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Welcome to Place St. Thomas

Dear Edward Peprah & Lydia Konadu

RE: Place St. Thomas Phase 6 Lot 9

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on <u>December 8, 2021.</u>

You now have five (5) business days from <u>December 9, 2021</u> to obtain your Lawyer's & Financing approvals.

On or before <u>December 16, 2021</u> 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 <u>January 4, 2022</u> maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by <u>January 18, 2022</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

| Name(s): Edward Peprah | SUMMA | RY OF PRICING - VH2019 | DATE: | |
|--|--|---|------------------------|--------------------------|
| Name(s): Edward Peprah | PROJECT: | PLACE ST THOMAS 6 | LOT NO: | 9 |
| Name(s): Edward Peprah | ar o makan masa ka mas | 50M-352 | ° | |
| BASE PRICE: \$712,900.0 ELEVATION: | | Edward Peprah | MODEL: | 826 "B" Bradley 3Bed Std |
| ELEVATION: LOT PREMIUM: | Name(s): | Lydia Konadu | | |
| LOT PREMIUM: | | ÷ | BASE PRICE: | \$712,900.00 |
| END LOT PREMIUM: NET TOTAL COST OF UPGRADES: \$13,350.0 CREDITS: -\$10,000.0 SUBTOTAL: \$3,350.0 TOTAL: \$716,250.0 PURCHASER OFFER: \$716,250.0 Difference: Décor bonus of \$10,000.00 has been applied in full to the purchase price\$10,000.00 PURCHASER OFFER HST BŘEAKDOWN PURCHASER OFFER HST BŘEAKDOWN OFFER PRICE EXCLUDING HST: HST Formula 4 \$655,088.5 | | | ELEVATION: | |
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| *EXPECTED DATE OF CLOSING: December 1, 2022 1455 YOUVILLE DRIVE, #210, ORLEANS, ONT. KIC 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901 | | STOCK OF THE CONTROL | Dece | |

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Project: PLACE ST. THOMAS 6

Plan No: 50M-352 Lot No: 9- PHASE 6

Model: 826 "B" std. Date: Dec 8, 2021

Purchaser: Edward Peprah

Purchaser: Lydia Konadu

| PURCHASERS NAME(S) | PURCHASI | ERS ADDRESS: | |
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| STREET | - | | |
| CITY, PROVINCE | | | |
| POSTAL CODE | | | |
| HOME PHONE | | | |
| WORK PHONE | 18 SECONO PARA MENOR DE PARA D | 613-762-7253 | |
| Cell Phone Purchaser (1) | | | |
| Cell Phone Purchaser (2) | 17/2019 - Paragraphic Control of | | |
| AGREEMENT BLOCK# | | | |
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Cutoffs based on Signing Dec 9/21





Referral Rewards Program

Invite a friend or family member to join a Valecraft community and you'll BOTH get a \$500 cheque.

At Valecraft Homes, we believe that strong communities are built by great people.

As a loyal Valecraft homeowner, you've found the surroundings that suit your lifestyle. Our Referral Reward Program gives you the opportunity to create a community that truly feels like home.

We invite you to refer a friend or family member to us. If they agree to purchase a new Valecraft home, you'll both receive a \$500 cheque as a thank you.

HOW IT WORKS:

To qualify for the Referral Rewards Program, your friend or family member must:

- · Register their intent to purchase a new Valecraft home.
- · Sign an agreement to purchase their new Valecraft home within 90 days of registering.

REFERRAL FORM

To apply for the Referral Rewards Program, fill in the form below and have your friend or family member submit it to a Valecraft Homes Sales Consultant.

| REFERRING VALECRAFT HOM | EOWNER | |
|--|--------------------------------|--------------|
| Gabriel Oteng & Aminatu Sei | d | |
| CURRENT MAILING ADDRESS 1436 Queensdale Ave., Ottav | va ON K1T 4G2 | |
| Ottawa | PROVINCE | K1T 4G2 |
| COMMUNITY Place St. Thomas | UNIT NUMBER Lot 9 | Oct 27, 2022 |
| PHONE 613-884-9962 | EMAIL ADDRESS fugie04s@yaho | oo.ca |
| SIGNATURE | DATE SIGNED | 40 |

| PURCHASER (s) | | |
|---------------------------------------|--------------------------------|------------------------|
| Edward Peprah | | |
| FIRST NAME. LAST NAME Lydia Konadu | | |
| Place St. Thomas | UNIT NUMBER Lot 9 | Nov 3, 2022 |
| 732 Namur Street, Embru | n ON | POSTAL CODE KOA 1WO |
| 613-762-7253 | EMAIL ADDRESS eddiepeprah@l | notmail.com |
| SIGNATURE | DATE SIGNED | 1 |

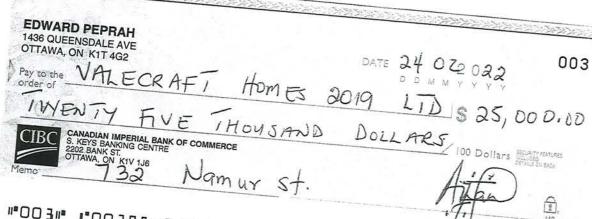
| OFFICE USE ONLY | |
|---------------------------------|----------------------|
| DATE COMPLETED | SALES CONSULTANT |
| DATE COMPLETED JOINSON 10, 2000 | HEAD OFFICE APPROVAL |

\$500 cheque after closing. One per household. 1.) To be eligible as a referee, you must either currently or have previously owned a Valecraft home.

purchaser(s) name indicated on the registration form. 6.) Broker referrals do not apply in conjunction with the referral program. 7.) Homeowners will receive \$500 upon the referrals' closing. A cheque will be mailed to their home address provided after closing. The new closing will have a \$500 cheque mailed to their new Valecraft home address. 8.) The gift of \$500 is a flat rate, and taxes are not applicable. 9.) Valecraft Homes (2019) Limited agreement of purchase and sale, and firm up, within 90 days of registration into this program. This agreement of purchase and sale must include the registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential purchaser(s) must enter into an Ltd, the purchaser will not be eligible for a referral fee under this program. centre. Proof of the homeowners'

| EDWARD PEPRAH 1436 QUEENSDALE AVE OTTAWA, ON K1T 4G2 | DATE 00 12 02 2 |
|--|---|
| Pay to the VALECRAFT HOMES TWENTY THOUSAND | 2019 LTD \$ 20,000.00 |
| CIBC S. KEYS BANKING CENTRE 2202 BANK ST. OTTAWA, ON KIV 1J6 Memo 132 NAMUR SI | 100 Dollars RECORD FEATURES PELLIPS OF STATURES CETALLS ON SACK |

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Project: PLACE ST. THOMAS 6

Plan No: 504-352 Lot No: 9 - PHASE 6

Model: 826 "R" ctol Date: Jan 8, 2022

Purchaser: Edward Peprah

Purchaser: Lydia Konadu

*

Place St Thomas

Subject:

PST PH6 Lot 9 - Lawyer Info

Sean Kelly - Law Real Estate, Wills, and Estates serving Ottawa and Surrounding Areas

644A Chapman Mills Drive Nepean, Ontario K2J 0V4

Phone: 613-903-7227 Fax: 613-903-8770

Email: admin@sklawottawa.ca Mon to Fri: 9.00 AM - 5.00 PM

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.

Tricia Oliver

From:

Place St Thomas

Sent:

Monday, December 6, 2021 6:12 PM

To:

Lisa Ballard; Tricia Oliver

Cc:

Frank Nieuwkoop

Subject:

PST PH6 Lot 9 - APS (Docusign)

Hi Lisa & Tricia,

The Purchase Agreement is ready to be sent to the purchasers of PST PH6 Lot 9. All pages have been saved as PDF's in the clients Docusign folder labelled "PST6 9 - APS (Dec 8-21)"

The deposit cheque will be at head office tomorrow morning.

Purchasers:

Edward Peprah: eddiepeprah@hotmail.com
Lydia Konadu: abenakly8@gmail.com

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.

Canada Revenue Agency Agence du revenu du Canada Clear Data Help Protected B when completed

GST/HST New Housing Rebate Application for Houses Purchased from a Builder

Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). Do not use this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, GST/HST New Housing Rebate Application for Owner-Built Houses, or Form GST524, GST/HST New Residential Rental Property Rebate Application.

Note

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at <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 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.

| Section A - Claimant information | | | | | | | | | | | | | | | | | |
|--|------------------------------------|------------------------------|---------|---------|----------------------------|-----------|--------|------------|---------------|--------|----------|---------|---------|--------|--------|----------------|---|
| Claimant's legal name (one name only, e | even if the hous | e is purcha | sed by | severa | ıl individual | s) Bu | ısines | s numbe | er (if a | applic | able) | | | | | | |
| Last name, first name, and initial(s) | | | | | | | | | | | | | | | | | |
| Peprah, Edward | | | | | | | 1 1 | 1 1 | 1 1 | 1 | 1 | . 1 | R | T | ı | ı | 1 |
| If more than one individual purchased the | house, list all c | of the other | purcha | ser(s). | Attach a se | eparate | sheet | if you no | eed r | nore s | space. | | | | | • | |
| Last name, first name, and initial(s) of oth | er purchaser | | | L | ast name, | first nai | me, an | d initial(| s) of | other | purch | aser | | | | | |
| Konadu, Lydia | | | | | | | | | | | | | | | | | |
| Address of the house you purchased (Uni | t No. – Street N | lo. Street na | ame, R | R) | | | | | | | | , | | | | | |
| 732 Namur Street | | | | | | | | | | | | | | | | | |
| City | | | | | | | Provir | ice or te | erritor | У | | | Post | tal co | de | | |
| Embrun | | | | | | | Ontar | io | | | | į | K | 0 1 | A 1 | _I W | 10 |
| Home telephone number | Daytime teleph | hone numbe | er Ex | tension | n Langua | ao prof | oronoo | | | Engli | ieh | | l Fra | nch | | | |
| 613-762-7253 | 613-797-7047 | | | | Langua | ge prei | erence | | | Liigi | 1011 | <u></u> |] , , e | TICIT | | | |
| Mailing address of claimant As above or | Unit No – Stre | et No Stree | t name | , PO B | ox, RR | | | | | | | | | | | | |
| City | Province/Territ | tory/State | DS C | 17 | Postal/2 | ZIP cod | е | | | Coun | try | | | | | | |
| Section B - House information | 1 | | 之 | 14 | - 1 | | | | | | | - | | | | | |
| Did you purchase the house for use as your relation's, primary place of resider | | Yes | No | | | | | | | | | | | | | | *************************************** |
| * | | | - | | Date purcha ooth you an | | | | | | | Year | r | Mr | onth | Day | v |
| If you purchased this house as a rental pr this rebate. You may qualify for the New F instead. To apply for that rebate, you (not GST/HST New Residential Rental Proper | Residential Ren the builder) ma | ital Property ay use Form | / Rebat | e v | vas signed ater date): | | | | | | <u>L</u> | | | | 1 | | |
| Date ownership of the house or the share in the co-op was transferred to you: | Year | Month | n Day | | Date posses ransferred | | the ho | ouse wa | ıs | | | Year | r | Mo | onth | Day L | у |
| Legal description of property – Lot, plan, of available from your provincial land registr | | | | | | | | on on yo | our de | eed, o | r anot | her la | and to | ransfe | er doc | ume | nt |
| Lot No: | | Plan No: | | | | | | Other: | | | | : | | | | | |
| 9 | | 50M-352 | | | | | | Embru | ın, Ol | N | | | | | | | |
| If a mobile home, state! | | - | | | | | | | | | | | | | ***** | | |
| Manufacturer: | | Model: | | | | | | Serial r | numb | er: | | | | | | | |
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| Section C – Housing and application | on Type | | | | | |
|--|--|--|--|---------------------------------------|---------------------------------------|---|
| Type of housing (tick one box) | 1JPC | <u> </u> | | | | |
| House (including condominium unit) | Mobile home (inclu | ding modular home) | Floating home | Bed a | nd breakfast | Duplex |
| Application Type (tick one box). See Gu the builder or co-op must complete Section | | w Housing Rebate, to | verify that you meet | the conditions | to claim the reb | ate. In all cases |
| Rebate applications filed by the builder a new house (including a mobile home or | | | | r credits it agair | est the total amo | ount payable for |
| When you buy both the house you lease land that is not a site to calculate the rebate. | | | | | | |
| 1B When you buy a house and let to you a site in a residential tra of at least 20 years. Complete | iler park. Tick Type 1A in t | his case.) The lease m | Type 1B if you bougi nust provide you wit | ht a mobile hom h an option to b | ne from a vendo uy the land, or | or that also leases must be for a term |
| Rebate applications you file directly wi | th us – Where we pay the | rebate directly to you | for a new house (inc | cluding a mobile | home or a floa | iting 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 parl | from the vendor of th | bile home. (Do not t e home. Tick Type | ick Type 2 if you 5 in this case.) | u bought a mob Complete Part I | ile home and of Section F |
| When you buy a share of the of Adjustments. | capital stock of a co-op. Co | mplete Part III of Secti | ion F to calculate the | e rebate. Attach | a copy of your | Statement of |
| When you buy a house and le you a site in a residential traile at least 20 years. Complete Pamobile home). | r park. Tick Type 2 in this o | ase.) The lease must | provide you with an | option to buy tl | he land, or mus | t be for a term of |
| Section D – Builder or co-op inforr | nation | | | | | |
| Builder's or co-op's legal name | | | Business nu | mber (if applica | ble) | |
| Valecraft Homes (2019) Limted | | | 7,2,1 | | 1 1 8 R | T 0,0,0,1 |
| Address (Unit No. – Street No. Street nan 210-1455 Youville Dr. | ne, PO Box, RR) | | 1 1 | City Orleans | · · · · · · · · · · · · · · · · · · · | |
| Province/Territory/State Ontario | Postal/ZIP code K1C 6Z7 | Country Canada | ., | | none number 37-1104 | Extension |
| Did the builder either pay the amount of the | ne rebate directly to the pur | chaser or credit it aga | inst the total amoun | it payable for the | e house? | Yes No |
| If yes, the builder has to send this comple | eted form, including any app | olicable provincial reba | ate schedule, to us. | For more inforn | nation and instr | uctions, see page 4. |
| For Type 1A or 1B, enter the reporting pe return in which a deduction is taken by the the deduction in the reporting period durir is paid or credited to the purchaser. | e builder. The builder must | take _ , | ear Month | Day to | Year | Month Day |
| Signature of builder or authorized official | N | lame (print) | | | Year | Month Day |
| Section E – Claimant's Certificatio | n | | | | | |
| I certify that the information given in this a of my knowledge, true, correct, and comp eligible to claim this total rebate amount. I one of my relation's, primary residence | lete in every respect. I have I am not filing a second time e and is not intended as a | e not previously claime e for additional work o | ed the "Total rebate | amount," or an | y part of that an | nount, and I am |
| Signature of the darmant | | lame (print) dward Peprah & Lyd | lia Konadu | | Year 2 0 2 | Month Day 1 1 2 0 8 |
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Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

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

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

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

Mass

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.) | Α |
| 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). | c |
| Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule. | D |
| Total rebate amount including any provincial rebate (line C plus line D). | E |
| Part II – Rebate calculation for Application Type 1B or 5 | |
| Total purchase price for the house (do not include amounts for the lease of the land or the option to purchase the land). | F |
| Fair market value of the house (including the land and the building) when possession was transferred to you. | G |
| GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS). | 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. | 1 |
| Total rebate amount including any provincial rebate (line H plus line I). | J |
| Part III – Rebate calculation for Application Type 3 | · · · · · · · · · · · · · · · · · · · |
| Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.) | K |
| GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS). | L |
| Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule. | M |
| Total rebate amount including any provincial rebate (line L plus line M). | N |
| Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application) |) |
| To have your refund deposited directly into your bank account, complete the information area below or attach a blank ched it and "VOID" written across the front. | que with the information encoded or |
| Branch number Institution number Account number | |
| | |
| Name of the account holder | |

Personal information is collected under the Excise Tax Act to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the Privacy Act, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at canada.ca/cra-info-source, 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 | Prince Edward Island Tax | |
| a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online. | 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 <u>canada.ca/gst-hst</u>, or call 1-800-959-5525.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.