Valecraft
Homes (2019) Limited

Welcome to Place St. Thomas

Dear Paulette Flore Dongmo Kahou

RE: Place St. Thomas Phase 6 Lot 10

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **March 8, 2022.**

You now have five (5) business days from **March 8, 2022,** to obtain your Lawyer's & Financing approvals.

On or before **March 16, 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 Multimedia locations & all upgrades up to drywall stage must be completed by **March 30, 2022,** to maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **April 13, 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 Homes (2019) Sales Department

SUMMARY OF PRICING - VH2019

DATE:

PROJECT:	PLACE ST THOMAS 6	LOT NO:	10
Reg'd Plan #:	50M-352	MODEL:	826 "A" Bradley 3Bed Std
Name(s):	Paulette Flore Dongmo Kahou		
Name(s):			

BASE PRICE:	$762,900.00
ELEVATION:	$13,500.00
LOT PREMIUM:	
END LOT PREMIUM:	
NET TOTAL COST OF UPGRADES:	
CREDITS:	
SUBTOTAL:	$13,500.00
TOTAL:	**$776,400.00**
PURCHASER OFFER:	**$776,400.00**
DIFFERENCE:	

Décor bonus of $10,000.00 to be applied at time of colour/electrical selections.	-$10,000.00

PURCHASER OFFER HST BREAKDOWN

OFFER PRICE EXCLUDING HST:	HST Formula 4	$708,318.58

COMMENTS:

Pending Approval

*EXPECTED DATE OF CLOSING: March 30, 2023

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

MLLE PAULETTE DONGMO KAHOU
144-A Rue Brian, J8P 4R8
Gatineau, QC

064

DATE 2022-03-09
A A A A M M J J

PAYEZ À L'ORDRE DE Valecraft Homes (2019) Limited #25000# $

-Vingt Cinq mille /100 DOLLARS

BANQUE ROYALE DU CANADA
SUCCURSALE PRINCIPALE MONTRÉAL
1 PLACE VILLE-MARIE - REZ DE CHAUSSÉE
MONTRÉAL (QC) H3C 3B5

POUR Avance Partie I

⑈064⑈ ⑆00001⑉003⑆53 2⑉460⑉3⑈

MLLE PAULETTE DONGMO KAHOU
144-A, Rue Brian, J8P 4R8
Gatineau, QC

065

DATE 2022-04-20
A A A A M M J J

PAYEZ À L'ORDRE DE Valecraft Homes (2019) Limited -25000- $

-Vingt cinq mille /100 DOLLARS

BANQUE ROYALE DU CANADA
SUCCURSALE PRINCIPALE MONTRÉAL
1 PLACE VILLE-MARIE - REZ DE CHAUSSÉE
MONTRÉAL (QC) H3C 3B5

POUR Avance Partie II

⑈065⑈ ⑆00001⑉003⑆53 2⑉460⑉3⑈

Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: 10 - Phase 6
Model: #826 “A” Std Bradley 3Bed
Date: March 6, 2022

Purchaser: Paulette Flore Dongmo Kahou

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** or by using the "File a return" online service in My Business Account at **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**. 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**, even if the house is purchased by several individuals)
Last name, first name, and initial(s): **Dongmo Kahou, Paulette Flore**

Business number (if applicable): R T

If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space.

Last name, first name, and initial(s) of other purchaser:

Last name, first name, and initial(s) of other purchaser:

Address of the house you purchased (Unit No. – Street No. Street name, RR): **736 Namur Street**

City	Province or territory	Postal code
Embrun	Ontario	K0A 1W0

Home telephone number	Daytime telephone number	Extension	Language preference
514-649-1894			☑ English ☐ French

Mailing address of claimant: ☑ As above or Unit No – Street No Street name, PO Box, RR

City	Province/Territory/State	Postal/ZIP code	Country

Section B – House information

DKPF

Did you purchase the house for use as your, or your relation's, primary place of residence? ☑ Yes ☐ No

If you purchased this house as a rental property, you do **not** 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, *GST/HST New Residential Rental Property Rebate Application.*

Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): Year | Month | Day

Date ownership of the house or the share in the co-op was transferred to you: Year | Month | Day

Date possession of the house was transferred to you: Year | Month | Day

Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.

Lot No:	Plan No:	Other:
10	50M-352	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)

- [x] 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 [x] 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) Limted	7 2 1 0 1 0 7 1 8 R T 0 0 0 1

Address (Unit No. – Street No. Street name, PO Box, RR)	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. From Year Month Day to Year Month Day

Signature of builder or authorized official	Name (print)	Year Month Day

Section E – Claimant's Certification

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

Signature of the claimant	Name (print)	Year Month Day
X	**Paulette Flore Dongmo Kahou**	2022 03 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.)		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.)		B
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).		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.		I
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 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.

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. **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
• an **individual**, and the property is located anywhere in Canada, other than the areas mentioned above; OR • a **builder** located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
• a **builder** who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)	The tax centre indicated on your return.

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

Definition

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

What if you need help?

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

Forms and publications

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

PURCHASERS ADDRESS:	
PURCHASERS NAME(S)	Paulette Flore Dongmo Kahou
STREET	144-A rue Brian
CITY, PROVINCE	Gatineau, Quebec
POSTAL CODE	J8P 4R8
HOME PHONE	514-649-1894
WORK PHONE	613-241-0988
Cell Phone Purchaser (1)	514-649-1894
Cell Phone Purchaser (2)	
CIVIC	736 Namur Street
AGREEMENT BLOCK#	
PLAN	50M-352
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	10
MODEL #	826
ELEVATION	"A"
MODEL NAME	Bradley 3Bed
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	826 "A" Bradley 3Bed Std
PHASE	6
PROJECT	PLACE ST THOMAS 6
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	$776,400.00
CLOSING DAY	30
CLOSING MONTH, YEAR	March, 2023
CLOSING DATE (MONTH DAY, YEAR)	March 30, 2023
DEPOSIT 1) Dated Mar 9/22	25,000
DEPOSIT 2)	N/A
DEPOSIT 3) Dated Apr 20/22	25,000
SALES REPRESENTATIVE	Adam Bowman
SOLICITORS INFO	
SOLICITOR NAME	
STREET	
CITY, PROVINCE	
POSTAL CODE	
PHONE	
SCHEDULE T	
PURCHASER 1	Paulette Flore Dongmo Kahou
HOME ADDRESS (STREET, CITY, POSTAL CODE)	144-A rue Brian, Gatineau, Quebec J8P 4R8
HOME PHONE	514-649-1894
WORK ADDRESS (STREET, CITY, POSTAL CODE)	339 Wilbrod St., Ottawa Ontario K1N 6M4
WORK PHONE	613-241-0988
OCCUPATION	Teacher - Pavillon Francojeunesse
ID TYPE	Permis de Conduire
ID NUMBER	D5257-290477-07
BIRTH DATE	April 29, 1977
PURCHASER 2	
HOME ADDRESS (STREET, CITY, POSTAL CODE)	
HOME PHONE	
WORK ADDRESS (STREET, CITY, POSTAL CODE)	
WORK PHONE	
OCCUPATION	
ID TYPE	
ID NUMBER	
BIRTH DATE	
PART OF LOT(S)(singles)	10
PLACE SIGNED	Ottawa, ON
SIGNING DAY	6 6
SIGNING MONTH	March
SIGNING YEAR	2022
SIGNING DATE (MONTH DAY, YEAR)	March 6, 2022
EMAIL ADDRESS (1)	florebibi@yahoo.fr
EMAIL ADDRESS (2)	
	DATE: February 25, 2022

PLACE St. Thomas

Valecraft
Homes (2019) Limited

Place St. Thomas

Price List

THE 800 & 1000 SERIES

$10,000* **Decor Centre Bonus**
Limited Time Offer
Certain Restrictions Apply
See Sales Consultant for Details

Single family homes on Approx. 45' lots

Model	Model No.	Sq. Ft.	# of Bedrooms	*Priced From*
The Sharpley (Bungalow)	801	1304	2	*$695,900*
The Delahunt (Bungalow)	805	1307	2	*$705,900*
The Manning (Bungalow)	804	1748	3	*$725,900*
The Kemp	810	1900	3 4	*$743,900* *$753,900*
The Hartin	815	2130	4	*$747,900*
The Bradley	826	2183 2376	3 4	*$762,900* *$797,900*
The Murry (Bunglalow)	1015	1517	3	*$699,900*
The McCabe (Bungalow) W/ Optional Loft & bed #3	1016	1510 1964	2 3	*$699,900* *$762,900*
The Morrow	1035	2000	3	*$767,900*

Price subject to change without notice and includes HST (based on Purchaser qualifying for and assigning full new housing rebates for owner occupied only.) Price does not include End Lot Premium.

(See Sales Consultant for Details to Qualify)

Lot Premiums on Selected Lots

Adam Bowman
SALES CONSULTANT
(613) 370-0288
place-st-thomas@valecraft.com

Nov 24 / 21

Monday to Wednesday 12:00 - 7:00 p.m.
Thursday & Friday Closed
Saturday & Sunday 12:00 - 5:00 p.m.
Prices Subject to Change Without Notice
E.& O.E.

November 24, 2021

Valecraft
Homes (2019) Limited

Internal B1A
Place St. Thomas - Phase 6

PURCHASER: Paulette Flore Dongmo Kahou **Printed**: 5-Mar-22 12:02 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	6	826 THE BRADLEY 3 BED ELEV A	30-Mar-23

ITEM	QTY EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87529 38811	1 - - BONUS - DECOR CENTER CREDIT OF $10, 000.00 Note: Décor bonus to be applied at time of colour/electrical selections.	$ 0.00	Each
*2 120313 38812	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

Sub Total	$0.00
HST	$0.00
Total	$0.00

Payment Summary

Paid By	Amount
Total Payment:	

PURCHASER: ______________________ 6-Mar-22
Paulette Flore Dongmo Kahou DATE

VENDOR: ______________________
PER: Valecraft Homes (2019) Limited

DATE: ______________________

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,774-1
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL
PER: ______________________
DATE: ______________________