2 - ENSUITE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY, INCLUDES 2 8 4 - ENSURE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY, INCLUDES 2 8 5 - ENSURE BATH - SUPPL				· /	
37601 Note: Dece bonus of \$6.054.00 applied to the purchase price. Remaining decor bonus of \$3.946.00 to be used at design appointment. *2 1 STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE \$ 0.00 Each *3 7664 Note: Location to be determined by Head Office *3 7665 Note: 1 - **ATCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE \$ 0.00 Each *5 77299 Note: **A per Schodule H dated November 4, 2021 *5 Singlet to Institute distance at side yard as per Current Building Code. 5 1 - **BASEMENT - WINDOW - ADD APPROX. 56IN X 30IN BASEMENT WINDOW \$ 1,460.00 Each \$ 1.4 CHENTER - STANDARD - SLEEVE FOR FUTURE BUILding Code. 5 1 - **BASEMENT - WINDOW - ADD APPROX. 56IN X 30IN BASEMENT WINDOW \$ 1,460.00 Each \$ 1.4 CHENTER - STANDARD - SLEEVE FOR FUTURE BUILding Code. 5 1 - **BASEMENT - WINDOW - ADD APPROX. 56IN X 30IN BASEMENT WINDOW \$ 1,460.00 Each \$ 1.4 CHENTER - STANDARD - SLEEVE FOR FUTURE BUILding Code. 6 1 - **BASEMENT - WINDOW - ADD APPROX. 56IN X 30IN BASEMENT WINDOW TO APPROX. 30IN \$ 1.4 CHENTER - STANDARD - SLEEVE FOR FUTURE BUILding Code. 6 1 - **BASEMENT - WINDOW - NORMER' 4, 2021 **Subject to Institute distance at side yard as per Current Building Code. 6 1 - **BASEMENT - WINDOW - NORMER' 4, 2021 **Subject to Institute distance at side yard as per Current Building Code. 6 1 - **BASEMENT - WINDOW - NORMER' 4, 2021 **Subject to Institute distance at side yard as per Current Building Code. 6 1 - **BASEMENT WINDOWS TO BE EGRESS 56' x 30' ** 7 1 - **CULTUTE BUILDING SUBJEAU BUILDI	ITEM QTY EXTRA/CHANGE			PRICE	INTERNAL USE
design appointment. 2 1- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE 37664 Note: Location to be determined by Head Office 37665 Note: 4 1- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO PRIDGE 37665 Note: 4 1- BASEMENT - WINDOW - ADD APPROX. 56IN X 30IN BASEMENT WINDOW \$ 1,460.00 Each Note: As per Schedule If dated November 4, 2021 37300 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per Schedule II dated November 4, 2021 37301 Note: As per UPC Sketch dated November 4, 2021 37301 Note: As per UPC Sketch dated November 4, 2021 37301 Note: As per UPC Sketch dated November 4, 2021 37301 Note: As per UPC Sketch dated November 4, 2021 37301 Note: As per UPC Sketch dated November 4, 2021 37301 Note: As per UPC Sketch dated November 4, 2021 37302 Note: Note: Note: As per UPC Sketch dated November 4, 2021 37303 Note: As per UPC Sketch dated November 4, 2021 37304 Note: - As per Schedule II dated November 4, 2021 37306 Note: - As per Schedule II dated November 4, 2021 37307 Note: - As per Schedule II dated November 4, 2021 37308 Note: - As per Schedule II dated November 4, 2021 37309 Note: - As per Schedule II dated November 4, 2021 37300 Note: - As per Schedule II dated November 4, 2021 37300 N	2 201.00 220011.02	ENTER CREDIT OF \$10,	000.00	\$ 0.00	Each
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*3 90162 1 - KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE \$ 0.00 Each 1 - BASEMENT - WINDOW - ADD APPROX. 56IN X 30IN BASEMENT WINDOW	- I STIMIBING THE CI	JIT 13 SEER R - 410A - 0	GOODMAN SIZED ACCORDING TO THE	\$ 0.00	Each /
90162 37665 Note: 4	37664 Note: Location to be determ	ined by Head Office			
4 1 - BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW \$ 1,460.00 Each Note: -As per Schedule H dated November 4, 2021 - Subject to limiting distance at side yard as per Current Building Code. 5 1 - BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW Note: -As per Schedule H dated November 4, 2021 - Subject to limiting distance at side yard as per Current Building Code. 6 1 - BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN 8 49 DEEP - Subject to limiting distance at side yard as per Current Building Code. ** ALL BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN Note: -As per Schedule H dated November 4, 2021 - Subject to limiting distance at side yard as per Current Building Code. ** ALL BASEMENT WINDOWS TO BE EGRESS 56' x 30'** 7 1 - KITCHEN - CABINETRY - UPC9-2B - BUILDERS STANDARD CABINETRY - STANDARD CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH 37604 Note: -Purchaer Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. 8 1 - ENSUITE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY. INCLUDES 2 MIRRORS & TWO VANITY LIGHTS APPROXIMATELY CENTERED ABOVE SINKS. VANITY LIGHTS TO BE ON THE SAME SWITCH. Note: -Dees find include extension of vanity As per Schedule H dated November 4, 2021 - Approximate 2 bod extension of scomodate double sink (Now 8) Sub Total \$6,054.00 HST \$80.00	- I THE CALLET	RD - SLEEVE FOR FUTU	URE WATERLINE TO FRIDGE	\$ 0.00	Each
Note: "As per Schedule H dated November 4, 2021 1-BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW \$ 1,460.00 Each Note: "As per Schedule H dated November 4, 2021 Subject to limiting distance at side yard as per Current Building Code. 1-BASEMENT - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW Note: "As per Schedule H dated November 4, 2021 Subject to limiting distance at side yard as per Current Building Code. 1-BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN Note: "As per Schedule H dated November 4, 2021. Subject to limiting distance at side yard as per Current Building Code. ** ALL BASEMENT WINDOWS TO BE EGRESS 56' x 30' ** 117581 LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEP X 10INH Note: -Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. -As per UPC Sketch dated November 4, 2021. 8 1 - ENSUITE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY. INCLUDES 2 MIRRORS & TWO VANITY LIGHTS TO BE ON THE SAME SWITCH. 37602 Note: -Dess not include extension of Variny. - As per Schedule H dated November 4, 2021 9 2 - ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN STD CABINETRY, PER SA48.00 Safet Schedule H dated November 4, 2021 - Approximate 2 foot extension to accommodate double sink (November 4, 2021) - Approximate 2 foot extension to accommodate double sink (November 4, 2021) - Approximate 2 foot extension to accommodate double sink (November 4, 2021) - Approximate 2 foot extension to accommodate double sink (November 4, 2021) - Approximate 2 foot extension to accommodate double sink (November 4, 2021)	37665 Note:				
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Note: -As per Schedule H dated November 4, 2021 Subject to limiting distance at side yard as per Current Building Code. 6	37299 Note: As per Schedule H d	lated November 4, 2021	urrent Building Code.	1754-	1=2
Note: -As per Schedule H dated November 4, 2021 Subject to limiting distance at side yard as per Current Building Code. 1 - BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN BOEP Note: As per Schedule H dated November 4, 2021. - Subject to limiting distance at side yard as per Current Building Code. *** ALL BASEMENT WINDOWS TO BE EGRESS 56" x 30" *** 1 - KITCHEN - CABINETRY - UPC9-2B - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - As per UPC Sketch dated November 4, 2021. 8 1 - ENSUITE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY. INCLUDES 2 MIRRORS & TWO VANITY LIGHTS APPROXIMATELY CENTERED ABOVE SINKS. VANITY LIGHTS TO BE ON THE SAME SWITCH. Note: - Does not include extension of vanity. - As per Schedule H dated November 4, 2021 9 2 - ENSUITE BATH - SUTEND VANITY AND MIRROR ABOVE IN STD CABINETRY, PER \$ 848.00 Sub Total \$ 6,054.00 HST \$ \$0.00	850		X 30IN BASEMENT WINDOW	\$ 1,460.00	Each
Note: As per Schedule H dated November 4, 2021. Subject to limiting distance at side yard as per Current Building Code. **ALL BASEMENT WINDOWS TO BE EGRESS 56" x 30" *** 1 - KITCHEN - CABINETRY - UPC9-2B - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - As per UPC Sketch dated November 4, 2021. 8	37300 Note: - As per Schedule H d	lated November 4, 2021 💟	urrent Building Code.	1454-	1 = 2
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1 - KITCHEN - CABINETRY - UPC9-2B - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style As per UPC Sketch dated November 4, 2021. 8	37301 Note: As per Schedule H d	lated November 4, 2021.	urrent Building Code.		
117581 LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style As per UPC Sketch dated November 4, 2021. 8	** ALL BASEMENT	WINDOWS TO BE EGRES	SS 56" x 30" **	1754-1	#3
8 1 - ENSUITE BATH - SUPPLY & INSTALL AN ADDITIONAL SINK IN VANITY. INCLUDES 2 MIRRORS & TWO VANITY LIGHTS APPROXIMATELY CENTERED ABOVE SINKS. VANITY LIGHTS TO BE ON THE SAME SWITCH. Note: - Does not include extension of vanity As per Schedule H dated November 4, 2021 9 2 - ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN STD CABINETRY, PER 872 FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK Note: - As per Schedule H dated November 4, 2021 - Approximate 2 foot extension to accomodate double sink Sub Total \$6,054.00 HST \$0.000	117581 LAYOUT. INCLUDES UP	GRADE TO 42IN UPPER	RS WITH FILLER DETAIL ON UPPER KITCH		Each
MIRRORS & TWO VANITY LIGHTS APPROXIMATELY CENTERED ABOVE SINKS. VANITY LIGHTS TO BE ON THE SAME SWITCH. Note: - Does not include extension of vanity As per Schedule H dated November 4, 2021 9 2 - ENSUITE BATH - EXTEND VANITY AND MIRROR ABOVE IN STD CABINETRY, PER FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK BOILDERS TO Sub Total - Approximate 2 foot extension to accomodate double sink (1000) Sub Total \$6,054.00 HST \$0.00	style.		Kitchen cabinetry upgraded wood doors will have cent	er	
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872 FOOT. LIGHT FIXTURE TO BE APPROX. CENTERED ON SINK BOILDERS 5103 37611 Note: - As per Schedule H dated November 4, 2021 - Approximate 2 foot extension to accomodate double sink (1000 8) Sub Total \$6,054.00 HST \$0.00	37602 Note: - Does not include ex	tension of vanity.	Bülders standards Includes stallaminate	2 154	Q17371 X7
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HST \$0.00			uble sink (Jam 8)		
	Minclude	s sld lam	Aak coonterapy	Sub Total	\$6,054.00
Total \$6,054.00			OK IK	HST	\$0.00
				Total	\$6,054.00

Vendor Initials:	Purchaser Initials:
	CONSTRUCTION SCHEDULING APPROVAL
	PER:

DATE: _

PREPARED BY: Adam Bowman LOCKED BY:

PE 1,754-1
InvoiceSQL.rpt 01sept21



Payment Summary

Total Payment:

Paid By

Internal B1A Place St. Thomas - Phase 6

PURCHASERS: Nnamaka Micheal Mbilitem and Aishatu Kyerewaa Mbilitem

Amount

Aishatu Kyerewaa Mbilitem

Printed: 2-Nov-21 1:47 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
13	6	815 THE HARTIN ELEV B	25-Oct-22

ITEM QTY EXTRA/CHANGE PRICE INTERNAL USE

PURCHASER:	Nnamaka Micheal Mbilitem	4-Nov-21 DATE	VENDOR:	PER: Valecraft Homes (2019) Limited
PURCHASER:		4-Nov-21	DATE:	

DATE

PREPARED BY: Adam Bowman

LOCKED BY:
PE 1.754-2
InvoiceSQL.rpt 01sept21

CONSTR	UCTION SCHEDULING APPROVAL
PER:	
DATE:	