

SUMMARY OF PRICING - VH2019

DATE:

PROJECT:	PLACE ST. THOMAS 7	LOT NO:	22
Reg'd Plan #:	50M-361	MODEL:	1015 "A" Murry w/ SD Std
Name(s):	Krista McRoberts		
Name(s):			
		BASE PRICE:	\$714,900.00
		ELEVATION:	
		LOT PREMIUM:	
		END LOT PREMIUM:	
		NET TOTAL COST OF UPGRADES:	\$139,679.00
		CREDITS:	
		SUBTOTAL:	\$139,679.00
		TOTAL:	\$854,579.00
		PURCHASER OFFER:	\$800,000.00
		DIFFERENCE:	-\$54,579.00

Offer of \$800,000.00 accepted by F. Nieuwkoop & D. Brunet (Feb 14-25)	

PURCHASER OFFER HST BREAKDOWN

	OFFER PRICE EXCLUDING HST:	HST Formula 4	\$729,203.54
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COMMENTS:

*EXPECTED DATE OF CLOSING:	December 18, 2025
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<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Krista McRoberts
STREET	595 Limoges Road
CITY, PROVINCE	Limoges, Ontario
POSTAL CODE	K0A 2M0
HOME PHONE	613-878-2474
WORK PHONE	613-878-2474
Cell Phone Purchaser (1)	613-878-2474
Cell Phone Purchaser (2)	
CIVIC	903 Cologne Street
AGREEMENT BLOCK#	
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	22
MODEL #	1015
ELEVATION	"A"
MODEL NAME	Murry w/ SD
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	1015 "A" Murry w/ SD Std
PHASE	7
PROJECT	PLACE ST. THOMAS 7
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$800,000.00
CLOSING DAY	18
CLOSING MONTH, YEAR	December, 2025
CLOSING DATE (MONTH DAY, YEAR)	December 18, 2025
DEPOSIT 1)	N/A
DEPOSIT 2)	80,000
DEPOSIT 3)	N/A
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Stephanie Lalonde
STREET	941 Notre-Dame Street
CITY, PROVINCE	Embrun, Ontario
POSTAL CODE	K0A 1W1
PHONE	(613) 443-2070
<u>SCHEDULE T</u>	
PURCHASER 1	Krista McRoberts
HOME ADDRESS (STREET, CITY, POSTAL CODE)	595 Limoges Road, Embrun ON K0A 2M0
HOME PHONE	613-878-2474
WORK ADDRESS (STREET, CITY, POSTAL CODE)	10- 1585 Merivale Road, Ottawa, ON K2G 3J4
WORK PHONE	613-878-2474
OCCUPATION	Assistant Branch Manager - TD
ID TYPE	Driver's Licence
ID NUMBER	M1744-43708-86017
BIRTH DATE	October 17, 1988
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)	22
PLACE SIGNED	
Limoges, ON	
SIGNING DAY	22
SIGNING MONTH	February
SIGNING YEAR	2025
SIGNING DATE (MONTH DAY, YEAR)	February 22, 2025
EMAIL ADDRESS (1)	kristamcroberts@gmail.com
EMAIL ADDRESS (2)	
DATE: May 2, 2023	

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)											
/alecraft Homes (2019) Limited			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
<div><div>Signed by:</div><div>Krista McRoberts</div><div>2562D97784194CC...</div></div>	Krista McRoberts	2	0	2
		5	0	2
		2	2	2

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.

Notwithstanding the foregoing, the Purchaser acknowledges and accepts that the length of time for the Purchaser’s selections that occurs beyond receipt of notification from the Vendor may give rise to the need of the Vendor to exercise its unilateral right to extend the Closing in accordance with the provisions of the *Ontario New Home Warranties Plan Act*. Once the selections have been initially made, there will be no changes in such selections permitted unless authorized in writing by the Vendor and the cost of any change shall be \$300.00 plus HST plus any additional material or equipment costs.

Extras: Upon request and at the expense of the Purchaser, the Vendor may, but shall not be obliged to, agree to provide certain extras, custom work, upgrades, items or colours which are not included in the Purchase Price payable for the Real Property (collectively referred to as “Extras”). Extras will only be considered if the Amendment for said Extras is received prior to the start of construction of the dwelling. Any Extras exceeding forty thousand dollars (\$40,000.00) will require an additional deposit of fifty percent (50%) of the exceeded amount and is to be paid at the time of signing the Amendment. Any Extras shall be paid for by the Purchaser at the time of signing the Amendment for the said work and in the event that, for any reason whatsoever, the purchase transaction contemplated by this Agreement does not close, the Purchaser shall be liable for said Extras and all monies paid by the Purchaser to the Vendor pursuant to this paragraph shall be retained by the Vendor and the Purchaser further agrees to pay the Vendor the cost of returning the Extras to the Vendor’s standard dwelling model, at the discretion of the Vendor. It is further agreed that in the event any Extras have been omitted for any reason, the Vendor, in its sole discretion, shall be entitled to complete the Extras after the Closing, or alternatively, refund to the Purchaser after the Closing, the full amount paid by the Purchaser for such Extras. In any event, the Vendor’s liability hereunder shall be limited to the amount paid by the Purchaser for such Extras and this provision shall survive the Closing of this transaction.

Pre-Delivery Inspection: The Purchaser acknowledges that the pre-occupancy inspection is the only opportunity the Purchaser will have to inspect the dwelling accompanied by a representative of the Vendor prior to Closing and that if the Purchaser is arranging independent mortgage financing, any applicable lenders or their appraisers, inspectors or authorized representatives will not have access to the dwelling other than at the time of the pre-occupancy inspection (the “Pre-Delivery Inspection”). Except only for such right of Pre-Delivery Inspection, the Purchaser and the Purchaser’s agents, invitees and licensees shall not enter on, upon or into the land prior to Closing, or do, or permit to be done, any work and or/supply of any material to the Land before Closing. The Purchaser shall indemnify and save harmless the Vendor and those for whom it is in law responsible, from any action, cause of action, claim, suit cost, demand, damage and/or loss which may be caused and/or contributed to by the Purchaser or any of the Purchaser’s friends, relatives, invitees, workers and/or agents who enter into or on the Land whether with or without the express or implied authorization of the Vendor. During the Pre-Delivery Inspection, any items remaining to be completed shall be listed on a Certificate of Completion and Possession (the “Certificate”) required to be completed pursuant to the provisions of the Ontario New Home Warranties Plan Act. The Certificate shall be executed forthwith upon such Pre-Delivery Inspection. The parties further agree and acknowledge that only items not yet completed at the time of such Pre-Delivery Inspection together with any mutually agreed deficiencies shall be listed on the Certificate and the Certificate shall constitute the Vendor’s only undertaking with respect to incomplete or deficient work. The most current edition of the document entitled Homeowner Information Package, published by the Tarion Warranty Corporation will be delivered to the Purchaser at the Pre-Delivery Inspection, as a PDF on a USB key. The Purchaser shall sign and deliver to the Vendor a confirmation of receipt of the said Homeowner Information Package.

- Title Matters & Title Search:** The Purchaser agrees to accept the title to the Real Property, subject to the following:
- a) such easements as may be registered on title with respect to the installation and provision of services, including telephone, hydro, gas, cablevision, sewers and water;
 - b) the provisions of any agreement entered into by the Vendor or its predecessors-in-title with the Township or other authority;
 - c) the covenants, restrictions and acknowledgement set forth in Schedule A which may be amended to reflect the requirements of any agreement entered into with the Township;
 - d) any retaining wall located on the Real Property as may be required by the Township or other authority to reduce the slope of the Lands; and
 - e) any further restrictions, conditions or covenants that run with the Land, provided same have been complied with.

The Purchaser is not to call for production of any title deed, abstract or other evidence of title except such as are in the possession of the Vendor and the Vendor shall not be required to produce evidence of compliance with any of the aforementioned easements, agreements, restrictions, conditions or covenants and the Purchaser shall satisfy himself with respect to same. The Purchaser is to be allowed until fifteen (15) days prior to Closing, to investigate the title to the Real Property at his own expense. If, within that time, any valid objection to title is made in writing to the Vendor, which the Vendor shall be unable or unwilling to remove, and which the Purchaser will not waive, this Agreement shall, notwithstanding any intermediate acts or negotiations in respect of such objection, be null and void, and the deposit monies paid by the Purchaser hereunder shall be returned by the Vendor without interest or deduction and the Vendor shall not be liable for any other costs or damages whatsoever. Save as to any valid objection so made within such time, the Purchaser shall be conclusively deemed to have accepted the title of the Vendor to the Real Property.


Purchaser

Purchaser


Vendor

9. **Easements:** In the event that any of the easements referred to in the foregoing paragraph have not been granted by Closing, the Purchaser covenants and agrees with the Vendor to execute any usual and reasonable grant or grants of easement over or under the Land herein required by the Township or other authority including Ontario Hydro, Hydro One, Bell Canada, Enbridge Consumers' Gas, Rogers Communications Inc., or any public authority or utility relating to drainage or other joint service or public purpose during a period of five (5) years from Closing, which covenant shall survive Closing, provided that said easement does not interfere with the dwelling constructed on the Real Property.
10. **Discharge of Prior Mortgages:** The Purchaser acknowledges that the Real Property on Closing may be encumbered by one or more mortgages which are not intended to be assumed by the Purchaser and the Purchaser further agrees that the Vendor shall not be required to obtain and register discharges of any such mortgages with respect to the Real Property until a reasonable time after Closing, provided that if the mortgage is held by a corporation incorporated pursuant to the Trust And Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union, Caisse Populaire or Insurance Company, the Purchaser agrees to accept the Vendor's lawyer's personal undertaking to obtain, out of the closing funds, a discharge in registrable form and to register same on title within a reasonable period of time after Closing and, provided further the Vendor shall provide to the Purchaser a mortgage statement prepared by the mortgagee setting out the balance required to obtain the discharge, together with a direction executed by the Vendor directing payment to the mortgagee of the amount required to obtain the discharge out of the balance due on completion.
11. **Adjustments:** Taxes, local improvements, water and assessment rates and the cost of electricity will be apportioned and allowed to the Closing, the date of Closing itself to be apportioned to the Purchaser. On or before Closing, the Vendor shall have paid all realty taxes due and owing with respect to the Lands. In the event that realty taxes have not yet been separately assessed for the Real Property, the Vendor shall have the option of undertaking to pay all realty taxes on the Land alone for the year in which Closing occurs, in which event the Vendor shall receive a credit in the statement of adjustments for the estimated amount of such taxes, notwithstanding that all such taxes may not yet be due and payable and this will not yet have been paid. When the actual amount of such estimated realty taxes for the land alone have been determined, the Vendor and Purchaser agree to readjust the statement of adjustments and to make the appropriate payment to each other. Notwithstanding anything contained in this agreement as to payment of property taxes, the Purchaser acknowledges that he is responsible for ensuring that the Real Property is properly assessed for property tax purposes and for taking such steps as may be necessary by way of appeal or otherwise in respect of the Notice of Assessment forwarded by the appropriate authority relating to occupancy of the Real Property.
12. The Purchaser agrees that he will reimburse the Vendor for the cost of enrolling the dwelling under the Tarion Warranty Corporation plus applicable HST.
13. The Purchaser acknowledges and accepts that the Real Estate Transaction Levy Surcharge imposed upon the Vendor or the Vendor's Solicitor by the Law Society of Ontario upon the registration of a Transfer/Deed of Land will be the responsibility of the Purchaser and shall be credited to the Vendor on Closing.
14. The Purchaser acknowledges and accepts that there will be an administrative charge levied by the Township in conjunction with setting up the assessment roll number for the Real Property and that this administrative charge will be the responsibility of the Purchaser. If such administrative charge has or will be paid by the Vendor with the realty taxes for the Real Property, there will be a credit to the Vendor in the statement of adjustments. Furthermore, the Purchaser acknowledges and accepts that the Purchaser shall be responsible for any administrative charge to be levied by the Township in conjunction with the change of municipal records to reflect the transfer of ownership to the Purchaser.
15. The Purchaser acknowledges and accepts that any banking fees applicable to wire transfers for the delivery of funds to the Vendor's solicitor will be the responsibility of the Purchaser and shall be credited to the Vendor on Closing.
16. The Purchaser acknowledges and accepts that any amounts expended by the Vendor to remove or discharge any registrations or liens caused to be registered by the Purchaser in respect of the Real Property or Land prior to Closing shall be credited to the Vendor on Closing.
17. The Purchaser acknowledges and accepts that any and all losses, damages and/or costs which may arise as a result of a breach by the Purchaser of any of its covenants and obligations under this Agreement shall be credited to the Vendor on Closing.
18. The Purchaser acknowledges and accepts that any and all amounts expended by the Vendor to correct, rectify, and/or remedy any damage caused by the Purchaser, and those for whom it is in law responsible, to any service, utilities, installations or equipment installed within the Subdivision shall be credited to the Vendor on Closing.


Purchaser

Purchaser


Vendor

19. The Purchaser acknowledges and accepts that any administrative fees and costs, where and if applicable in the circumstances described in the relevant paragraphs of this Agreement, and to the extent not already described above or elsewhere in this Agreement, shall be credited to the Vendor on Closing.
20. In the event that, at the Purchaser’s request, the Vendor agrees to extend the Firm Closing Date (as such term is more particularly described in Tarion Schedule E hereto), the Vendor reserves the right to charge a fee of \$250 plus HST as a credit to the Vendor in the statement of adjustments for each day from and including the day on which Closing was to have taken place to and including the extended closing date. Notwithstanding the foregoing, the Vendor shall not be obliged to agree to any request of the Purchaser to delay Closing and at all times, time shall remain of the essence of this Agreement.
21. **Planning Act:** This Agreement is subject to compliance by the Vendor with the *Planning Act* as amended, and any necessary approval of the conveyance shall be obtained by the Vendor at its expense.
22. **Closing and Compensation For Delayed Closing:** This Agreement shall be completed as set for Closing pursuant to the Tarion Schedule E, on which date vacant possession of the Real Property is to be given to the Purchaser. In the event that the completion of the dwelling is delayed by any reason or cause beyond the control of the Vendor, the Vendor shall be permitted postponements as set out in the Tarion Schedule E. If the Vendor should be unable to substantially complete the dwelling for occupancy or close this transaction within the extended time, failing agreement in writing by both the Vendor and the Purchaser to further extend the Closing in accordance with the provisions of the Tarion Schedule then this Agreement shall be at an end and the deposit monies returned to the Purchaser without interest or deductions and the Vendor shall not be liable to the Purchaser for any damages, costs, expenses suffered or incurred by the Purchaser as a result of any delay in Closing, other than as provided by the Ontario New Home Warranties Plan Act and the regulations thereunder, as set out in Tarion Schedule E. In the event that the dwelling being erected on the land is substantially completed for occupancy by the date of Closing, or any extension thereof, the sale shall be completed on that date and the Vendor shall complete any outstanding details of construction required by this Agreement within a reasonable time thereafter, having regard to weather conditions and the availability of supplies.
22. **Access by Vendor After Closing:** The Vendor or persons authorized by the Vendor shall have free access at all reasonable hours to enter upon the Real Property after Closing in order to make inspections and do any work or repairs thereon which the Vendor deems necessary.
23. The Purchaser covenants and agrees not to erect a fence or fences on the Real Property for a period of one year from date of closing. In the event that the Purchaser erects a fence or fences on any portion of the Real Property prior to one year from date of closing the Vendor shall be relieved from all warranty obligations relating to landscaping and grading and the Vendor shall not thereafter be obliged to amend, alter or repair the grading or any part thereof. This covenant shall not merge with the closing of this transaction.
24. **Dispute Resolution:** In the event that either before or after the Closing any dispute arises out of this transaction, the Vendor shall have the option to terminate this Agreement, or if after Closing to require a reconveyance of the Real Property, upon payment to the Purchaser by certified cheque of the total amount of all sums paid by the Purchaser pursuant to this Agreement and on account of taxes. The said option to terminate or reconvey may be exercised by the Vendor giving notice to the Purchaser or their Solicitor by telefax, prepaid registered mail or personal service at any time before the Closing (for option to terminate) and thereafter (for option to reconvey) within three hundred and sixty-five (365) days of the date the Vendor determines that the dispute arose. If the said option to reconvey is exercised by the Vendor after Closing the Purchaser shall vacate the dwelling and shall reconvey the Real Property to the Vendor both within thirty (30) days of the notice of option to reconvey being given and shall pay to the Vendor on account of the Purchaser's period of possession a sum calculated at a yearly rate of ten percent (10%) of the purchase price, adjusted pro-rata to the date of reconveyance. The Purchaser covenants, acknowledges and agrees that in such event he shall be responsible for any damage caused to the dwelling during the period of possession, reasonable wear and tear excluded and further acknowledges and agrees that no claim for damages, compensation or other relief will accrue to or be pursued by the Purchaser and hereby constitutes these presents as a full release, waiver and estoppel of any such claim. This option to terminate or reconvey shall not apply to any matter governed by Tarion Warranty Corporation during the period of time that any such matter may be subject to the dispute resolution mechanisms established under the Tarion Warranty Corporation.
25. **Transfer/ Deed of Land:** The deed or transfer (the "**Transfer**") shall be prepared by the Vendor's solicitor, at a cost to the Purchaser of **\$275.00 plus HST** payable on Closing and be messaged electronically to the Purchaser’s Solicitor for review and approval. The Purchaser’s Solicitor agrees to notify the Vendor’s Solicitor at least 10 days prior to Closing as to the manner in which the Purchaser will be taking title and the Purchaser’s address for service. If the Purchaser’s Solicitor fails to give such notification, the Vendor’s Solicitor shall be entitled to prepare the Transfer to the Purchaser as described herein, and if there is more than one Purchaser, the Transfer will show them as joint tenants and insert the Real Property as the Purchaser’s address for service. The Purchaser acknowledges that the consideration shown in the Transfer includes the Tarion Warranty Corporation enrolment fee pursuant to tax bulletin LTT 1-2006 “Determining the Value of the Consideration for Transfers of New Homes”. The Affidavit of Value of the Consideration pursuant to the *Land Transfer Tax Act* shall be completed by the Purchaser's solicitor, and the deed or transfer shall contain, or shall be subject to such covenants and restrictions as the Vendor shall require in order to comply with the provisions of any subdivision or other agreement entered into by the Vendor, or any predecessor, with the relevant municipality or municipalities. If required, the Purchaser agrees to execute the deed or transfer. Without limiting the foregoing, the Purchaser agrees that the deed or transfer may contain the covenants and restrictions set forth in Schedule "A" hereto.


Purchaser

Purchaser


Vendor

26. **Closing Arrangements:** The parties hereto agree that if the electronic registration system (the "Teraview Electronic Registration System" or "TERS") is operative in the applicable Land Titles Office in which the Real Property is situate, then, the following provisions shall prevail, namely:
- (a) both parties shall each be obliged to retain a solicitor, who is both an authorized TERS user and in good standing with the Law Society of Ontario, to represent them in connection with the completion of this transaction, and shall authorize such solicitors to enter into an escrow closing agreement in the Law Society Of Ontario's standard form (the "Document Registration Agreement,,"), establishing the procedures and timing for completing this transaction;
 - (b) the delivery and exchange of documents, monies and keys to the Real Property, and the release thereof to the Vendor and the Purchaser, as the case may be, shall not occur at the same time as the registration of the Transfer (and other registrable documentation) and shall be governed by the Document Registration Agreement, pursuant to which the solicitor receiving any documents, keys and/or certified funds will be required to hold same in escrow, and will not be entitled to release same except in strict accordance with the provisions of the Documentation Registration Agreement;
 - (c) if either party's solicitor is unwilling or unable to complete this transaction via TERS, in accordance with the provision contemplated under the Document Registration Agreement, then said solicitor (or the authorized agent thereof) shall be obliged to personally attend at the office of the other party's solicitor, at such time on the scheduled Closing as may be directed by the other party's solicitor, in order to complete this transaction via TERS utilizing the computer facilities in the other party's solicitor's office;
 - (d) the Purchaser expressly acknowledges and agrees that it will not be entitled to receive the Transfer to the Real Property for registration until the balance of funds due on Closing, in accordance with the statement of adjustments, are either remitted by certified cheque or bank draft via personal delivery or by electronic funds transferred to the Vendor's Solicitor (or in such other manner as the latter may direct) prior to the release of the Transfer/deed for registration;
 - (e) documents to be registered on title to the Real Property may be delivered to the other party hereto by telefax (or by a similar system reproducing the original), provided that all documents so transmitted have been duly and properly executed by the appropriate parties/signatories thereto. The party transmitting any such document shall also deliver the original of same to the recipient party [by overnight courier sent the day of Closing] within 7 business days of Closing, if same has been so requested by the recipient party;
 - (f) Closing shall occur before 5:00 p.m. on the day of Closing and the keys shall NOT be released to the Purchaser until such time as the Vendor's Solicitor has received the funds payable on Closing and such time as the Transfer is registered.

27. **Tender:** The parties hereby waive personal tender and agree that tender shall be validly and effectively made by the Vendor if:
- (a) the Vendor's Solicitor has delivered all Closing documents to the Purchaser's Solicitor and advised the Purchaser's Solicitor where the keys are available for pick up;
 - (b) the Vendor's Solicitor has advised the Purchaser's Solicitor in writing that the Vendor is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement;
 - (c) Vendor's Solicitor has completed all steps required by the Teraview Electronic Registration System in order to complete the transaction that can be performed or undertaken by the Vendor's Solicitor without the cooperation or participation of the Purchaser's Solicitor and specifically, when the "completeness signatory" for the Transfer has been electronically "signed" by the Vendor's solicitor and access granted to the Purchaser's Solicitor (but without the Vendor's Solicitor releasing the Transfer for registration by the Purchaser's Solicitor).

The tender shall be validly and effectively made by the Purchaser if:

- (a) The Purchaser's Solicitor has delivered all Closing documents to the Vendor's Solicitor as well as payment of the Purchase Price in full, pursuant to the statement of adjustments;
- (b) The Purchaser's Solicitor has advised the Vendor's Solicitor in writing that the Purchaser is ready, willing and able to complete the transaction in accordance with the terms and provisions of this Agreement;
- (c) Purchaser's Solicitor has completed all steps required by the Teraview Electronic Registration System in order to complete the transaction that can be performed or undertaken by the Purchaser's Solicitor, without the cooperation or participation of the Vendor's Solicitor.

Payment may be made or tendered by certified cheque or bank draft from any Canadian chartered bank or trust company.

28. **Risk:** The dwelling materials and equipment upon the Real Property shall be and remain at the risk of the Vendor until Closing. In the event of damage to the dwellings, materials or equipment the Vendor may either repair the damage, finish the dwelling and complete the sale, or may cancel the Agreement and have all monies paid by the Purchaser returned to the Purchaser without interest or deductions.


Purchaser

Purchaser


Vendor

29. **Assignment:** It is hereby understood and agreed between the Vendor and the Purchaser that the Purchaser cannot assign this Agreement or any part or parts thereof without the prior written consent of the Vendor to such assignment, which consent can be arbitrarily withheld. It is further understood and agreed that unless the Vendor has previously consented to an assignment by the Purchaser of the within Agreement, or part or parts thereof, the Vendor will not be required to comply with a direction delivered to it on the completion of the transaction directing it to convey the Land to a person, persons or corporation other than the Purchaser.
30. **Entire Agreement:** The Purchaser acknowledges that there is no representation, warranty, collateral agreement or condition affecting this Agreement or the Land other than as expressed in writing in this Agreement. Without limiting the foregoing, the Purchaser hereby releases the Vendor from any and all obligations to perform or comply with any warranty, promise or representation which may have been made by any sales representative or in any sales brochure which may be inconsistent with this Agreement. Further the Purchaser acknowledges that all promotional and marketing documentation including sales brochures, sketches and floor plans are of a conceptual nature (artist concept) only and should not be relied upon as providing an accurate rendering of the Real Property.
31. **Time of the essence:** Time is in all respects the essence of this agreement provided that if the date of closing falls on a Saturday, Sunday or holiday the closing will take place on the first day thereafter that is not a Saturday, Sunday or holiday.
32. **Irrevocable:** This Agreement when executed by the Purchaser constitutes an offer to purchase irrevocable for a period of seven (7) days from the date of execution and upon acceptance by the Vendor shall constitute a binding agreement of purchase and sale. If not accepted within such time, this offer shall be null and void. If the Vendor makes a counter offer to the Purchaser's offer to purchase, then this counter offer shall be open for acceptance by the Purchaser for a period of 48 hours after the delivery of the counter offer to the Purchaser after which time the counter offer shall be null and void.
33. **Rental Water Heater:** The Purchaser acknowledges that a rental water heater will be installed by the Vendor's supplier. By entering into this Agreement of Purchase and Sale, the Purchaser acknowledges and agrees that (i) the water heater to be installed in the home will be a rental unit, rented by the Purchaser from Enercare Home and Commercial Services Limited Partnership ("Enercare") pursuant to a rental contract with Enercare, and (ii) by entering into this Agreement of Purchase and Sale, the Buyer does hereby enter into a rental with Enercare on the terms and conditions described in the information contained on a schedule to this Agreement of Purchase and Sale and included on the USB key provided at the Pre-Delivery Inspection. The Buyer further acknowledges and agrees that the Buyer's personal information, including this Agreement of Purchase and Sale, may be disclosed to Enercare and consents to such disclosure and Enercare's collection and use of such personal information. The purchaser appoints the Vendor as his/her agent for purposes of entering into the supplier's standard water heater rental agreement, if required and Purchaser shall be responsible for all rental costs as of Closing. The rental agreement will take effect between the Purchaser and the supplier on Closing. The Purchaser understands that rental information, including the supplier's standard rental terms and conditions and the current monthly rental rates (which may change from time to time), will be provided on the USB key provided at the Pre-Delivery Inspection.
34. **Vendor's Residency:** The Vendor hereby represents that it is not a non-resident company as defined in Section 116 of the Income Tax Act.
35. **Survey:** The Vendor agrees to furnish the Purchaser on Closing a plan of survey prepared by an Ontario Land Surveyor at the Vendor's expense, showing the location of the dwelling on the Real Property and specifying all front, side and rear setbacks.
36. **No Holdbacks:** The Purchaser agrees that there shall be no hold back as security for the completion of unfinished work or for any other purpose whatsoever and that the full balance of the Purchase Price will be paid to the Vendor on Closing. The Vendor covenants to forthwith remove any construction lien registered against the Land arising out of the Vendor's construction of the dwelling.
37. **Interpretation: Schedules** **"A","B","D","E","G","T"** **B1-A, C-1, H, O**
attached form part of this Agreement. This Agreement is to be read with all changes of gender and number required by the context and shall extend to, be binding upon and enure to the benefit of the parties hereto, their heirs, estate trustees, successors and assigns. Where there is more than one individual named as a Purchaser, each individual's obligations hereunder shall be joint and several. The headings used in this Agreement are for convenience only and are not to be considered a part of this Agreement. The headings do not in any way limit or amplify the terms of this Agreement and are not to be used as an aid in the interpretation of this Agreement. If any date, through inadvertence, is expressed or omitted in this Agreement in contravention of the requirements of the *Ontario New Home Warranties Plan Act* and the regulations thereunder, as set out by Tarion Warranty Corporation, such date shall be deemed to be the date as specified by such requirements and this Agreement shall be read accordingly.
38. The Purchaser acknowledges that he has been advised to direct roof leaders to pervious areas where sufficient areas are available and grassed areas receiving roof-run-off should be at least equal to the contributing roof area, all of which shall be to the satisfaction of the Director, Infrastructure Services of the Township of Russell.

Initial



Purchaser

Purchaser

DS



Vendor

39. **Personal Information:**
Each Purchaser consents to the Vendor collecting his or her personal information in accordance with the *Proceeds of Crime (Money Laundering) and Terrorism Financing Act*, as it may be amended from time to time, (the "Act") and further consents to the Vendor using and disclosing the personal information in the manner required of it under the Act;
- (a)
- (b) The Transfer of the Land shall only be in the name of the Purchaser unless the Purchaser provides the Vendor with a Direction as to Title and all other information and documentation on the new Purchaser required to enable the Vendor to comply with the Act.
- (c) No deposits or other payments will be made to the Vendor in cash and the Vendor will not be required to make any payments to the Purchaser or any other person or organization except full disclosure and compliance with the Act.

NOTICE: By providing personal information to the Vendor in this Agreement, you are consenting to its collection, use and disclosure for the purposes of:

- (a) providing the Real Property to the Purchaser;
- (b) maintaining an on-going relationship with the Purchaser after Closing, which may include providing information about products or services offered by the Vendor, its affiliates and other reputable organizations which the Vendor may work with;
- (c) meeting any legal and regulatory requirements; and
- (d) such other purposes which may be consistent with the provisions hereof.
40. Unless the Vendor is advised to the contrary in writing, the Vendor may give the Purchaser's name, address and telephone number to providers of cable television, telephone, alarms, hydro, gas or similar services or utilities. These providers may use the Purchaser's personal information for the purpose of offering their services and products and to communicate with the Purchaser, regarding services and products that may be of interest to the Purchaser and the Privacy Policies, Terms and Conditions of these utility and service providers will then govern the Purchaser's relationship with them. The Vendor makes no assurances or representations to you about such Privacy Policies, Terms and Conditions.
41. **Facsimile:** The parties agree that signatures made and forwarded by fax transmission or electronically shall be deemed to be original signatures for the purposes of this Agreement.
42. **Purchaser's Solicitor:** In the event that the Purchaser has not identified the Purchaser's Solicitor herein, the Purchaser undertakes to advise the Vendor in writing of such solicitor forthwith after the execution of this Agreement. In the event the Purchaser changes such solicitor during the currency of this Agreement, the Purchaser shall advise the Vendor forthwith.
43. **Warranties:** The Purchaser acknowledges and accepts that the only warranties given by the Vendor with respect to the construction and condition of the Real Property are those provided pursuant to the provisions of the Ontario New Home Warranties Plan Act and the regulations thereunder as administered by Tarion Warranty Corporation and the Purchaser hereby waives the right to claim any other remedies whether in law or in equity against the Vendor with respect to the Real Property and this purchase and sale transaction. The Purchaser further accepts that any claims made in connection with the warranties given by the Vendor are subject to the time periods as specified in the warranty legislation.

Initial



Purchaser

Purchaser

DS



Vendor

IN WITNESS WHEREOF the Purchaser has hereunto set his hand and seal
the 22 day of February , 2025

Witness

Witness

IN WITNESS WHEREOF the Vendor has executed the agreement
the 22 day of February , 2025

Purchaser's Address:
595 Limoges Road
Limoges, Ontario
K0A 2M0

Telephone Number(s):

Home: 613-878-2474
Work: 613-878-2474
Cell: 613-878-2474

Solicitors Info:
Stephanie Lalonde
941 Notre-Dame Street
Embrun, Ontario
K0A 1W1
Phone: (613) 443-2070

Signed by: Krista McRoberts
Purchaser
Birth Date: October 17, 1988

Purchaser
Birth Date:

VALECRAFT HOMES (2019) LIMITED

Per: DocuSigned by: F. Nieuwkoop

Name: F. Nieuwkoop

Title: Vice President
I HAVE THE AUTHORITY TO BIND THE CORPORATION

Vendor's Address:
1455 Youville Drive Suite 210
Orleans, Ontario K1C 6Z7
Phone: 613-837-1104
Fax: 613-837-5901

Vendor's Solicitor:
Sylvie Patenaude
Sicotte Guilbault Legal Services Juridiques
1-5925 boul. Jeanne D'Arc Blvd
Ottawa, ON K1C 6V8
Phone: 613-590-2516
Email: spatenaude@sicotte.ca

Place St Thomas

From: Frank Nieuwkoop
Sent: Saturday, February 15, 2025 3:53 PM
To: Place St Thomas
Cc: Lisa Ballard
Subject: Re: OFFER - PST PH7 Lot 22 - Murry Bungalow with Secondary Dwelling (Krista McRoberts)

Categories: Documents

Yes

Sent from my iPhone

On Feb 15, 2025, at 3:35 PM, Place St Thomas <place-st-thomas@valecraft.com> wrote:

Hey Frank,

Just confirming the accepted offer of \$800,000.00 for the Murry bungalow w/ secondary dwelling on Lot 22. ✓

Also, The purchaser asked if she can give the full \$80,000.00 deposit as a bank draft on firm up? ✓

Adam

Adam Bowman
New Home Sales Consultant

<image001.gif>
944 Lucerne Dr., Embrun ON K0A 1W0,
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com

<image002.png>

<image003.png>

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

From: Place St Thomas
Sent: Thursday, February 13, 2025 11:08 AM
To: Frank Nieuwkoop <frank@valecraft.com>; Diane Brunet <dbrunet@valecraft.com>
Cc: Alain Payer <apayer@valecraft.com>
Subject: OFFER - PST PH7 Lot 22 - Murry Bungalow with Secondary Dwelling (Krista McRoberts)

Good morning Diane & Frank!

We've received an offer for PST PH7 Lot 22 (Murry bungalow with Secondary Dwelling #1015).

Message from the client – Krista McRoberts: "Valecraft has also been close to my grandparents and I grew up in a Valecraft Home. I'm a full time single mom and I would like to try to move closer to my parents to get the support I need."

****Her parents are the conditional purchasers on Lot 21****

Here are the details:

OFFER: \$775,000.00

Closing date: ASAP (August/September 2025) ~~A~~

Deposit: \$80,000.00

No Realtor

No Condition of Sale

Cost Summary:

\$714,900.00 – The Murry bungalow (#1015)
\$100,000.00 – Secondary Dwelling (standard selections)
+
\$1,349.00 – Optional Kitchen Layout 2
\$985.00 – UPC Upper Cabinetry
\$1,540.00 – Optional Breakfast Bar
\$2,812.00 – Quartz level 2 countertop in kitchen
\$285.00 – Bronze kitchen backsplash
\$2,231.00 – Gold Floor Tile in Foyer & Powder Room
\$2,499.00 – Gold Floor Tile in Kitchen
\$441.00 – Gold Floor Tile in Main Bathroom
\$1,555.00 – Gold Wall Tile in Main Bathroom
\$588.00 – Gold Floor Tile in Ensuite
\$4,422.00 – Walk-In Shower in Ensuite
\$1,816.00 – Gold Floor Tile in Walk-In Shower
\$3,150.00 – 4 1/8" natural maple hardwood in standard areas
\$3,281.00 – 4 1/8" natural maple hardwood in Den
\$3,653.00 – 4 1/8" natural maple hardwood in bedroom #2
\$4,745.00 – 4 1/8" natural maple hardwood in master bedroom
\$815.00 – Chimney hoodfan 300cfm
\$415.00 – Fireplace fan kit
\$1,080.00 – Garage door opener
\$98.00 – Garage key pad
\$118.00 – Garage door remote
\$526.00 – Delta kitchen faucet
\$777.00 – Zitta niche
\$533.00 – Blanco kitchen sink

\$854,614.00 - TOTAL INCLUDING HOME & UPGRADES

OFFER: \$775,000.00

Difference is: \$79,614.00

**Adam
Bowman**
New Home Sales Consultant

Internal B1A

Place St. Thomas - Phase 7

PURCHASER: Krista McRoberts

Printed: 20-Feb-25 11:42 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
22		7	1015 THE MURRY ELEV A	16-Oct-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1	✓	1 - BASEMENT - OPTIONAL SECONDARY DWELLING - BUILDERS STANDARDS - AS PER SKETCH	\$ 100,000.00 ✓	Each
45481		Note: - As per Schedule H dated February 22, 2025	2146-1	#1
2	✓	1 - KITCHEN - OPTIONAL KITCHEN LAYOUT #2 - BUILDERS STANDARD SELECTIONS - AS PER SKETCH	\$ 1,349.00 ✓	Each
45482		Note: - As per Schedule H dated February 22, 2025 - As per Kitchen Sketch dated February 22, 2025 - See item #3 (UPC)	2146-1	#2
3	✓	1 - KITCHEN - KITCHEN - CABINETRY - UPC9-2A - OPTIONAL KITCHEN LAYOUT #2 - STANDARD LEVEL CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD - APPROX. 26IN DEEP X 10IN HIGH	\$ 985.00 ✓	Each
45483		Note: - As per Kitchen Sketch dated February 22, 2025 ✓ - As per UPC Sketch dated February 22, 2025 ✓ - See item #2 (optional kitchen 2) Main Floor Kitchen.	2146-1	#3
4	✓	1 - KITCHEN - OPTIONAL BREAKFAST BAR - OPTIONAL KITCHEN LAYOUT #2 - STANDARD LEVEL QUARTZ	\$ 1,540.00 ✓	Each
45484		Note: - As per Schedule H dated February 22, 2025 - As per Kitchen Sketch dated February 22, 2025 - See item #2 (optional kitchen 2) - See item #5 (quartz level 5) Main Floor Kitchen.	2146-1	#4
*5	✓	1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN OPT #2 C/W FLUSH BREAKFAST BAR	*\$ 2,812.00 ✓	Each
135621		Note: - As per Schedule H dated February 22, 2025 ✓ - As per Kitchen Sketch dated February 22, 2025 ✓ - See item #2 (optional kitchen 2) - See item #4 (breakfast bar)	2146-1	#5
6	✓	1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - GOLD - KITCHEN OPT #2 - GOLD	\$ 285.00 ✓	Each
45487		Note: - See item #2 (optional kitchen 2)	2146-1	#6

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,146-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASER: Krista McRoberts

Printed: 20-Feb-25 11:42 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
22		7	1015 THE MURRY ELEV A	16-Oct-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
7 ✓ 45488	1	FOYER / LAUNDRY - TILE - FLOOR - UPGRADE - GOLD - Foyer / LAUNDRY - GOLD		\$ 2,231.00	Each
Note: - As per Schedule H dated February 22, 2025		Main Floor Dwelling .		2146-2 # 7	
8 ✓ 45489	1	KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - GOLD - KITCHEN - GOLD		\$ 2,499.00	Each
Note: - As per Schedule H dated February 22, 2025		Main Floor Dwelling .		2146-2 # 8	
** INCLUDES DINETTE **					
9 ✓ 45490	1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - GOLD - MAIN BATHROOM - GOLD		\$ 441.00	Each
Note: - As per Schedule H dated February 22, 2025		Main Floor Dwelling .		2146-2 # 9	
10 ✓ 45491	1	MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD - MAIN BATHROOM - GOLD		\$ 1,555.00	Each
Note:		Main Floor Dwelling .		2146-2 # 10 .	
11 ✓ 45492	1	ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - ENSUITE BATHROOM STANDARD - GOLD		\$ 588.00	Each
Note: - As per Schedule H dated February 22, 2025		Main Floor Dwelling .		2146-2 # 11	
12 ✓ 45493	1	ENSUITE BATH - ENSUITE BATH - BATH - UPGRADE STD TUB/SHOWER TO AN APPROX. 5FT X36IN SHOWER BASE WITH STD CERAMIC WALL TILES AND SLIDING SHOWER DOOR		\$ 4,422.00	Each
Note: - As per Schedule H dated February 22, 2025		Main Floor Dwelling		2146-2 # 12 .	
- Includes standard chrome trim					
13 ✓ 45494	1	ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - GOLD		\$ 1,816.00	Each
Note: - See item #12 (walk-in shower)		Main Floor Dwelling		2146-2 # 13	
*14 138976 ✓ 45495	1	STD AREAS - HARDWOOD - MAPLE - 4 1/8 NATURAL - STD AREAS		*\$ 3,150.00	Each
Note: - As per Schedule H dated February 22, 2025				2146-2 # 14	

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,146-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A				
Place St. Thomas - Phase 7				
PURCHASER: Krista McRoberts			Printed: 20-Feb-25 11:42 am	
LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
22		7	1015 THE MURRY ELEV A	16-Oct-25
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
15	1	DEN - HARDWOOD - MAPLE - 4 1/8 NATURAL - DEN	\$ 3,281.00	Each
45496	Note:	- As per Schedule H dated February 22, 2025		
*16	1	BEDROOM 2 - HARDWOOD - MAPLE - 4 1/8 NATURAL - BEDROOM #2	*\$ 3,653.00	Each
138980	Note:	- As per Schedule H dated February 22, 2025		
*17	1	ENSUITE BATH - HARDWOOD - MAPLE - 4 1/8 NATURAL - MASTER BEDROOM / WIC	*\$ 4,745.00	Each
138978	Note:	- As per Schedule H dated February 22, 2025		
*18	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS MODEL VVW73UC0LS	*\$ 815.00	Each
155700	Note:	- As per Kitchen Sketch dated February 22, 2025		
45499	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		
*19	1	GREAT ROOM - FAN KIT FOR STD FIREPLACE	*\$ 415.00	Each
384	Note:	- As per Schedule H dated February 22, 2025		
45500	Note:	- As per Schedule H dated February 22, 2025		
*20	1	GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	*\$ 1,080.00	Each
155697	Note:	- As per Schedule H dated February 22, 2025		
45501	Note:	- Not available through retail outlets/professionally installed to MNF Specs		
*21	1	GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	*\$ 98.00	Each
155698	Note:	- As per Schedule H dated February 22, 2025		
45502	Note:	- Not available through retail outlets/professionally installed to MNF Specs		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2.146-3
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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A Place St. Thomas - Phase 7			
PURCHASER: Krista McRoberts		Printed: 20-Feb-25 11:42 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
22	7	1015 THE MURRY ELEV A	16-Oct-25
ITEM	QTY	EXTRA / CHANGE	PRICE
*22 155699	1	GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	*\$ 83.00
45503	Note:	- As per Schedule H dated February 22, 2025 - Not available through retail outlets/professionally installed to MNF Specs	Each
*23 604	1	ENSUITE BATH - BATH - ZITTA NICHE 12X24X3.75 ANR12240404 BRUSHED	*\$ 777.00
45504	Note:	- As per Schedule H dated February 22, 2025 - See item #12 (walk-in shower) - Installed horizontally on 5' wall - Approximately centered - bottom of niche approx. 48" from floor	Each
*24 121467	1	KITCHEN - KITCHEN - SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8 in DEEP (ANTHRAITE 401267)	*\$ 533.00
45505	Note:		Each
*25 28047	1	KITCHEN - KITCHEN - FAUCET - DELTA TRINSIC 4159-BL-DST MATTE BLACK SINGLE HANDLE PULL-OUT	*\$ 526.00
45506	Note:		Each
Sub Total		\$139,679.00	
HST		\$0.00	
Total		\$139,679.00	

PREPARED BY: Adam Bowman
LOCKED BY:
PE 2,146-4
InvoiceSQL.rpt 01sept21

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A				
Place St. Thomas - Phase 7				
PURCHASER: Krista McRoberts			Printed: 20-Feb-25 11:42 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
22	7	1015 THE MURRY ELEV A	16-Oct-25	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE

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

PURCHASER:

Krista McRoberts

20-Feb-25
DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,146-5

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

QUOTE

Place St. Thomas - Phase 7

PURCHASER: Krista McRoberts

Printed: 31-Jan-25 12:28 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
22	7	1015 THE MURRY ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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1	1 - BASEMENT - OPTIONAL SECONDARY DWELLING - BUILDERS STANDARDS - AS PER SKETCH	\$ 100,000.00	Each
45256	Note: - As per Schedule H	1 ✓	

Quote Line

2	1 - KITCHEN - OPTIONAL KITCHEN LAYOUT #2 - BUILDERS STANDARD SELECTIONS - AS PER SKETCH	\$ 1,349.00	Each
45257	Note: - As per Sketch 001 - McRoberts	2 ✓	

Quote Line

3	1 - KITCHEN - CABINETRY - UPC9-2A - OPTIONAL KITCHEN LAYOUT #2 - STANDARD LEVEL CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD - APPROX. 26IN DEEP X 10IN HIGH	\$ 985.00	Each
45258	Note: - See item #2 (optional kitchen layout 2)	3 ✓	

Quote Line

4	1 - KITCHEN - OPTIONAL BREAKFAST BAR - OPTIONAL KITCHEN LAYOUT #2 - STANDARD LEVEL QUARTZ	\$ 1,540.00	Each
45259	Note:	4 ✓	

Quote Line

*5	1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN OPT #2 C/W FLUSH BREAKFAST BAR	*\$ 2,812.00	Each
132989		5 ✓	
45260	Note: - As per Sketch 001 - McRoberts - See item #2 (kitchen layout #2) & #4 (breakfast bar)		

6	1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - GOLD - KITCHEN OPT #2 - GOLD	\$ 285.00	Each
166		6 ✓	
45261	Note:		

Quote Line

7	1 - FOYER / LAUNDRY - TILE - FLOOR - UPGRADE - GOLD - FOYER - GOLD	\$ 2,231.00	Each
9		7 ✓	
45262	Note: - INCLUDES LAUNDRY ROOM		

QUOTE

Place St. Thomas - Phase 7

PURCHASER: Krista McRoberts

Printed: 31-Jan-25 12:28 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
22	7	1015 THE MURRY ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

8	1	KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - GOLD - KITCHEN - GOLD	\$ 2,499.00	Each
9				
45263		Note: - INCLUDES DINETTE	8	

Quote Line

9	1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - GOLD - MAIN BATHROOM - GOLD	\$ 441.00	Each
9				
45264		Note:	9	

10	1	MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD - MAIN BATHROOM - GOLD	\$ 1,555.00	Each
133				
45267		Note: - Tub/Shower walls	10	

Quote Line

11	1	ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD -- ENSUITE BATHROOM STANDARD - GOLD	\$ 588.00	Each
9				
45265		Note:	11	

Quote Line

*12	1	ENSUITE BATH - BATH - UPGRADE STD TUB/SHOWER TO AN APPROX. 5FT X36IN SHOWER BASE WITH STD CERAMIC WALL TILES AND SLIDING SHOWER DOOR	*\$ 4,422.00	Each
155732				
45268		Note: - As per Sketch 001 - McRoberts	12	
		- Includes standard chrome trim		

Quote Line

13	1	ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD -- APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - GOLD	\$ 1,816.00	Each
133				
45266		Note: - Walk-In Shower Walls	13	

Quote Line

*14	1	STD AREAS - HARDWOOD - MAPLE - 4 1/8 NATURAL - STD AREAS	*\$ 3,150.00	Each
137129				
45269		Note: - As per Sketch 001 - McRoberts	14	

Quote Line

*15	1	DEN - HARDWOOD - MAPLE - 4 1/8 NATURAL - DEN	*\$ 3,281.00	Each
137131				
45270		Note: - As per Sketch 001 - McRoberts	15	

Vendor Initials: _____

Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: DB

DATE: JAN 31/25

QUOTE

Place St. Thomas - Phase 7

PURCHASER: Krista McRoberts

Printed: 31-Jan-25 12:28 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
22	7	1015 THE MURRY ELEV A	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Quote Line

*16	1	BEDROOM 2 - HARDWOOD - MAPLE - 4 1/8 NATURAL - BEDROOM #2	*\$ 3,653.00	Each
137133				
45271		Note: - As per Sketch 001 - McRoberts	16	

Quote Line

*17	1	MASTER BEDROOM - HARDWOOD - MAPLE - 4 1/8 NATURAL - MASTER BEDROOM / WIC	*\$ 4,745.00	Each
137132				
45272		Note: - As per Sketch 001 - McRoberts	17	

Quote Line

*18	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS MODEL WVW73UC0LS	*\$ 815.00	Each
155700				
45273		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	18	

*19	1	GREAT ROOM - FAN KIT FOR STD FIREPLACE	*\$ 415.00	Each
384				
45274		Note:	19	

Quote Line

*20	1	GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	*\$ 1,080.00	Each
155697				
45275		Note: - Not available through retail outlets/professionally installed to MNF Specs	20	

Quote Line

*21	1	GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	*\$ 98.00	Each
155698				
45276		Note: - Not available through retail outlets/professionally installed to MNF Specs	21	

Quote Line

*22	1	GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	*\$ 83.00	Each
155699				
45277		Note: - Not available through retail outlets/professionally installed to MNF Specs	22	

*23	1	ENSUITE BATH - BATH - ZITTA NICHE 12X24X3.75 ANR12240404 BRUSHED	*\$ 777.00	Each
604				
45278		Note: - As per Sketch 001 - McRoberts		
		- Cannot be installed on an exterior wall.	23	

Vendor Initials: Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: Jan 31/25