



Welcome to Place St. Thomas

Dear Ahsan Nabi & Sheema Qureshi,

RE: Place St. Thomas Phase 7 Lot 6

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **September 15, 2024**

You now have five (5) business days from **September 15, 2024** to obtain your Lawyer's & Financing approvals.

On or before **September 20, 2024** 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 **October 8, 2024** maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **October 8, 2024** 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

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: PLACE ST. THOMAS 7		LOT NO: 6			
Reg'd Plan #: 50M-361		MODEL: 1046 "B" Hazelwood Rev			
Name(s): Ahsan Nabi					
Name(s): Sheema Qureshi					
		BASE PRICE:		\$874,900.00	
		ELEVATION:			
		LOT PREMIUM:		\$25,000.00	
		END LOT PREMIUM:			
		NET TOTAL COST OF UPGRADES:		\$139,327.00	
		CREDITS:			
		SUBTOTAL:		\$164,327.00	
		TOTAL:		\$1,039,227.00	
		PURCHASER OFFER:		\$925,000.00	
		DIFFERENCE:		-\$114,227.00	
Offer accepted by F. Nieukoop & D. Brunet				\$925,000.00	
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$839,823.01
COMMENTS:					
*EXPECTED DATE OF CLOSING:				July 8, 2025	
1455 YOVILLE DRIVE, #210, ORLEANS, ONT. K1C 6Z7 - TEL: (613) 837-1104 / FAX: (613) 837-5901					

Freehold Firm



Freehold Tentative



Enter tentative closing date:



Freehold Tentative - Critical Dates

First Tentative Date	December 8, 2024
Second Tentative Date	April 4, 2025
Firm Closing Date	August 5, 2025
Outside Closing Date	April 5, 2026

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date	September 2, 2024
Notice to set Firm Closing Date	January 5, 2025

Purchaser's Termination Period

End of Purchaser's Termination Period: May 6, 2026

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

[Download PDF](#)

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Ahsan Nabi & Sheema Qureshi
STREET	4990 Lavoie Street
CITY, PROVINCE	Pierrefonds, Quebec
POSTAL CODE	H8Z 0B4
HOME PHONE	514-685-0681
WORK PHONE	438-824-0045
Cell Phone Purchaser (1)	514-451-2968
Cell Phone Purchaser (2)	514-441-6910
CIVIC	898 Cologne Street
AGREEMENT BLOCK#	
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	6
MODEL #	1046
ELEVATION	"B"
MODEL NAME	Hazelwood
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	1046 "B" Hazelwood Rev
PHASE	7
PROJECT	PLACE ST. THOMAS 7
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$925,000.00
CLOSING DAY	8
CLOSING MONTH, YEAR	July, 2025
CLOSING DATE (MONTH DAY, YEAR)	July 8, 2025
DEPOSIT 1)	10,000
DEPOSIT 2)	30,000
DEPOSIT 3)	40,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Diane Lalonde
STREET	941 Notre Dame Street
CITY, PROVINCE	Embrun, Ontario
POSTAL CODE	K0A 1W1
PHONE	613-443-2070
<u>SCHEDULE T</u>	
PURCHASER 1	Ahsan Nabi
HOME ADDRESS (STREET, CITY, POSTAL CODE)	4990 Lavoie St., Pierrefonds QC H8Z 0B4
HOME PHONE	514-685-0681
WORK ADDRESS (STREET, CITY, POSTAL CODE)	16766 TransCanada Suite 500, Kirkland QC H9H4M7
WORK PHONE	438-824-0045
OCCUPATION	Senior Property Accountant
ID TYPE	Driver's Licence (Quebec)
ID NUMBER	N1001-020683-07
BIRTH DATE	June 2, 1983
PURCHASER 2	Sheema Qureshi
HOME ADDRESS (STREET, CITY, POSTAL CODE)	4990 Lavoie St., Pierrefonds QC H8Z 0B4
HOME PHONE	514-685-0681
WORK ADDRESS (STREET, CITY, POSTAL CODE)	1925 Brookdale Ave., Dorval QC H9P 2Y7
WORK PHONE	514-422-3000
OCCUPATION	Teacher
ID TYPE	Driver's Licence (Quebec)
ID NUMBER	Q6208-190983-09
BIRTH DATE	September 19, 1983
PART OF LOT(S)(singles)	6
PLACE SIGNED	Pierrefonds, QC
SIGNING DAY	15
SIGNING MONTH	September
SIGNING YEAR	2024
SIGNING DATE (MONTH DAY, YEAR)	September 15, 2024
EMAIL ADDRESS (1)	ahsan.nabi@mail.mcgill.ca
EMAIL ADDRESS (2)	sheemaq86@gmail.com
DATE: May 2, 2023	

AHSAN NABI
616-4700, TEL: (514) 745-8918
HENRI BOURASSA BOUL O
MONTREAL QC H4L 0A6

078

DATE 2024-09-16
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd.

\$10,000⁰⁰

Ten-Thousand Dollars

00/100 DOLLARS



ROYAL BANK OF CANADA
ST-LAURENT QC-NORGATE
1127 DECARIE BLVD.
ST-LAURENT, QC H4L 3M8

MEMO

1st deposit

Ahsan Nabi

⑈078⑈ ⑆0808⑆ ⑈003⑈ 502⑈ 645⑈ 5⑈

AHSAN NABI
616-4700, TEL: (514) 745-8918
HENRI BOURASSA BOUL O
MONTREAL QC H4L 0A6

079

DATE 2024-09-30
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd.

\$30,000⁰⁰

Thirty-Thousand Dollars

00/100 DOLLARS



ROYAL BANK OF CANADA
ST-LAURENT QC-NORGATE
1127 DECARIE BLVD.
ST-LAURENT, QC H4L 3M8

MEMO

2nd deposit

Ahsan Nabi

⑈079⑈ ⑆0808⑆ ⑈003⑈ 502⑈ 645⑈ 5⑈

AHSAN NABI
616-4700, TEL: (514) 745-8918
HENRI BOURASSA BOUL O
MONTREAL QC H4L 0A6

080

DATE 2024-10-30
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd.

\$40,000⁰⁰

Forty-Thousand Dollars

00/100 DOLLARS



ROYAL BANK OF CANADA
ST-LAURENT QC-NORGATE
1127 DECARIE BLVD.
ST-LAURENT, QC H4L 3M8

MEMO

3rd deposit

Ahsan Nabi

⑈080⑈ ⑆0808⑆ ⑈003⑈ 502⑈ 645⑈ 5⑈

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 6 - Phase 7
Model: #1046, Hazelwood, Rev
Date: September 15, 2024
Purchaser: Ahsan Nabi
Purchaser: Sheema Qureshi

SPRING RELEASE PROMOTION!
\$20,000 off all 800 & 1000 Series models for lots 13-20 in PHASE 7
LIMITED TIME OFFER

THE 800 & 1000 SERIES

Single family homes on Approx. 50' lots

Model	Model No.	Sq. Ft.	# of Bedrooms	Priced From
The Sharpley (Bungalow)	801	1304	2	\$734,900
The Manning (Bungalow)	804	1748	3	\$734,900
The Kemp	810	1900	3	\$774,900
			4	\$794,900
The Hartin	815	2130	4	\$797,900
The Bradley	826	2183	3	\$818,900
		2376	4	\$838,900
The Ferris	1010	2237	4	\$814,900
The Murry (Bungalow)	1015	1517	3	\$764,900
The McCabe (Bungalow) W/ Optional Loft & bed #3	1016	1510	2	\$734,900
		1964	3	\$795,900
The Morgan (Bungalow)	1020	1567	3	\$744,900
The Medley (Bungalow)	1026	1776	3	\$814,900
The Nash	1030	2671	4	\$879,900
The Morrow	1035	2000	3	\$824,900
The Hazelwood	1046	2594	5	\$874,900
The McCaslin	1050	2727	4	\$899,900
The Steel	1086	3205	4	\$964,900

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

Lot Premiums on Selected Lots

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

Monday to Thursday 12:00 - 7:00pm
Friday to Sunday 12:00 - 5:00pm

Prices Subject to Change Without Notice
E.& O.E.

Lisa Ballard

From: Place St Thomas
Sent: September 11, 2024 5:52 PM
To: Lisa Ballard
Cc: Frank Nieuwkoop
Subject: DocuSign Review - PST PH7 Lot 6 - Purchase Agreement
Attachments: DOCUSIGN - PST PH7 6 APS Sep 15-24.pdf; PST PH7 6 HST Rebate Form Sep 15-24.pdf

Importance: High

Hi Lisa,

The Purchase Agreement for **PST PH7 Lot 6** is ready to be reviewed. All pages have been saved as PDF's in the clients DocuSign folder labelled "PST7 6 - APS (Sep 15-24)"

Signing date for clients: Sep 15, 2024
Signing date for Frank: Sep 15, 2024

Purchase Price: \$925,000.00 (Approved by Frank & Diane)
Closing Date: July 8, 2025

Deposit: All 3 cheques (\$80,000.00) will be at head office on Monday. Clients are reviewing and signing the APS with me this weekend.

Purchaser: Ahsan Nabi
Email: ahsan.nabi@mail.mcgill.ca

Purchaser: Sheema Qureshi
sheemaq86@gmail.com

Thanks!
Adam

Adam Bowman
New Home Sales Consultant



944 Lucerne Dr., 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.

Internal B1A				
Place St. Thomas - Phase 7				
PURCHASERS: Ahsan Nabi and Sheema Qureshi			Printed: 11-Sep-24 5:00 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
6	7	1046 THE HAZELWOOD ELEV B	8-Jul-25	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1		1 - BASEMENT - CUSTOM BASEMENT RECROOM - STANDARD LEVEL SELECTIONS - AS PER SKETCH	\$ 30,455.00	Each
44137		Note: - As per Schedule H dated September 15, 2024	Q2041-6# 40	
2		1 - BASEMENT BEDROOM - CUSTOM BASEMENT BEDROOM - STANDARD LEVEL SELECTIONS - AS PER SKETCH	\$ 11,505.00	Each
44138		Note: - As per Schedule H dated September 15, 2024	Q2041-6# 41	
3		1 - BASEMENT BATHROOM - OPTIONAL 3 PIECE BASEMENT BATHROOM INCLUDING TUB/SHOWER COMBO, SINGLE VANITY AND TOILET - STANDARD LEVEL SELECTIONS	\$ 15,315.00	Each
44096		Note: - As per Schedule H dated September 15, 2024	Q2041-6# 2	
4		1 - BASEMENT - INCREASE EXISTING BASEMENT WINDOW FROM APPROX 24IN DEEP TO APPROX. 30IN DEEP	\$ 160.00	Each
849		Note: - As per Schedule H dated September 15, 2024	Q2041-6# 12	
44139		- Subject to limiting distance at side yard as per Current Building Code.		
*5		1 - STD AREAS - HARDWOOD - OAK - 4 1/8 STAINED - STD AREAS	* \$ 5,846.00	Each
137999		Note: - As per Schedule H dated September 15, 2024	Q2041-6# 3	
44143		- Includes flex room, dining room, main floor hallway, great room and upper hallway		
*6		1 - UPPER STAIRCASE - STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS	* \$ 9,894.00	Each
139976		Note: - As per Schedule H dated September 15, 2024	Q2041-6# 41	
44099		- The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.		
		- See item #7 (posts w/ cap)		
7		1 - STD AREAS - STANDARD OAK RAILING POSTS WITH CAP - ALL STANDARD AREAS	\$ 671.00	Each
44100		Note: - See item #6 (oak staircase)	Q2041-6# 6	
8		1 - KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - BRONZE - KITCHEN - BRONZE	\$ 1,851.00	Each
8		Note: - As per Schedule H dated September 15, 2024		
44098		- Includes Kitchen and Dinette		
9		1 - KITCHEN - LEVEL 2 CABINETRY - STANDARD KITCHEN LAYOUT	\$ 4,723.00	Each
44101		Note: - Standard kitchen layout as per Shedule H dated September 15, 2024	Q2041-6# 7	
		- See Kitchen Sketch dated September 15, 2024		
		- See item #10 (island extension)		
		- See item #11 (UPC)		
		- See item #12 (Puck Lights)		
		- See item #13 (microwave cabinet)		
		- See item #14 (fridge opening)		
		- See item #15 (pots & pans)		
		- See item #16 (2ft fridge upper)		
		- Style and colour to be confirmed at design appointment		

Vendor Initials:

Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,041-1

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CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:



Valecraft
Homes (2019) Limited

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Ahsan Nabi and Sheema Qureshi

Printed: 11-Sep-24 5:00 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
6		7	1046 THE HAZELWOOD ELEV B	8-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
10		1 - KITCHEN - EXTEND KITCHEN ISLAND APPROXIMATELY 2 FEET C/W STD QUARTZ COUNTERTOP ✓	\$ 1,061.00 ✓	Each
44102	Note:	- As per Schedule H dated September 15, 2024 ✓ - As per Kitchen Sketch dated September 15, 2024 ✓ - See item #9 (level 2 cabinetry) ✓ - See item #13 (microwave cabinet) ✓ - See item #17 (quartz level 5) ✓		Q2041-Q# 8
*11 142752		1 - KITCHEN - CABINETRY - UPC9-2B - STANDARD LAYOUT - LEVEL 2 CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH ✓	*\$ 1,517.00 ✓	Each
44103	Note:	- As per UPC sketch dated September 15, 2024 ✓ - As per Kitchen Sketch dated September 15, 2024 ✓ - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. - See item #9 (level 2 cabinetry) ✓ - See item #12 (Puck Lights) ✓ - See item #14 (fridge opening) ✓ - See item #16 (2ft fridge upper) ✓		Q2094-Q# 9
12		1 - KITCHEN - SUPPLY AND INSTALL PUCK LIGHTS - INCLUDES FALSE BOTTOM - STANDARD KITCHEN LAYOUT - TOTAL OF 6 PUCK LIGHTS C/W SWITCH ✓	\$ 2,252.00 ✓	Each
44104	Note:	- As per Kitchen Sketch dated September 15, 2024 ✓ - See item #9 (level 2 cabinetry) ✓ - See item #11 (UPC) ✓		Q2094-Q# 10
13 116491		1 - KITCHEN - LOWER MICRO CABINET C/W DRAWER AND OUTLET - LEVEL 2 SERIES ✓	\$ 927.00 ✓	Each
44105	Note:	- Located in kitchen island extension ✓ - As per Kitchen Sketch dated September 15, 2024 ✓ - See item #9 (level 2 cabinetry) ✓ - See item #10 (island extension) ✓		Q2094-Q# 11
14 871		1 - KITCHEN - NON-STANDARD REFRIGERATOR SIZE	\$ 98.00 ✓	Each
44106	Note:	- As per Kitchen Sketch dated September 15, 2024 ✓ - See item #9 (level 2 cabinetry) ✓ - See item #11 (UPC) ✓ - See item #16 (2ft fridge upper) ✓ - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.		Q2094-Q# 12
15 101		2 - KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	\$ 1,582.00 ✓	Each
44107	Note:	- One to be located beside the stove on the side closest to fridge ✓ - As per Kitchen Sketch dated September 15, 2024 ✓ - See item #9 (level 2 cabinetry) ✓ - ix to be located in the island. / side closest to dishwasher ✓		Q2094-Q# 13
16 117100		1 - KITCHEN - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - LEVEL 2 SERIES ✓	\$ 857.00 ✓	Each
44110	Note:	- As per Kitchen Sketch dated September 15, 2024 ✓ - See item #9 (level 2 cabinetry) ✓ - See item #11 (UPC) ✓ - See item #14 (fridge opening) ✓		Q2041-Q# 15

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,041-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Ahsan Nabi and Sheema Qureshi

Printed: 11-Sep-24 5:00 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
6		7	1046 THE HAZELWOOD ELEV B	8-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*17 134250	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 5 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 7,472.00	Each
44111	Note:	- Edge profile to be provided w interior colours. - As per Schedule H dated September 15, 2024 - As per Kitchen Sketch dated September 15, 2024 - See item #10 - includes additional 2 foot extension on island		
18	1	KITCHEN - SUPPLY & INSTALL QUARTZ LEVEL 5 COUNTERTOP ON KITCHEN BACKSPLASH	\$ 4,277.00	Each
44112	Note:	- Includes area behind chimney hoodfan - As per Kitchen Sketch dated September 15, 2024		
*19 155704	1	KITCHEN - HOOD FAN - CHIMNEY - KITCHEN AID 400 CFM - 30IN STAINLESS MODEL KVWB400DSS	*\$ 905.00	Each
44116	Note:	- As per Kitchen Sketch dated September 15, 2024 - Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. To be checked if Make-up Air system is required by Estimation Department		
*20 120307	1	KITCHEN - KITCHEN - SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9IN DEEP UNDERMOUNT SINK	*\$ 1,513.00	Each
44119	Note:			
21	1	LAUNDRY ROOM - MUDROOM/LAUNDRY - SUPPLY AND INSTALL UPPER CABINETRY OVER WASHER AND DRYER OPENING - STANDARD LEVEL SELECTIONS	\$ 1,408.00	Each
44120	Note:	- As per Schedule H dated September 15, 2024		
22	1	ENSUITE BATH - 5 PC ENSUITE UPGRADE - STANDARD LEVEL SELECTIONS - AS PER SKETCH	\$ 9,596.00	Each
44121	Note:	- As per Schedule H dated September 15, 2024 - See item #23 (upgrade walk-in shower) - See item #24 (freestanding tub)		
23	1	ENSUITE BATH - UPGRADE STANDARD WALK-IN SHOWER TO INCLUDE ADDITIONAL GLASS WALL (2 SIDE GLASS PANEL WITH SWING DOOR)	\$ 1,943.00	Each
44122	Note:	- As per Schedule H dated September 15, 2024 - See item #22 (5pc ensuite) - See item #24 (freestanding tub) - Additional glass wall located next to tub		
*24 585	1	ENSUITE BATH - BATH - TUB - MAAX JAZZ 6636 ACRYLIC FREESTANDING CENTER DRAIN TUB WHITE C/W WHITE SKIRT - 105359W	*\$ 3,834.00	Each
44123	Note:	- As per Schedule H dated September 15, 2024 - See item #22 (5pc ensuite) - See item #23 (upgrade walk-in shower)		
*25 872	1	ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10	*\$ 791.00	Each
44124	Note:	- As per Schedule H dated September 15, 2024 - Approximately centered between 2 sinks in double vanity - See item #22 (5pc ensuite)		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,041-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Internal B1A				
Place St. Thomas - Phase 7				
PURCHASERS: Ahsan Nabi and Sheema Qureshi			Printed: 11-Sep-24 5:00 pm	
LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
6		7	1046 THE HAZELWOOD ELEV B	8-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
26		1 - MAIN BATHROOM - UPGRADE STANDARD TUB/SHOWER TO WALK-IN SHOWER C/W SLIDING DOOR AND CHROME TRIM	\$ 3,890.00	Each
44125	Note:	- See Schedule H dated September 15, 2024	Q2041-4#29	
*27		1 - GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	* \$ 1,080.00	Each
155697	Note:	- See Schedule H dated September 15, 2024 - Not available through retail outlets/professionally installed to MNF Specs	Q2041-4#31	
*28		1 - GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	* \$ 83.00	Each
155699	Note:	- See Schedule H dated September 15, 2024 - Not available through retail outlets/professionally installed to MNF Specs	Q2041-5#32	
*29		1 - GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	* \$ 98.00	Each
155698	Note:	- See Schedule H dated September 15, 2024 - Not available through retail outlets/professionally installed to MNF Specs	Q2041-5#33	
*30		40 - POT LIGHT - 1 X 4IN LED WHITE SLIM LINE	* \$ 11,080.00	
324	Note:	- Locations to be confirmed at electrical appointment - Does not include switch.	@ +27 ea.	
44130				
31		7 - DECORA SWITCH SINGLE POLE	\$ 1,078.00	
44132	Note:	- Locations to be confirmed at electrical appointment		
32		1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - FINISHED BASEMENT RECREATION ROOM - LEVEL 1	\$ 646.00	Each
7	Note:	- As per Schedule H dated September 15, 2024 - Includes basement bedroom	Q2041-5#34	
44133				
33		1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - BASEMENT STAIRCASE - LEVEL 1	\$ 120.00	Each
7	Note:	- As per Schedule H dated September 15, 2024	Q2041-5#35	
44134				
34		1 - BEDROOMS (ALL) - UNDERPAD - UPGRADE - LEVEL 1 - BEDROOMS ONLY - LEVEL 1	\$ 799.00	Each
7	Note:	- As per Schedule H dated September 15, 2024	Q2041-5#36	
44135				

Sub Total	\$139,327.00
HST	\$0.00
Total	\$139,327.00

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2,041-4
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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Ahsan Nabi and Sheema Qureshi			Printed: 11-Sep-24 5:00 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	8-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

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

PURCHASER:

Ahsan Nabi

15-Sep-24

DATE

PURCHASER:

Sheema Qureshi

15-Sep-24

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Ahsan Nabi and Sheena Qureshi			Printed: 6-Sep-24 2:38 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

*1 140825 44095	1 - BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED RECROOM - STANDARD LEVEL SELECTIONS Note:	*\$ 36,513.00	Each
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Quote Line

2 44096	1 - BASEMENT BATHROOM - OPTIONAL 3 PIECE BASEMENT BATHROOM INCLUDING TUB/SHOWER COMBO, SINGLE VANITY AND TOILET - STANDARD LEVEL SELECTIONS Note:	\$ 15,315.00 #3	Each
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Quote Line

*3 137983 44097	1 - STD AREAS - HARDWOOD - OAK - 3 1/8 STAINED - STD AREAS Note: - Includes great room, dining room, main floor hallway and upper hallway 41/8" Stained - \$5,846 61/4" Stained - \$13,352	*\$ 3,431.00 #5	Each
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Quote Line

*4 139976 44099	1 - UPPER STAIRCASE - STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: - The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained.	*\$ 9,894.00 #6	Each
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Quote Line

5 44100	1 - STD AREAS - STANDARD OAK RAILING POSTS WITH CAP - ALL STANDARD AREAS Note:	\$ 671.00	Each
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Quote Line

6 8 44098	1 - KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - BRONZE - KITCHEN - BRONZE Note: - Includes Kitchen and Dinette	\$ 1,851.00	Each
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Quote Line

7 44101	1 - KITCHEN - LEVEL 2 CABINETRY - STANDARD KITCHEN LAYOUT Note:	\$ 4,723.00	Each
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Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	Sept 6/24

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Ahsan Nabi and Sheena Qureshi			Printed: 6-Sep-24 2:38 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Quote Line

8	1 - KITCHEN - EXTEND KITCHEN ISLAND APPROXIMATELY 2 FEET C/W STD QUARTZ COUNTERTOP	\$ 1,061.00	Each
44102	Note:	10	

Quote Line

*9	1 - KITCHEN - CABINERY - UPC9-2B - STANDARD LAYOUT - LEVEL 2 CABINERY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINERY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	*\$ 1,517.00	Each
142752	Note: - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.	11	
44103			

Quote Line

10	1 - KITCHEN - SUPPLY AND INSTALL PUCK LIGHTS - INCLUDES FALSE BOTTOM - STANDARD KITCHEN LAYOUT - TOTAL OF 6 PUCK LIGHTS C/W SWITCH	\$ 2,252.00	Each
44104	Note:	12	

Quote Line

11	1 - KITCHEN - LOWER MICRO CABINET C/W DRAWER AND OUTLET - LEVEL 2 SERIES	\$ 927.00	Each
116491	Note: - Located in kitchen island extension	13	
44105			

Quote Line

12	1 - KITCHEN - NON-STANDARD REFRIGERATOR SIZE	\$ 98.00	Each
871	Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	14	
44106			

Quote Line

13	2 - KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	\$ 1,582.00	
101	Note: - Location to be determined at design appointment	15	
44107			

Quote Line

14	1 - KITCHEN - KITCHEN RECYCLE BIN (300MM - 600MM) - ALL SERIES	\$ 1,031.00	Each
83	Note: - Location and size to be determined at design appointment		
44109			

Quote Line

15	1 - KITCHEN - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - LEVEL 2 SERIES	\$ 857.00	Each
117100	Note:	16	
44110			

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Ahsan Nabi and Sheena Qureshi			Printed: 6-Sep-24 2:38 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

Quote Line

*16	1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 5 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 7,472.00	Each
134250		17	
44111	Note: ** INCLUDES ADDITIONAL 2 FOOT EXTENSION ON ISLAND **		

Quote Line

17	1 - KITCHEN - SUPPLY & INSTALL QUARTZ LEVEL 5 COUNTERTOP ON KITCHEN BACKSPLASH	\$ 4,277.00	Each
44112		18	
44112	Note: - Includes area behind chimney hoodfan		

Quote Line

18	1 - KITCHEN - KITCHEN BACKSPLASH - UPGRADE LEVEL DIAMOND	\$ 1,525.00	Each
44114		X	
44114	Note: - Includes area behind chimney hoodfan		

Quote Line

19	1 - KITCHEN - KITCHEN BACKSPLASH - BRICK PATTERN INSTALLATION	\$ 173.00	Each
44115		X	
44115	Note: - Includes area behind chimney hoodfan		

Quote Line

*20	1 - KITCHEN - HOOD FAN - CHIMNEY - KITCHEN AID 400 CFM - 30IN STAINLESS MODEL KVWB400DSS	*\$ 905.00	Each
155704		19	
44116	Note: Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. To be checked if Make-up Air system is required by Estimation Department		

Quote Line

*21	1 - KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS MODEL VWW73UC0LS	*\$ 815.00	Each
155700		X	
44117	Note: Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. To be checked if Make-up Air system is required by Estimation Department		

Quote Line

*22	1 - KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 400 CFM - 30IN STAINLESS MODEL VWW57UC0FS	*\$ 605.00	Each
155701		X	
44118	Note: Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. To be checked if Make-up Air system is required by Estimation Department		


Quote Line

*23	1 - KITCHEN - KITCHEN - SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9IN DEEP UNDERMOUNT SINK	*\$ 1,513.00	Each
120307		20	
44119	Note:		

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Ahsan Nabi and Sheena Qureshi			Printed: 6-Sep-24 2:38 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
Quote Line			
24	1	LAUNDRY ROOM - MUDROOM/LAUNDRY - SUPPLY AND INSTALL UPPER CABINETRY OVER WASHER AND DRYER OPENING - STANDARD LEVEL SELECTIONS	\$ 1,408.00 Each
44120	Note:		21
Quote Line			
25	1	ENSUITE BATH - 5 PC ENSUITE UPGRADE - STANDARD LEVEL SELECTIONS - AS PER SKETCH	\$ 9,596.00 Each
44121	Note:		22
Quote Line			
26	1	ENSUITE BATH - UPGRADE STANDARD WALK-IN SHOWER TO INCLUDE ADDITIONAL GLASS WALL (2 SIDE GLASS PANEL WITH SWING DOOR)	\$ 1,943.00 Each
44122	Note: - Additional glass wall next to tub		23
Quote Line			
*27	1	ENSUITE BATH - BATH - TUB - MAAX JAZZ 6636 ACRYLIC FREESTANDING CENTER DRAIN TUB WHITE C/W WHITE SKIRT - 105359W	*\$ 3,834.00 Each
585			24
44123	Note: Confirmation of Price from Estimator and Approval from Architecture is Required		
Quote Line			
*28	1	ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10	*\$ 791.00 Each
872			25
44124	Note:		
Quote Line			
29	1	MAIN BATHROOM - UPGRADE STANDARD TUB/SHOWER TO WALK-IN SHOWER C/W SLIDING DOOR AND CHROME TRIM	\$ 3,890.00 Each
44125	Note:		
Quote Line			
30	1	GREAT ROOM - QUOTE LEVEL CERAMIC TILE - INSTALLED FLOOR TO CEILING - HORIZONTAL 1/2 BRICK PATTERN	Each
44126	Note: - Quote level tile: Ceratec sichenia pave wall dolmen 1124 bianco 4.3 x 17.7		
*** PRICE TO FOLLOW ***			
Quote Line			
*31	1	GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	*\$ 1,080.00 Each
155697			27
44127	Note: Not available through retail outlets/professionally installed to MNF Specs		

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: 8/16/24

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Ahsan Nabi and Sheena Qureshi			Printed: 6-Sep-24 2:38 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Quote Line			
*32 155699	1 - GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	*\$ 83.00	Each
44128	Note: Not available through retail outlets/professionally installed to MNF Specs	28	

Quote Line			
*33 155698	1 - GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	*\$ 98.00	Each
44129	Note: Not available through retail outlets/professionally installed to MNF Specs	29	

Quote Line			
*34 324	1 - - POT LIGHT - 1 X 4IN LED WHITE SLIM LINE	*\$ 277.00	Each
44130	Note: Does not include switch.		

Quote Line			
35	1 - - DECORA SWITCH SINGLE POLE	\$ 154.00	Each
44132	Note: - Cost per switch		

Quote Line			
36 7	1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - FINISHED BASEMENT RECREATION ROOM - LEVEL 1	\$ 646.00	Each
44133	Note:		

Quote Line			
37 7	1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	\$ 120.00	Each
44134	Note:		

Quote Line			
38 7	1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1	\$ 799.00	Each
44135	Note:		

Quote Line			
39	1 - - HALIFAX SQUARE - BLACK MATTE FINISH	\$ 107.00	Each
44136	Note: - Cost per handle		

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Ahsan Nabi and Sheena Qureshi			Printed: 6-Sep-24 2:38 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Quote Line

40	1 - BASEMENT - CUSTOM BASEMENT RECROOM - STANDARD LEVEL SELECTIONS - AS PER SKETCH	\$ 30,455.00	Each
44137	Note: - See Sketch 001A - Nabi	# 1	

Quote Line

41	1 - BASEMENT BEDROOM - CUSTOM BASEMENT BEDROOM - STANDARD LEVEL SELECTIONS - AS PER SKETCH	\$ 11,505.00	Each
44138	Note: - See SKetch 001A - Nabi	# 2	

42	1 - BASEMENT - INCREASE EXISTING BASEMENT WINDOW FROM APPROX 24IN DEEP TO APPROX. 30IN DEEP	\$ 160.00	Each
849		# 4	
44139	Note: - Subject to limiting distance at side yard as per Current Building Code. - See Sketch 001A - Nabi		


43	1 - BASEMENT BEDROOM - ADD APPROX. 56IN X 30IN BASEMENT WINDOW	\$ 2,603.00	Each
850			
44140	Note: - Subject to limiting distance at side yard as per Current Building Code. - See Sketch 001A - Nabi		

Sub Total	\$168,557.00
HST	\$0.00
Total	\$168,557.00

Payment Summary

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

NOTE: Quotes are only valid for 60 days from the issue date

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	SEP 16/24

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) Nabi, Ahsan						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 Qureshi, Sheema					Last name, first name, and initial(s) of other purchaser				
Address of the house you purchased (Unit No. – Street No. Street name, RR) 898 Cologne Street									
City Embrun						Province or territory Ontario		Postal code K 0 A 1 W 0	
Home telephone number 514-685-0681		Daytime telephone number 514-451-2968		Extension		Language preference <input checked="" type="checkbox"/> English <input type="checkbox"/> French			
Mailing address of claimant <input checked="" type="checkbox"/> As above or Unit No – Street No Street name, PO Box, RR									
City		Province/Territory/State Initial			Postal/ZIP code		Country		
Section B – House information									
Did you purchase the house for use as your, or your relation's, primary place of residence? Ahsan Nabi <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): Year Month Day				
If you purchased this house as a rental property, you do 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 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: 6			Plan No: 50M-361			Other: Embrun, ON			
If a mobile home, state: Manufacturer: Model: Serial number:									

FOR INTERNAL USE ONLY										
IC						NC				

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			Business number (if applicable)											
Valecraft Homes (2019) Limited			721010718R T0001											
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	Signed by:	Name (print)	Year	Month	Day
Ahsan Nabi	Sheema	Ahsan Nabi & Sheema Qureshi	2	0	2
3E9FDE65667442B...	1588F9F61F134A6...		4	0	9
			1	5	

Protected B when completed

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
<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, 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">• 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.