

<b><u>PURCHASERS ADDRESS:</u></b>	
PURCHASERS NAME(S)	Georgann Alyssa James & Kester Jean Jacques
STREET	504 - 90 Woodridge Crescent
CITY, PROVINCE	Nepean, Ontario
POSTAL CODE	K2B 7T1
HOME PHONE	613-983-3389
WORK PHONE	343-573-3543
Cell Phone Purchaser (1)	613-983-3389
Cell Phone Purchaser (2)	343-988-8181
CIVIC	711 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	G34
MODEL #	130
ELEVATION	
MODEL NAME	Lewis
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	130 Lewis Std
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$552,880.63
CLOSING DAY	13
CLOSING MONTH, YEAR	October, 2022
CLOSING DATE (MONTH DAY, YEAR)	October 13, 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	Georgann Alyssa James
HOME ADDRESS (STREET, CITY, POSTAL CODE)	504-90 Woodridge Cres., Nepean ON K2B 7T1
HOME PHONE	613-983-3389
WORK ADDRESS (STREET, CITY, POSTAL CODE)	2720 Riverside Dr., Ottawa, ON K1A OM2
WORK PHONE	343-573-3543
OCCUPATION	Benefit Analyst - GoC
ID TYPE	Canadian Passport
ID NUMBER	HB960937
BIRTH DATE	September 16, 1992
PURCHASER 2	Kester Jean Jacques
HOME ADDRESS (STREET, CITY, POSTAL CODE)	504-90 Woodridge Cres., Nepean ON K2B 7T1
HOME PHONE	343-988-8181
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1001 Dairy Dr., Orleans ON K4A 3N3
WORK PHONE	613-834-5700
OCCUPATION	Factory Worker - Agropur Coop
ID TYPE	Driver's Licence
ID NUMBER	J2033-43259-11130
BIRTH DATE	November 30, 1991
PART OF LOT(S)(singles)	G34
PLACE SIGNED	Ottawa, ON
SIGNING DAY	6
SIGNING MONTH	January
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	January 6, 2022
EMAIL ADDRESS (1)	alyssajames92@gmail.com
EMAIL ADDRESS (2)	k.k.jeanjacques@gmail.com
DATE: September 17, 2020	

SUMMARY OF PRICING - VH2019				DATE: _____	
PROJECT: PLACE ST THOMAS 6		LOT NO: G34			
Reg'd Plan #: 50M-352		MODEL: 130 Lewis Std			
Name(s): Georgann Alyssa James					
Name(s): Kester Jean Jacques					
		BASE PRICE:		\$519,900.00	
		ELEVATION:			
		LOT PREMIUM:			
		END LOT PREMIUM:		\$15,500.00	
		NET TOTAL COST OF UPGRADES:		\$22,480.63	
		CREDITS:		-\$5,000.00	
		SUBTOTAL:		\$32,980.63	
		TOTAL:		\$552,880.63	
		PURCHASER OFFER:		\$552,880.63	
		DIFFERENCE:			
Décor bonus of \$5,000.00 applied in full to the purchase price.				-\$5,000.00	
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$510,513.83
COMMENTS:					
*EXPECTED DATE OF CLOSING:				October 13, 2022	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

10358 (0521)

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER. SEE BACK FOR INSTRUCTIONS.

# The Toronto-Dominion Bank

100 BAYSHORE DRIVE NEPEAN, ON K2B 8C1

1570773

Purchaser MR KESTER KERWIN JEAN JACQUES

DATE

2021-12-13

YYMMDD

Transit-Serial No.

5926-01570773

Pay to the  
Order of

VALECRAFT HOMES (2019) LIMITED

\$ \*\*\*\*\*5,000.00

\*\*\*FIVE THOUSAND\*\*\*\*\*00/100

Authorized signature required for amounts over CAD \$5,000.00

Canadian Dollars

Re

**The Toronto-Dominion Bank**  
Toronto, Ontario  
Canada M5K 1A2

Authorized Officer

Number

Countersigned

OUTSIDE CANADA NEGOTIABLE BY CORRESPONDENTS AT THEIR BUYING RATE FOR DEMAND DRAFTS ON CANADA

⑈01570773⑈ ⑈09612⑈004⑈

⑈3808⑈

Project: Place St. Thomas 6

Plan No: 50M-352 Lot No: G34

Model: 130 Lewis St. Date: Jan 6, 2022

Purchaser: Georgann Alyssa James

Purchaser: Kester Jean Jacques

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

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

### Note

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at [canada.ca/gst-hst-netfile](https://canada.ca/gst-hst-netfile) or by using the "File a return" online service in My Business Account at [canada.ca/my-cra-business-account](https://canada.ca/my-cra-business-account). The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at [canada.ca/taxes-representatives](https://canada.ca/taxes-representatives). If you choose to file your application online, **do not send** us this form.

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

<b>Section A – Claimant information</b>					
Claimant's legal name ( <b>one name only</b> , even if the house is purchased by several individuals) Last name, first name, and initial(s)			Business number (if applicable)		
James, Georgann Alyssa					
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 Jean Jacques, Kester			Last name, first name, and initial(s) of other purchaser		
Address of the house you purchased (Unit No. – Street No. Street name, RR)					
711 Namur Street					
City Embrun			Province or territory Ontario		Postal code K 0 A 1 W 0
Home telephone number 613-983-3389		Daytime telephone number Extension 613-983-3389		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?			Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date):		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			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:			Date possession of the house was transferred to you:		
Year Month Day			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: G34		Plan No: 50M-352		Other: Embrun, ON	
If a mobile home, state: Manufacturer: Model: Serial number:					

FOR INTERNAL USE ONLY										
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			Business number (if applicable)											
Valecraft Homes (2019) Limited			721010718RT0001											
Address (Unit No. – Street No. Street name, PO Box, RR)										City				
210-1455 Youville Dr.										Orleans				
Province/Territory/State		Postal/ZIP code		Country				Telephone number				Extension		
Ontario		K1C 6Z7		Canada				613-837-1104						

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.

Year	Month	Day	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)	Year	Month	Day
	Georgann Alyssa James & Kester Jean Jacques	2022	01	06

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

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

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

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

Note

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

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

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

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

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

Part III – Rebate calculation for Application Type 3

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

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

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

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

Name of the account holder

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

General information

Who should complete this form?

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

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

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

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

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

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

Note

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

Documentation required

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

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

Note

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

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

Note

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

When should I file my claim?

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

Where do I send this form?

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

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

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

Note

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

Definition

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

What if you need help?

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



## Welcome to Place St. Thomas

Dear Georgann Alyssa James & Kester Jean Jacques

**RE: Place St. Thomas Phase 6 Lot G34**

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **January 10, 2022**

You now have five (5) business days from **January 10, 2022** to obtain your Lawyer's & Financing approvals.

On or before **January 18, 2022** 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 **February 17, 2022** 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**





**Valecraft**  
Homes (2019) Limited



## 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 HOMEOWNER		
FIRST NAME, LAST NAME Georgia Gabriel-John		
CURRENT MAILING ADDRESS 936 Lucerne Drive		
CITY Embrun	PROVINCE Ontario	POSTAL CODE K0A 1W0
COMMUNITY Place St. Thomas	UNIT NUMBER	CLOSING DATE Nov 2, 2021
PHONE 613-986-0648	EMAIL ADDRESS ggjohn@icloud.com	
SIGNATURE	DATE SIGNED	

PURCHASER (s)		
FIRST NAME, LAST NAME Georgann Alyssa James		
FIRST NAME, LAST NAME Kester Jean Jacques		
COMMUNITY Place St. Thomas	UNIT NUMBER	CLOSING DATE Oct 13, 2022
NEW ADDRESS 711 Namur Street		POSTAL CODE K0A 1W0
PHONE 613-983-3389	EMAIL ADDRESS alyssajames92@gmail.com	
SIGNATURE 	DATE SIGNED Jan 6, 2022	

OFFICE USE ONLY	
DATE COMPLETED	SALES CONSULTANT
DATE COMPLETED January 11, 2022	HEAD OFFICE APPROVAL 

\*Terms and conditions: We believe in sharing a great experience! When an existing Valecraft homeowner refers a new customer, each will receive a \$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. You can refer a purchaser to any Valecraft Homes community. 2.) To be eligible, homeowners need to register their friend on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) If the purchaser has already registered with Valecraft Homes Ltd, the purchaser will not be eligible for a referral fee under this program. This includes early registration online. 4.) During this first visit, a guest registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential purchaser(s) must enter into an 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 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 reserves the right to alter or cancel the referral program in whole or in part, and at any time, at their sole and absolute discretion.



# Internal B1A

## Place St. Thomas - Phase 6

PURCHASERS: Georgann Alyssa James and Kester Jean Jacques

Printed: 3-Jan-22 2:30 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G34	6	130 THE LEWIS	13-Oct-22

ITEM	QTY	EXTRA	CHANGE	PRICE	INTERNAL USE
*1 87532 36894	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00		\$ 0.00	Each
		Note: Decor bonus has been applied in full to the purchase price.			
2 90162 36895	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE		\$ 0.00	Each
		Note:			
*3 120313 36896	1	- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE		\$ 0.00	Each
		Note: Location to be determined by Head Office			
*4 113228 37032	1	- BASEMENT - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT WITH SURROUND FROM BUILDERS STANDARDS, AND SHELF TOP PAINTED WHITE		*\$ 4,263.00	Each
		Note: As per Schedule H dated October 1, 2021			
5 384 36898	1	- BASEMENT - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE		\$ 389.00	Each
		Note:			
6 837 36899	2	- WINDOW - ADD C2472-1 CASEMENT WINDOW (OPERATING)		\$ 1,652.00	
		Note: - Dining Room as per Schedule H dated October 1, 2021 - Subject to limiting distance at side yard as per Current Building Code.			
*7 114860 36900	1	- KITCHEN - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPpers WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD		*\$ 504.00	Each
		Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - As per UPC Sketch dated October 1, 2021			
*8 112934 37031	1	- ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH SOAKER TUB AND SEPERATE SHOWER IN BUILDERS STANDARD FINISHES		*\$ 4,186.00	Each
		Note: - As per Schedule H dated October 1, 2021			
*9 113864 37033	*1	- RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES		\$ 1,821.00	Each
		Note: - As per Schedule H dated October 1, 2021			
*10 113600 37034	*1	- GREAT ROOM - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS		*\$ 2,065.00	Each
		Note: - As per Schedule H dated October 1, 2021			
*11 113594 37035	*1	- UPPER HALL - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY		*\$ 3,136.00	Each
		Note: - As per Schedule H dated October 1, 2021			
*12 999 36908	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*\$ 549.18	Each
		Note: - Orbital Estimate No#: OR6687 Rev.01 dated 09/20/2021			

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 1.710-1

InvoiceSQL.rpt 01sept21

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

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

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

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


wrong date  
should be correction  
new / B1A

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Georgann Alyssa James and Kester Jean Jacques			Printed: 3-Jan-22 2:30 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G34	6	130 THE LEWIS	13-Oct-22
ITEM	QTY	EXTRA / CHANGE	PRICE / INTERNAL USE
*13 998	1 -	S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 3,915.45 Each
36909	Note: S&S Electric Estimate No#: SS5301 Rev.01 dated 09/21/2021		

Sub Total	\$22,480.63
HST	\$0.00
Total	\$22,480.63

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

PURCHASER:



Georgann Alyssa James


6-Jan-22

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:



Kester Jean Jacques

6-Jan-22

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

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

QUOTE			
Place St. Thomas - Phase 6			
PURCHASER: Inventory Lot_G34		Printed: 23-Sep-21 11:17 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G34	6	130 THE LEWIS	1-Sep-22
ITEM	QTY	EXTENSION	PRICE
		CHARGE	INTERNAL USE

*1 87532	1 - - BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00	Each
36894	Note: Has been applied in full. Bonus of \$ has been applied to the purchase price		

*2 90162	1 - <i>KITCHEN</i> - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
36895	Note:		

*3 120313	1 - - STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE	\$ 0.00	Each
36896	Note: Location to be determined by Head Office		

4 113228	1 - <i>BASEMENT</i> - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT WITH SURROUND FROM BUILDERS STANDARDS, AND SHELF TOP PAINTED WHITE	\$ 4,263.00	Each
37032	Note: As per Schedule H dated		

5 384	1 - <i>BASEMENT</i> - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	\$ 389.00	Each
36898	Note:		

6 837	2 - - WINDOW - ADD C2472-1 CASEMENT WINDOW (OPERATING)	\$ 1,652.00	
36899	Note: - As per Schedule H in Dining Room - Subject to limiting distance at side yard as per Current Building Code.		

7 114860	1 - <i>KITCHEN</i> - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPpers WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	\$ 504.00	Each
36900	Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - As per UPC Sketch dated		

QUOTE			
Place St. Thomas - Phase 6			
PURCHASER: Inventory Lot_G34		Printed: 23-Sep-21 11:17 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G34	6	130 THE LEWIS	1-Sep-22
UNIT PRICE		PRICE	

8 112934  37031	1 - <i>ENSUITE BATH</i> - ENSUITE - 4PC ENSUITE WITH SOAKER TUB AND SEPERATE SHOWER IN BUILDERS STANDARD FINISHES  Note: As per Schedule H dated	\$ 4,186.00	Each
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*9 113864  37033	1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES  Note:	*\$ 1,821.00	Each
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*10 113600  37034	1 - <i>GREAT ROOM</i> - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS  Note:	*\$ 2,065.00	Each
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*11 113594  37035	1 - <i>UPPER HALL</i> - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY  Note:	*\$ 3,136.00	Each
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12 999  36908	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: As per Sketch dated	\$ 75.00	Each
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13 998  36909	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note:	\$ 75.00	Each
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Sub Total	\$18,166.00
HST	\$0.00
Total	\$18,166.00

CONSTRUCTION SCHEDULING APPROVAL	
PER:	<u>DB</u>
DATE:	<u>SEP 23/21</u>



## Place St. Thomas Price List

### THE 100 SERIES - Block G



#### *Executive Freehold Townhouses*

Model	Model No.	Sq. Ft.	# of Bedrooms	Current Upgrades	Priced From
The Lewis - G34	(130)	2136	3	\$22,480.63	\$542,380.63
The Green - G35	(140)	2140	3	\$15,330.63	\$532,230.63
The Stanley II - G36	(160-2)	2135	3	\$24,644.62	\$554,544.62
The Stanley II - G37	(160-2)	2135	3	\$23,759.62	\$553,659.62
The Green - G38	(140)	2140	3	\$15,809.63	\$532,709.63
The Bassett - G39	(170)	2315	3	\$16,410.62	\$591,310.63

Price subject to change without notice and includes HST (based on Purchaser qualifying for and assigning full new housing rebates for owner occupied only.)

*(See Sales Consultant for Details to Qualify)*

End unit premium of \$15,500.00 will be added to the base price excluding the Mann (105) & Bassett (170) models (Included in base price).

Sales Consultant  
Adam Bowman  
613-370-0288  
[place-st-thomas@valecraft.com](mailto:place-st-thomas@valecraft.com)

Monday to Wednesday 12:00 PM to 7:00 PM  
Thursday & Friday Closed  
Saturday to Sunday 12:00 PM to 5:00 PM

Prices Subject to Change Without Notice

E. & O.E

November 24, 2021

K:\SALES\Admin-VH2019\VH 2019PRICELISTS&LOTS PREMIUMS





Valecraft  
Homes (2019) Limited



## 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 HOMEOWNER		
FIRST NAME, LAST NAME Georgia Gabriel-John		
CURRENT MAILING ADDRESS 936 Lucerne Drive		
CITY Embrun	PROVINCE Ontario	POSTAL CODE K0A 1W0
COMMUNITY Place St. Thomas	UNIT NUMBER	CLOSING DATE Nov 2, 2021
PHONE 613-986-0648	EMAIL ADDRESS ggjohn@icloud.com	
SIGNATURE	DATE SIGNED	

PURCHASER (s)		
FIRST NAME, LAST NAME Georgann Alyssa James		
FIRST NAME, LAST NAME Kester Jean Jacques		
COMMUNITY Place St. Thomas	UNIT NUMBER	CLOSING DATE Oct 13, 2022
NEW ADDRESS 711 Namur Street		POSTAL CODE K0A 1W0
PHONE 613-983-3389	EMAIL ADDRESS alyssajames92@gmail.com	
SIGNATURE 	DATE SIGNED Jan 6, 2022	

OFFICE USE ONLY	
DATE COMPLETED	SALES CONSULTANT
DATE COMPLETED January 11, 2022	HEAD OFFICE APPROVAL 

\*Terms and conditions: We believe in sharing a great experience! When an existing Valecraft homeowner refers a new customer, each will receive a \$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. You can refer a purchaser to any Valecraft Homes community. 2.) To be eligible, homeowners need to register their friend on their first visit to the sales centre. Proof of the homeowners' residence must be presented at time of registration. 3.) If the purchaser has already registered with Valecraft Homes Ltd, the purchaser will not be eligible for a referral fee under this program. This includes early registration online. 4.) During this first visit, a guest registration card and referral program form must be filled out in its entirety. 5.) Following registration, the potential purchaser(s) must enter into an 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 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 reserves the right to alter or cancel the referral program in whole or in part, and at any time, at their sole and absolute discretion.

<b>Internal B1A</b> <b>Place St. Thomas - Phase 6</b> <b>PURCHASERS:</b> Georgann Alyssa James and Kester Jean Jacques <b>Printed:</b> 3-Jan-22 2:30 pm			
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
G34	6	130 THE LEWIS	13-Oct-22
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 87532  36894	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  36895	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE  Note:	\$ 0.00 Each
*3 120313  36896	1	- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE  Note: Location to be determined by Head Office	\$ 0.00 Each
*4 113228  37032	1	- BASEMENT - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT WITH SURROUND FROM BUILDERS STANDARDS, AND SHELF TOP PAINTED WHITE  Note: As per Schedule H dated October 1, 2021	*\$ 4,263.00 Each
5 384  36898	1	- BASEMENT - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE  Note:	\$ 389.00 Each
6 837  36899	2	- WINDOW - ADD C2472-1 CASEMENT WINDOW (OPERATING)  Note: - Dining Room as per Schedule H dated October 1, 2021 - Subject to limiting distance at side yard as per Current Building Code.	\$ 1,652.00
*7 114860  36900	1	- KITCHEN - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPIERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD  Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - As per UPC Sketch dated October 1, 2021	*\$ 504.00 Each
*8 112934  37031	1	- ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH SOAKER TUB AND SEPERATE SHOWER IN BUILDERS STANDARD FINISHES  Note: - As per Schedule H dated October 1, 2021	*\$ 4,186.00 Each
*9 113864  37033	*1	- RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES  Note: - As per Schedule H dated October 1, 2021	\$ 1,821.00 Each
*10 113600  37034	*1	- GREAT ROOM - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS  Note: - As per Schedule H dated October 1, 2021	*\$ 2,065.00 Each
*11 113594  37035	*1	- UPPER HALL - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY  Note: - As per Schedule H dated October 1, 2021	*\$ 3,136.00 Each
*12 999  36908	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: - Orbital Estimate No#: OR6687 Rev.01 dated 09/20/2021	*\$ 549.18 Each

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

PREPARED BY: Adam Bowman  
LOCKED BY: Lisa Ballard  
**PE 1,710-1**  
InvoiceSQL.rpt 01sept21

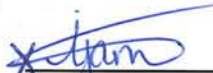
CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

<div> <div>Internal B1A</div> <div>Place St. Thomas - Phase 6</div> </div>			
PURCHASERS: Georgann Alyssa James and Kester Jean Jacques			Printed: 3-Jan-22 2:30 pm
<div> <div>LOT NUMBER</div> <div>G34</div> </div>	<div> <div>PHASE</div> <div>6</div> </div>	<div> <div>HOUSE TYPE</div> <div>130 THE LEWIS</div> </div>	<div> <div>CLOSING DATE</div> <div>13-Oct-22</div> </div>
ITEM QTY EXTRA / CHANGE		PRICE	INTERNAL USE
*13 998	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*\$ 3,915.45 Each
36909	Note: S&S Electric Estimate No#: SS5301 Rev.01 dated 09/21/2021		

Sub Total	\$22,480.63
HST	\$0.00
Total	\$22,480.63

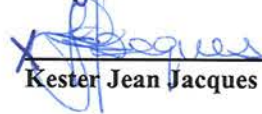
Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Total Payment: _____	

PURCHASER:

  
Georgann Alyssa James

6-Jan-22  
DATE

PURCHASER:

  
Kester Jean Jacques

6-Jan-22  
DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

January 11, 2022

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

October 13, 2022



Freehold Tentative - Critical Dates

First Tentative Date

October 13, 2022

Second Tentative Date

February 10, 2023

Firm Closing Date

June 12, 2023

Outside Closing Date

February 12, 2024

Notice Period for a Closing Delay

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

July 15, 2022

Notice to set Firm Closing Date


November 10, 2022

Purchaser's Termination Period

End of Purchaser's Termination Period

March 13, 2024

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

 What is a POTL?

Condominium Firm

+

Condominium Tentative

+