



Welcome to Place St. Thomas

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on February 18, 2021

You now have five (5) business days from February 18, 2021 to obtain your Lawyer's & Financing approvals.

On or before February 17th, 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 Multi Media locations & all upgrades up to drywall stage must be completed by March 17, 2021 in order to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by March 17, 2021 as stated in clause 5 of the Agreement of Purchase and Sale.

Place St. Thomas Sales Office
613-370-0288

VH 2019 Phase 6 Lot C10

SUMMARY OF PRICING - VH2019

DATE:

PROJECT:	PLACE ST THOMAS 6	LOT NO:	C10
Reg'd Plan #:	50M-352	MODEL:	170 Bassett Standard
Name(s):	Geoffrey Hudson		
Name(s):	Ana Sofia Hudson		
		BASE PRICE:	\$449,900.00
		ELEVATION:	
		LOT PREMIUM:	\$15,000.00
		END LOT PREMIUM:	
		NET TOTAL COST OF UPGRADES:	\$1,934.00
		CREDITS:	
		SUBTOTAL:	\$16,934.00
		TOTAL:	\$466,834.00
		PURCHASER OFFER:	\$466,834.00
		DIFFERENCE:	

Décor Bonus of \$5000 to be applied with colour selections.	

PURCHASER OFFER HST BREAKDOWN				
	OFFER PRICE EXCLUDING HST:	HST Formula 3	\$435,191.95	

COMMENTS:

*EXPECTED DATE OF CLOSING:

February 15, 2022

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Geoffrey Hudson & Ana Sofia Hudson
STREET	5491 47A Avenue
CITY, PROVINCE	Delta B.C.
POSTAL CODE	V4K 3P2
HOME PHONE	604-833-4999
WORK PHONE	604-713-8950
Cell Phone Purchaser (1)	604-833-4999
Cell Phone Purchaser (2)	778-989-2313
CIVIC	759 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
LOT (BUILDER'S LOT/UNIT)	C10
MODEL #	170
ELEVATION	
MODEL NAME	Bassett
ORIENTATION	Standard
DWELLING (MODEL#, ELEV, OPT)	170 Bassett Standard
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$466,834.00
Purchaser Offer INVESTMENT	
CLOSING DAY	15
CLOSING MONTH, YEAR	February, 2022
CLOSING DATE (MONTH DAY, YEAR)	February 15, 2022
DEPOSIT 1)	1,000
DEPOSIT 2)	9,000
DEPOSIT 3)	10,000
HCRA LICENSE #:	497497
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
<u>SCHEDULE T</u>	
PURCHASER 1	Geoffrey Hudson
HOME ADDRESS (STREET, CITY, POSTAL CODE)	5491 47A Ave., Delta BC V4K 3P2
HOME PHONE	604-833-4999
WORK ADDRESS (STREET, CITY, POSTAL CODE)	6454 Killarney St., Vancouver, B.C. V5S 2X7
WORK PHONE	604-713-8950
OCCUPATION	Teacher
ID TYPE	Driver's Licence
ID NUMBER	DL: 6430271
BIRTH DATE	
PURCHASER 2	Ana Sofia Hudson
HOME ADDRESS (STREET, CITY, POSTAL CODE)	5491 47A Ave., Delta BC V4K 3P2
HOME PHONE	778-989-2313
WORK ADDRESS (STREET, CITY, POSTAL CODE)	5491 47A Ave., Delta BC V4K 3P2
WORK PHONE	778-989-2313
OCCUPATION	Nail Technician
ID TYPE	Driver's Licence
ID NUMBER	DL: 8042270
BIRTH DATE	
PART OF LOT(S)(singles)	C10
PLACE SIGNED	
SIGNING DAY	
SIGNING MONTH	
SIGNING YEAR	
SIGNING DATE (MONTH DAY, YEAR)	
EMAIL ADDRESS (1)	HUDSON_GEOFF@HOTMAIL.COM
EMAIL ADDRESS (2)	SOFIHUDSON@HOTMAIL.COM

The Toronto-Dominion Bank258 MAIN STREET EAST
HAWKESBURY, ON K6A 3C8

91652769

DATE

2020-12-22

YYMMDD

Transit-Serial No. 2652-91652769

Pay to the Order of Valecraft Homes 2019 Ltd.

\$ *****1,000.00

ONE THOUSAND**00/100

Canadian Dollars

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

Re

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

Authorized Officer

Countersigned

Number

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

⑈91652769⑈ ⑆09612⑈004⑆

⑈3808⑈

Project: PLACE ST. THOMAS 6
Plan No: 504-352 Lot No: C10
Model: 170 BASSETT ST Date: _____
Purchaser: Geoffrey Hudson
Purchaser: Ana Sofia Hudson

Internal B1A

Place St. Thomas - Phase 6

PURCHASERS: Geoffrey Hudson and Ana Sofia Hudson

Printed: 3-Feb-21 1:54 pm

LOT NUMBER C10	PHASE 6	HOUSE TYPE 170 THE BASSETT	CLOSING DATE
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87532	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00	Each
29627		Note: Bonus to be applied with colour selections.		
*2 90162	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00	Each
29628		Note:		
*3 90161	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00	Each
29629		Note: Excluding Corner Cabinetry Where Applicable		
4	1	- KITCHEN - SUPPLY & INSTALL UPGRADE LEVEL 1 LAMINATE COUNTERTOP IN KITCHEN INCLUDING ISLAND WITH FLUSH BREAKFAST BAR - STANDARD KITCHEN LAYOUT	\$ 1,019.00	Each
29630		Note: Kitchen as per Schedule H.	1341-1	
5	1	- KITCHEN - OTR - BASIC - 1.7 C/F MICROWAVE WITH HOOD - UPGRADE TO STAINLESS STEEL	\$ 75.00	Each
120125		Note: - Kitchen as per Schedule H		
6	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	\$ 555.00	Each
114866		Note: - Kitchen as per Schedule H. - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style	1341-1	
7	1	- KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 285.00	Each
617		Note: Kitchen as per Schedule H.	1341-1	
29633				

Sub Total	\$1,934.00
HST	\$0.00
Total	\$1,934.00

Payment Summary

Paid By	Amount
Total Payment:	

Vendor Initials: Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A			
Place St. Thomas - Phase 6			
PURCHASERS: Geoffrey Hudson and Ana Sofia Hudson			Printed: 3-Feb-21 1:54 pm
LOT NUMBER C10	PHASE 6	HOUSE TYPE 170 THE BASSETT	CLOSING DATE

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER:

Geoffrey Hudson

03-Feb-21

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Ana Sofia Hudson

03-Feb-21

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Protected B when completed

Section C – Housing and application Type

Type of housing (tick one box)

☒ House (including condominium unit)

☐ Mobile home (including modular home)

☐ Floating home

☐ Bed and breakfast

☐ Duplex

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

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

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

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

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

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

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

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

Section D – Builder or co-op information

Builder's or co-op's legal name

Valecraft Homes (2019) Limited

Business number (if applicable)

721010718RT0001

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

210-1455 Youville Dr.

City

Orleans

Province/Territory/State

Ontario

Postal/ZIP code

K1C 6Z7

Country

Canada

Telephone number

613-837-1104

Extension

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

☐ Yes

☐ No

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

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

From

Year

Month

Day

to

Year

Month

Day

Signature of builder or authorized official

Name (print)

Year

Month

Day

Section E – Claimant's Certification

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

DocuSigned by:

Signature of the claimant

Geoffrey Hudson

A1CB4224BBFE46B...

DocuSigned by:

Name (print)

Geoffrey Hudson & Ana Sofia Hudson

F0D7093277784AC...

Year

Month

Day

2021/02/09

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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.

Note

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

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

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

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

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

Part III – Rebate calculation for Application Type 3

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

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

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

Branch number

Institution number

Account number

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.

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General information

Who should complete this form?

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

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

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

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

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

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

Note

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

Documentation required

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

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

Note

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

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

Note

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

When should I file my claim?

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

Where do I send this form?

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

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

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

Note

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

Definition

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

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to canada.ca/gst-hst, or call 1-800-959-5525.

Forms and publications

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

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

February 15, 2022



Freehold Tentative - Critical Dates

First Tentative Date

February 15, 2022

Second Tentative Date

June 15, 2022

Firm Closing Date

October 13, 2022

Outside Closing Date

June 15, 2023

Notice Period for a Closing Delay

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

November 17, 2021

Notice to set Firm Closing Date

March 17, 2022

Purchaser's Termination Period

End of Purchaser's Termination Period

July 17, 2023

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

What is a POTL?

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

1/2



February 16, 2021

To Whom It May Concern

Re: Purchase for Geoff and Sophia Hudson

Confirmation of financing

- 1) Name: Geoff and Sophia Hudson
- 2) Secured financing with Scotiabank on property PST6 LOT C10
- 3) Amount approved for is \$469,900
- 4) Closing date as per APS February 15, 2022
- 5) Requested approval until March 15, 2022

Trusting this is satisfactory,

Joan Schwendemann
Mortgage Agent
528 Cassells St
North Bay On P1B3Z7
Phone: 705-495-5460