



## Welcome to Place St. Thomas

Dear Micheline Francine Harvey,

**RE: Place St. Thomas Phase 6 Lot D18**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **November 23, 2021**.

You now have five (5) business days from **November 23, 2021** to obtain your Lawyer's & Financing approvals.

On or before **December 1, 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 interior colour selections & all remaining upgrades must be completed by **December 15, 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,

*Lisa Ballard*


**Valecraft 2019 Homes Sales Department**

MISS MICHELINE HARVEY  
1853 WOODHAVEN HEIGHTS ST  
ORLEANS, ONTARIO K1E2W3  
(613) 824-5296 MIMI\_H\_XOX@HOTMAIL.COM

BASIC BANKING PLAN

016

DATE 20211030  
Y Y Y Y M M D D

PAY TO THE ORDER OF Valecraft homes 2019 Ltd \$ 5000.00  
Five thousand XX / 100 DOLLARS  Security features included. Details on back.

THE BANK OF NOVA SCOTIA  
www.scotiabank.com 1-800-4-SCOTIA  
PLACE D'ORLEANS SHOPPING CENTRE  
110 PLACE D'ORLEANS DRIVE  
ORLEANS, ONTARIO K1C 2L9  
MEMO \_\_\_\_\_

60756



MF

⑈016⑈ ⑆60756⑈002⑆ 45033⑈25⑈

Project: PLACE ST. THOMAS 6  
Plan No: 50M-352 Lot No: D18-PH6  
Model: 160-2, Stanley 2 <sup>Rev</sup> Date: Nov 20, 2021  
Purchaser: Micheline Francine Harvey  
Purchaser: \_\_\_\_\_



**SUMMARY OF PRICING - VH2019**

DATE:

**PROJECT:** PLACE ST THOMAS 6  
**Reg'd Plan #:** 50M-352  
**Name(s):** Micheline Francine Harvey  
**Name(s):**

**LOT NO:** D18  
**MODEL:** 160-2 Stanley 2 Rev

**BASE PRICE:** \$489,900.00 ✓

**ELEVATION:**

**LOT PREMIUM:**

**END LOT PREMIUM:**

**NET TOTAL COST OF UPGRADES:** \$28,569.21 ✓

**CREDITS:** -\$5,000.00 ✓

**SUBTOTAL:** \$23,569.21 ✓

**TOTAL:** \$513,469.21 ✓

**PURCHASER OFFER:** \$513,469.21 ✓

**DIFFERENCE:**

**Décor bonus of \$5,000.00 applied in full to the purchase price.** ✓ - \$5,000.00 ✓

**PURCHASER OFFER HST BREAKDOWN**

<b>OFFER PRICE EXCLUDING HST:</b>	<b>HST Formula 4</b>	\$475,636.47 ✓
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**COMMENTS:**

**\*EXPECTED DATE OF CLOSING:** August 30, 2022

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



**PURCHASERS ADDRESS:**

PURCHASERS NAME(S)	Micheline Francine Harvey
STREET	1853 Woodhaven Heights
CITY, PROVINCE	Ottawa, ON
POSTAL CODE	K1E 2W3
HOME PHONE	613-868-2540
WORK PHONE	613-843-6276
Cell Phone Purchaser (1)	613-868-2540
Cell Phone Purchaser (2)	
CIVIC	743 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	D18
MODEL #	160-2
ELEVATION	
MODEL NAME	Stanley 2
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	160-2 Stanley 2 Rev
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$513,469.21
CLOSING DAY	30
CLOSING MONTH, YEAR	August, 2022
CLOSING DATE (MONTH DAY, YEAR)	August 30, 2022
DEPOSIT 1)	5,000
DEPOSIT 2)	10,000
DEPOSIT 3)	15,000
SALES REPRESENTATIVE	Adam Bowman
<b><u>SOLICITORS INFO</u></b>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<b><u>SCHEDULE T</u></b>	
PURCHASER 1	Micheline Francine Harvey
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1853 Woodhaven Heights, Ottawa ON K1E 2W3
HOME PHONE	613-868-2540
WORK ADDRESS (STREET, CITY, POSTAL CODE)	73 Leikin Dr., Ottawa ON K1A 0R2
WORK PHONE	613-843-6276
OCCUPATION	Federal Government
ID TYPE	Canadian Passport
ID NUMBER	AD230574
BIRTH DATE	November 30, 1986
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
BIRTH DATE	
PART OF LOT(S)(singles)	D18
PLACE SIGNED	Ottawa, ON
SIGNING DAY	20
SIGNING MONTH	November
SIGNING YEAR	2021
SIGNING DATE (MONTH DAY, YEAR)	November 20, 2021
EMAIL ADDRESS (1)	micheline.f.harvey@gmail.com
EMAIL ADDRESS (2)	

DATE: September 17, 2020




**Internal B1A**  
**Place St. Thomas - Phase 6**

PURCHASER: Micheline Francine Harvey ✓

Printed: 15-Nov-21 12:37 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
D18	6	160 THE STANLEY 2 ✓	30-Aug-22 ✓

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87532 35291	1	- BONUS - DECOR CENTER CREDIT OF \$5,000.00  Note: Decor bonus has been applied in full to the purchase price. ✓	\$ 0.00	Each
2 90162 35292	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE  Note: ✓	\$ 0.00	Each
3 90161 35293	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETS THROUGHOUT HOUSE  Note: Excluding Corner Cabinetry Where Applicable ✓	\$ 0.00	Each
*4 113096 35393	*1	- STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3 1/8" STAINED HARDWOOD ON LANDING  Note: - Main floor to 2nd level as per Schedule H dated August 9, 2021 ✓ - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained. ✓	\$ 6,109.00	Each
*5 113381 35424	1	- GREAT ROOM - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS ✓  Note: As per Schedule H dated August 9, 2021 ✓	*\$ 1,576.00	Each
*6 113376 35425	1	- UPPER HALL - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY  Note: As per Schedule H dated August 9, 2021 ✓	*\$ 2,172.00	Each
*7 113071 35297	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD FINISHES  Note: - As per Schedule H dated August 9, 2021 ✓ - As per Kitchen Sketch dated August 9, 2021 ✓	*\$ 884.00	Each
8 114865 35299	1	- KITCHEN - CABINETS - UPC9-2A - BUILDERS STANDARD CABINETS - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42IN UPpers WITH FILLER DETAIL ON UPPER KITCHEN CABINETS TO STANDARD BULKHEAD ✓  Note: - As per UPC Sketch dated August 9, 2021. ✓ - Purchaser Acknowledges and accepts that Upper Kitchen cabinets upgraded wood doors will have center style. ✓	\$ 521.00	Each
*9 113101 35426	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE WITH DOUBLE VANITY, SOAKER TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS  Note: As per Schedule H dated August 9, 2021 ✓	*\$ 6,361.00	Each
*10 999 35730	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: Orbital Estimate No#: OR6477 Rev.01 dated 08/19/2021	*\$ 688.17	Each
*11 998 35731	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: S&S Electric Estimate No#: SS5110 Rev.01 dated 08/19/2021	*\$ 3,851.04	Each

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

 PREPARED BY: Valerie Gendron  
 LOCKED BY: Tricia Oliver  
 PE 1,653-1 ✓  
 InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



**Internal B1A**  
**Place St. Thomas - Phase 6**

PURCHASER: Micheline Francine Harvey

Printed: 15-Nov-21 12:37 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
D18	6	160 THE STANLEY 2	30-Aug-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*12 113231 35964	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  Note: As per Schedule H dated August 9, 2021	* \$ 4,866.00	Each
*13 384 35965	*1	GREAT ROOM - FIREPLACE - FIREPLACE FAN KIT  Note: As per Schedule H dated August 9, 2021	\$ 389.00	Each

Sub Total	\$27,417.21
HST	\$0.00
Total	\$27,417.21

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
APS	\$27,417.21
<b>Total Payment:</b>	<b>\$27,417.21</b>

PURCHASER:

  
 Micheline Francine Harvey

 20-Nov-21  
 DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

PREPARED BY: Valerie Gendron

LOCKED BY: Tricia Oliver

PE 1,653-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



**Internal B1A**  
**Place St. Thomas - Phase 6**

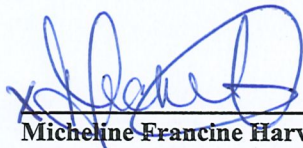
PURCHASER: Micheline Francine Harvey

Printed: 15-Nov-21 12:38 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
D18	6	160 THE STANLEY 2	30-Aug-22	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
14	1	KITCHEN - DELETE ITEM # 8 - UPC9-2A	-\$521.00	Each ✓
37765		Note:		
15	1	KITCHEN - CABINETS - UPC9-1B - BUILDER'S STANDARD CABINETS - OPTIONAL KITCHEN 1. INCLUDES 40IN UPPERS, FILLER DETAIL TO STANDARD BULKHEAD AND LIGHT VALANCE	\$ 740.00	Each ✓
117163		Note: - As per UPC Sketch dated November 20, 2021 ✓ - As per Kitchen Sketch dated August 9, 2021 ✓  - Upper Cabinets raised 2 inches to avoid setbacks. Does not include additional lighting or switches. Purchaser Acknowledges and accepts that Upper Kitchen cabinets upgraded wood doors will have center style.		
37692				
16	3	KITCHEN - UNDER CABINET LIGHTING - T5LED STRIP 9IN, 14IN OR 23IN (SWITCH NOT INCLUDED)	\$ 753.00	✓
368		Note: - As per Kitchen Sketch dated August 9, 2021 ✓  - Includes all 3 sections of upper cabinets ✓ - Optional Kitchen #1 ✓		
37696				
17	1	KITCHEN - DECORA SINGLE POLE SWITCH OUTLET	\$ 105.00	Each ✓
316		Note: - Switch for strip lighting in kitchen (Item #16) ✓		
37697				
18	1	KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL	\$ 75.00	Each ✓
120125		Note: <i>As per Kitchen Sketch dated Aug 9/21 (HST copy only)</i>		
37749				

Sub Total	\$1,152.00
HST	\$0.00
Total	\$1,152.00

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

 PURCHASER:   
 Micheline Francine Harvey  
 20-Nov-21  
 DATE

 VENDOR: \_\_\_\_\_  
 PER: Valecraft Homes (2019) Limited

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

 PREPARED BY: Valerie Gendron  
 LOCKED BY:  
 PE 1.678-1  
 InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



Quote Request Pricing

#1 + #2



**QUOTE**  
**Place St. Thomas - Phase 6**

PURCHASER: Micheline Harvey

Printed: 5-Nov-21 3:55 pm

LOT NUMBER <b>D18</b>	PHASE <b>6</b>	HOUSE TYPE <b>160 THE STANLEY 2</b>	CLOSING DATE <b>16-Jun-22</b>
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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14 117163 37692	1 - <i>KITCHEN</i> - CABINETS - UPC9-1B - BUILDER'S STANDARD CABINETS - OPTIONAL KITCHEN 1. INCLUDES 40IN UPPERS, FILLER DETAIL TO STANDARD BULKHEAD AND LIGHT VALANCE  Note: - *If selected, item #8 to be deleted*  - Upper Cabinets raised 2 inches to avoid setbacks. Does not include additional lighting or switches. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.	\$ 740.00	Each
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Quote Line

15 37694	1 - <i>KITCHEN</i> - SUPPLY & INSTALL 6 UNDER CABINET PUCK LIGHTS WITH FALSE BOTTOM ON UPPER KITCHEN CABINETS - OPTIONAL KITCHEN LAYOUT #1 C/W SEPERATE SWITCH.  Note: - 2 lights in each sections of upper cabinetry as per Sketch 001A - Harvey	\$ 2,068.00	Each
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16 368 37696	3 - <i>KITCHEN</i> - UNDER CABINET LIGHTING - T5LED STRIP 9IN, 14IN OR 23IN (SWITCH NOT INCLUDED)  Note: - Includes all 3 sections of upper cabinetry as per Sketch 001A - Harvey - Optional Kitchen #1	\$ 753.00	
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17 316 37697	1 - <i>KITCHEN</i> - DECORA SINGLE POLE SWITCH OUTLET  Note: Switch for strip lighting in kitchen	\$ 105.00	Each
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Quote Line

18 37699	1 - - HARDWOOD - OAK - LAUZON - 3 1/8" WIRE BRUSHED STAINED - STANDARD AREAS  Note: - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway.	\$ 1,975.00	Each
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Quote Line

19 37700	1 - <i>MASTER BEDROOM</i> - HARDWOOD - OAK - LAUZON - 3 1/8" WIRE BRUSHED STAINED - MASTER BEDROOM C/W OPT ENSUITE  Note: As per Sketch 001 - Harvey	\$ 4,676.00	Each
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Quote Line

20 37701	1 - <i>BEDROOM 2</i> - HARDWOOD - OAK - LAUZON - 3 1/8" WIRE BRUSHED STAINED - BEDROOM 2  Note: As per Sketch 001 - Harvey	\$ 2,133.00	Each
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Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

PREPARED BY: Valerie Gendron  
 LOCKED BY:  
 PE 1,678-1  
 InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<i>DA</i>
DATE:	Nov 5/21



### QUOTE

#### Place St. Thomas - Phase 6

PURCHASER: Micheline Harvey

Printed: 5-Nov-21 3:55 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
D18	6	160 THE STANLEY 2	16-Jun-22	
ITEM	QTY	EXTRA CHARGE	PRICE	INTERNAL USE

#### Quote Line

21	1 - <i>BEDROOM 3</i> - HARDWOOD - OAK - LAUZON - 3 1/8" WIRE BRUSHED STAINED - BEDROOM 3	\$ 2,687.00	Each
37702	Note: As per Sketch 001 - Harvey		

#### Quote Line

22	1 - - HARDWOOD - OAK - LAUZON - 4 1/8" WIRE BRUSHED STAINED - STANDARD AREAS	\$ 3,301.00	Each
37703	Note: - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway		

#### Quote Line

23	1 - <i>MASTER BEDROOM</i> - HARDWOOD - OAK - LAUZON - 4 1/8" WIRE BRUSHED STAINED - MASTER BEDROOM C/W OPT ENSUITE	\$ 5,556.00	Each
37704	Note: As per Sketch 001 - Harvey		

#### Quote Line

24	1 - <i>BEDROOM 2</i> - HARDWOOD - OAK - LAUZON - 4 1/8" WIRE BRUSHED STAINED - BEDROOM 2	\$ 2,568.00	Each
37705	Note: As per Sketch 001 - Harvey		

#### Quote Line

25	1 - <i>BEDROOM 3</i> - HARDWOOD - OAK - LAUZON - 4 1/8" WIRE BRUSHED STAINED - BEDROOM 3	\$ 3,091.00	Each
37706	Note: As per Sketch 001 - Harvey		

#### Quote Line

26	1 - <i>BASEMENT</i> - SUPPLY & INSTALL TORLYS EVERWOOD DESIGNER SERIES (5/16" X 7" X 72") IN BASEMENT FAMILY ROOM IN LIEU OF BUILDERS STANDARD CARPET.	\$ 4,505.00	Each
37707	Note: - As per Sketch 001 - Harvey - Colour to be confirmed at design appointment		

#### Quote Line

27	1 - <i>GREAT ROOM</i> - FIREPLACE - QUOTEL LEVEL TILE INSTALLED FROM FLOOR TO MANTEL. INCLUDES HORIZONTAL BRICK PATTERN INSTALLATION.	\$ 2,898.00	Each
37708	Note: - Ceratec Sichenia Pave Wall House 6.5 X 16.1 - 1658 Grafite - Quote Level Tile - 1/2 Brick Pattern Installation		

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

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,678-2

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	DS
DATE: _____	Nov 5/21







**QUOTE**  
**Place St. Thomas - Phase 6**

PURCHASER: Micheline Harvey Printed: 9-Nov-21 2:55 pm

LOT NUMBER <b>D18</b>	PHASE <b>6</b>	HOUSE TYPE <b>160 THE STANLEY 2</b>	CLOSING DATE <b>16-Jun-22</b>
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

28		1 - GREAT ROOM - FIREPLACE - QUOTEL LEVEL TILE INSTALLED FROM FLOOR TO CEILING. INCLUDES HORIZONTAL BRICK PATTERN INSTALLATION.	\$ 8,170.00	Each
37709		Note: - Ceratec Sichenia Pave Wall House 6.5 X 16.1 - 1658 Grafite - Quote Level Tile - 1/2 Brick Pattern Installation - Standard Mantel included.		

Quote Line

*29		1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN OPTION #1	*\$ 7,332.00	Each
115202				
37710		Note: - INCLUDING FLUSH BREAKFAST BAR ON ISLAND - Does not include undermount sink or upgraded faucet		

30		1 - KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF CHROME	\$ 228.00	Each
634				
37712		Note:		

31		1 - - KITCHEN SINK - BLANCO ESSENTIAL 1-1/2 BOWL STAINLESS STEEL OVERMOUNT	\$ 722.00	Each
90861				
37713		Note:		


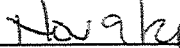
32		1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPTION #1 C/W FLUSH BREAKFAST BAR	\$ 5,786.00	Each
120137				
37745		Note: Does not include undermount sink or upgraded faucet		

33		1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE -- KITCHEN - BRONZE	\$ 120.00	Each
165				
37746		Note: - Optional Kitchen #1		

34		1 - KITCHEN - HARDWOOD - OAK - LAUZON - 3 1/8" STAINED - KITCHEN	\$ 79.00	Each
114612				
37747		Note: - Optional Kitchen #1 - Stained Oak with matt finish or wire brush finish		

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

PREPARED BY: Valerie Gendron  
 LOCKED BY:  
 PE 1,678-3  
 InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	
DATE: _____	



**QUOTE**  
**Place St. Thomas - Phase 6**

PURCHASER: Micheline Harvey Printed: 9-Nov-21 2:55 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
D18	6	160 THE STANLEY 2	16-Jun-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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35 114615	1	KITCHEN - HARDWOOD - OAK - LAUZON - 4 1/8" STAINED - KITCHEN	\$ 523.00	Each
37748		Note: - Optional Kitchen #1 - Stained Oak with matt finish or wire brush finish		

36 120125	1	KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL	\$ 75.00	Each
37749		Note:		

37 113090	1	ENSUITE BATH - VANITY - UPGRADE 5PC ENSUITE VANITY CABINETRY LEVEL 1	\$ 431.00	Each
37750		Note: Standard 5PC Ensuite Layout		

38 113092	1	MAIN BATHROOM - VANITY - UPGRADE MAIN BATHROOM VANITY CABINETRY TO LEVEL 1	\$ 229.00	Each
37751		Note: Standard Layout		



39 7	1	BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 -- BASEMENT STAIRCASE - LEVEL 1	\$ 110.00	Each
37752		Note:		

40 7	1	BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 -- FAMILY ROOM - LEVEL 1	\$ 310.00	Each
37753		Note:		

Sub Total	\$61,171.00
HST	\$0.00
<b>Total</b>	<b>\$61,171.00</b>

PREPARED BY: Valerie Gendron  
 LOCKED BY:  
 PE 1,678-4  
 InvoiceSQL.rpt 16May20

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

CONSTRUCTION SCHEDULING APPROVAL	
PER: _____	
DATE: _____	

# 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. For condominiums, you will also enter the Outside 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  

### Freehold Tentative - Critical Dates

First Tentative Date  ✓

Second Tentative Date  ✓

Firm Closing Date  ✓

Outside Closing Date  ✓

### Notice Period for a Closing Delay


Notice Period for a Closing Delay Notice to set Second Tentative Closing Date  ✓

Notice to set Firm Closing Date  ✓

### Purchaser's Termination Period

End of Purchaser's Termination Period  ✓

To generate and print a Statement of Critical Dates, choose one of the following:

 What is a POTL?

Condominium Firm +

Condominium Tentative +



## 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](http://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](http://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](http://canada.ca/taxes-representatives). If you choose to file your application online, **do not send** us this form.

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

<b>Section A – Claimant information</b>			
Claimant's legal name (one name only, even if the house is purchased by several individuals) Last name, first name, and initial(s) <b>Harvey, Micheline Francine</b>		Business number (if applicable)  R   T	
If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space.			
Last name, first name, and initial(s) of other purchaser		Last name, first name, and initial(s) of other purchaser	
Address of the house you purchased (Unit No. – Street No. Street name, RR) <b>743 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>613-868-2540</b>	Daytime telephone number <b>613-843-6276</b>	Extension	Language preference <input checked="" type="checkbox"/> English <input type="checkbox"/> French
Mailing address of claimant <input checked="" type="checkbox"/> As above or Unit No – Street No Street name, PO Box, RR			
City	Province/Territory/State	Postal/ZIP code	Country
<b>Section B – House information</b>			
Did you purchase the house for use as your, or your relation's, primary place of residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): Year Month Day	
If you purchased this house as a rental property, you do <b>not</b> qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, <i>GST/HST New Residential Rental Property Rebate Application</i> .			
Date ownership of the house or the share in the co-op was transferred to you: Year Month Day		Date possession of the house was transferred to you: Year Month Day	
Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.			
Lot No: <b>D18</b>	Plan No: <b>50M-352</b>	Other: <b>Embrun, ON</b>	
If a mobile home, state: Manufacturer:		Model:	Serial number:

<b>FOR INTERNAL USE ONLY</b>									
IC					NC				

**Section C – Housing and application Type**

Type of housing (tick one box)

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

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

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

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

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

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

**Section D – Builder or co-op information**

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



**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.)	<input type="text"/>	<b>A</b>
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.)	<input type="text"/>	<b>B</b>
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<input type="text"/>	<b>C</b>
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.	<input type="text"/>	<b>D</b>
Total rebate amount including any provincial rebate (line C plus line D).	<input type="text"/>	<b>E</b>

**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).	<input type="text"/>	<b>F</b>
Fair market value of the house (including the land and the building) when possession was transferred to you.	<input type="text"/>	<b>G</b>
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	<input type="text"/>	<b>H</b>
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.	<input type="text"/>	<b>I</b>
Total rebate amount including any provincial rebate (line H plus line I).	<input type="text"/>	<b>J</b>

**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.)	<input type="text"/>	<b>K</b>
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).	<input type="text"/>	<b>L</b>
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.	<input type="text"/>	<b>M</b>
Total rebate amount including any provincial rebate (line L plus line M).	<input type="text"/>	<b>N</b>

**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
<input type="text"/>	<input type="text"/>	<input type="text"/>

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](http://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>	<p>Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1</p>
<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>	<p>Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2</p>
<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>	<p>The tax centre indicated on your return.</p>

#### 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](http://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](http://canada.ca/gst-hst-pub).